

FOR LEASE // 66 BEAVER BROOK RD, DANBURY, CT



PROPERTY DESCRIPTION

Rare opportunity to lease a free-standing IG80 zoned manufacturing facility in Danbury! Property Features: 600 Amp, 3 phase power, city water, septic, and gas, 16' ceilings, 2 – 14' drive in doors, air lines, electrical drops, Air-conditioned office space, great parking and easy access to RT. 7, RT. 6 and I84!

PROPERTY HIGHLIGHTS

- Ceilings – 16' ceilings
- Loading – 2 – 14' drive in doors
- Office - +/- 1,024 sf with AC
- Power – 600 Amp, 3 phase
- Plumbing: 3 Baths
- Heat: Gas heat
- Construction – Concrete/Block
- City Water and Septic
- New Roof 2025**

OFFERING SUMMARY

Lease Rate:	\$10.95 SF/yr (NNN)
Available SF:	9,500 SF
Lot Size	+/- 1.00 Acre
Zone	IG80 (Heavy Industrial)

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	178	783	3,654
Total Population	488	2,185	10,214
Average HH Income	\$87,454	\$88,532	\$93,883



MICK CONSALVO

Broker

203.241.5188

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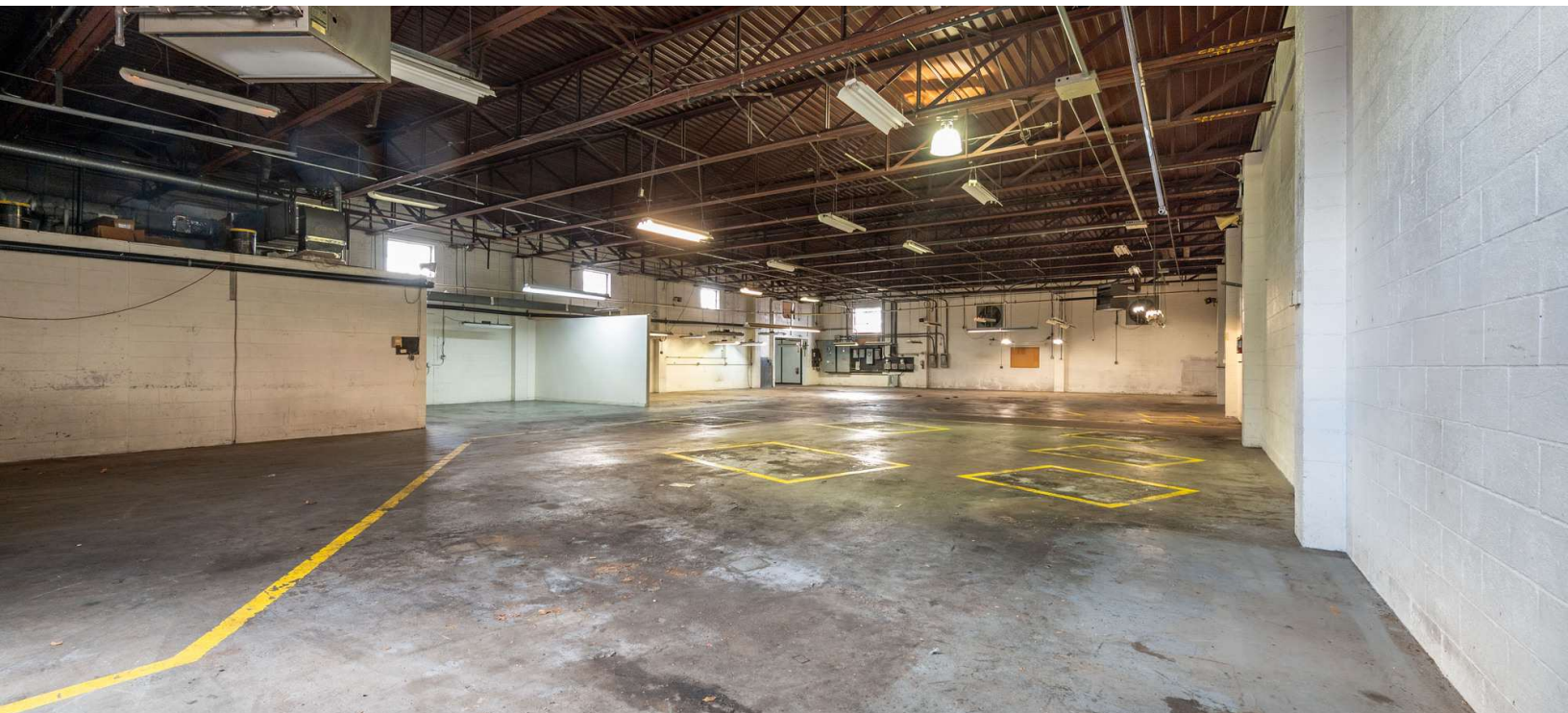
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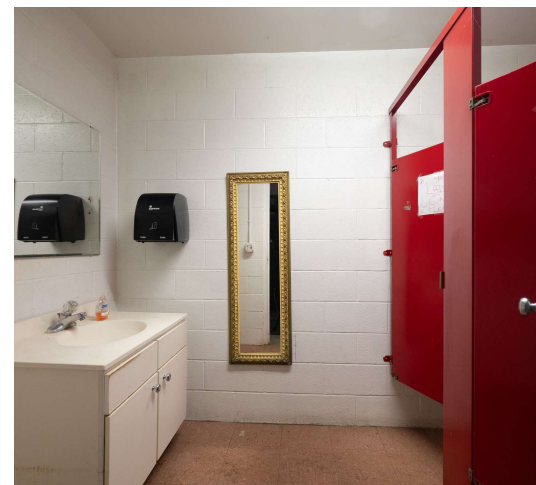
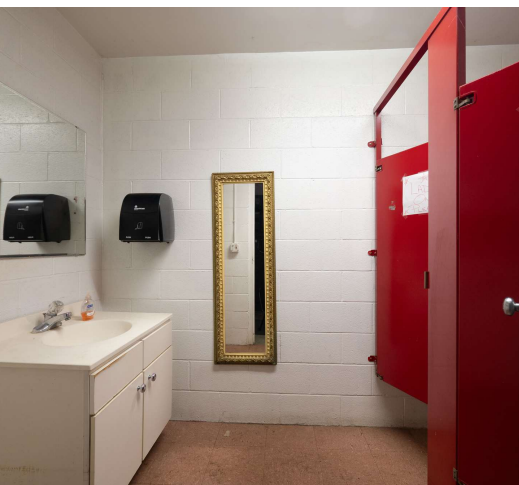
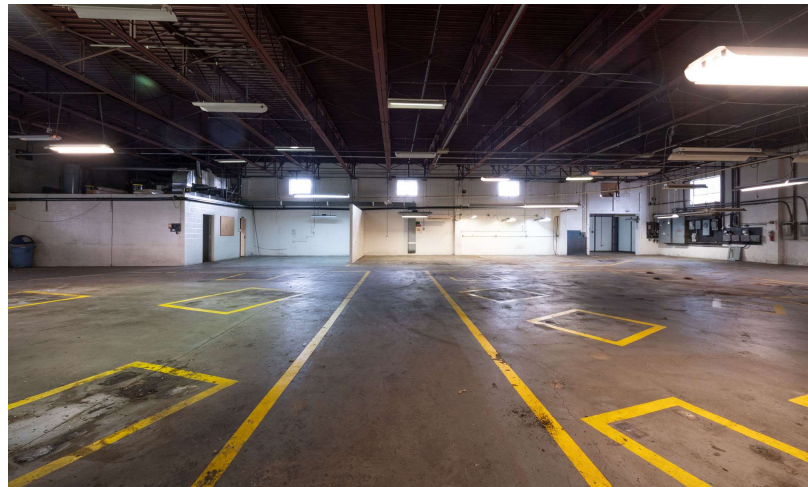
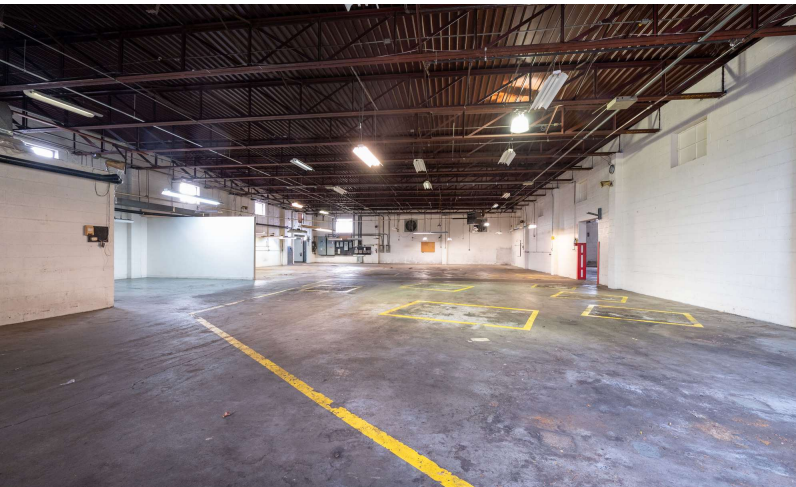
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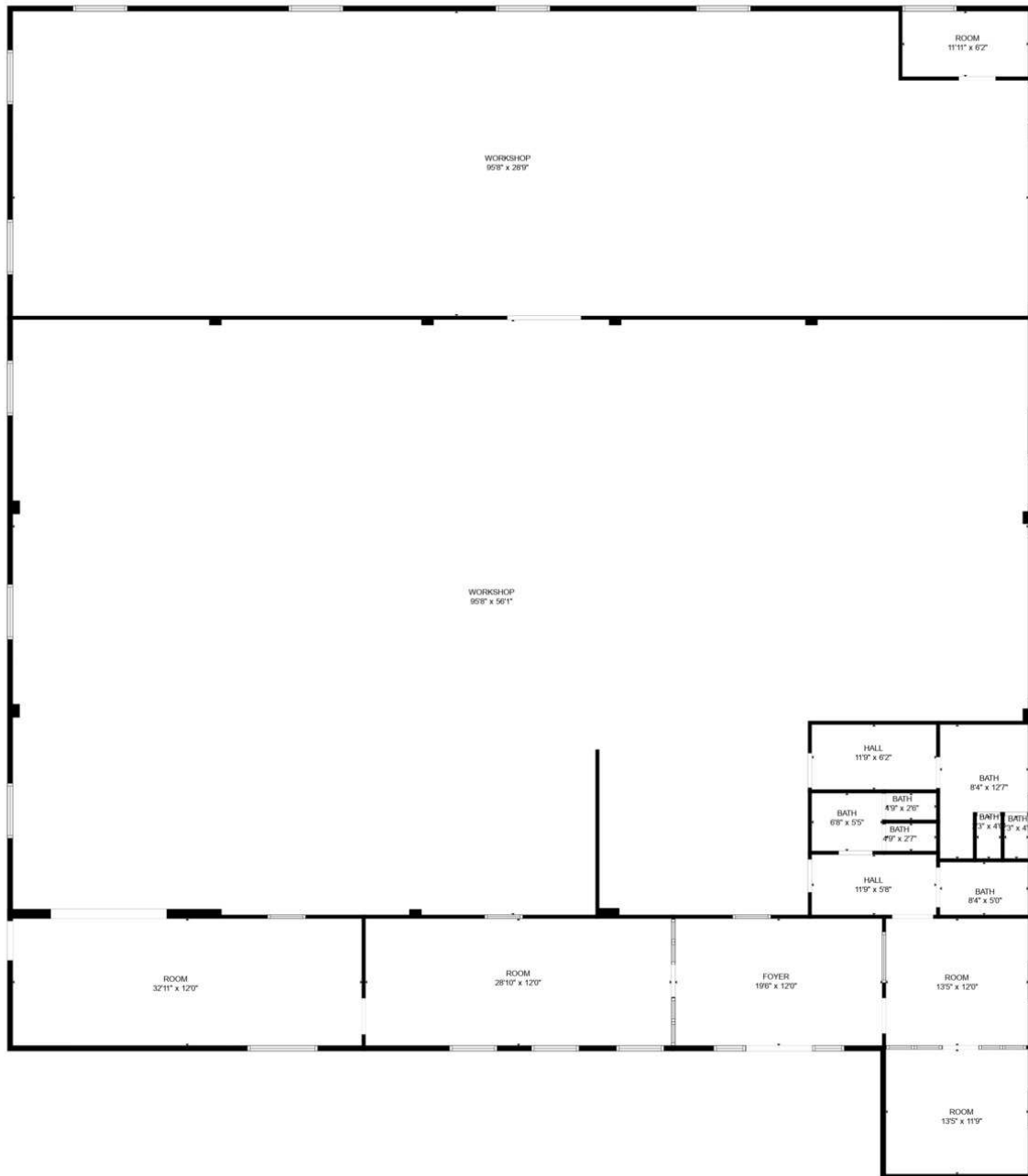


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FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

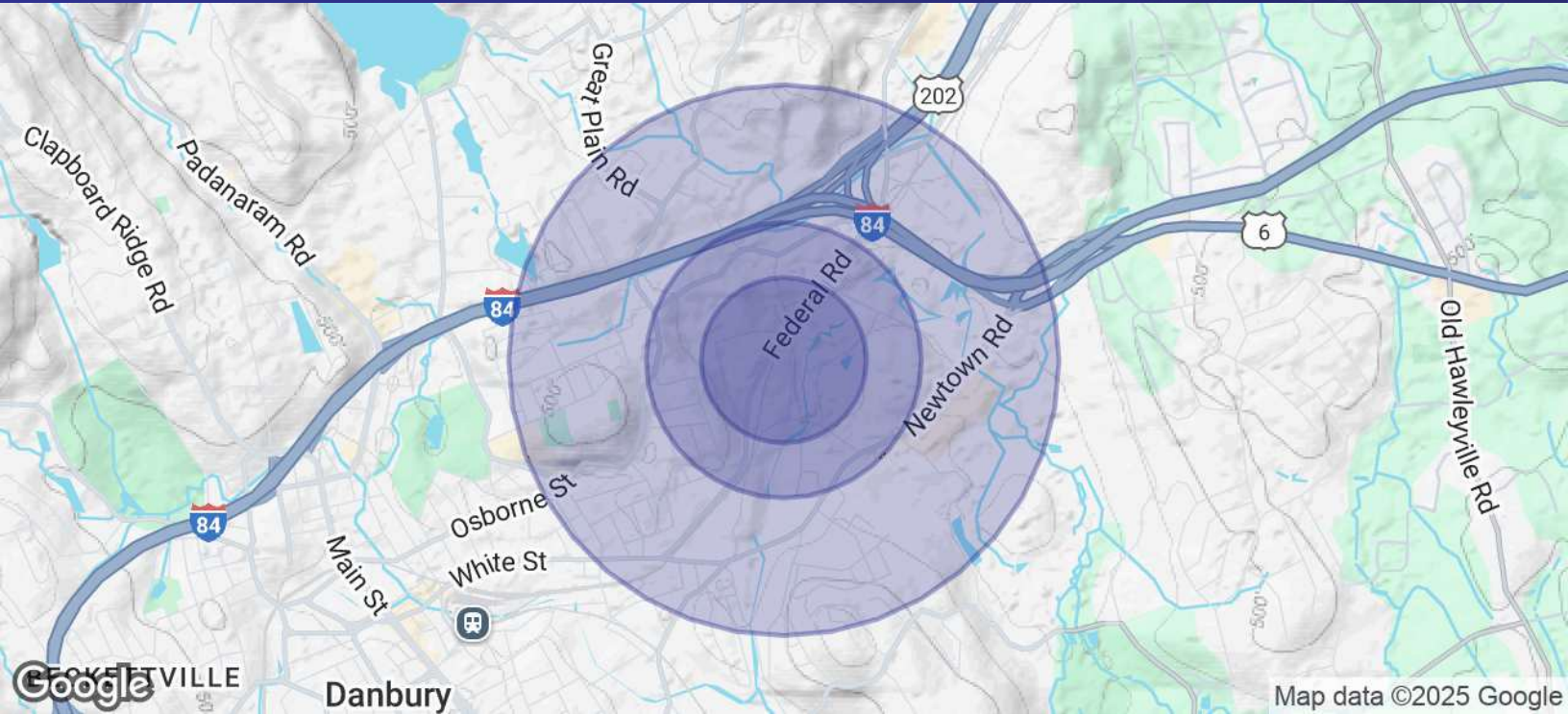


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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	488	2,185	10,214
Average Age	35	35	39
Average Age (Male)	35	35	38
Average Age (Female)	36	36	40

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	178	783	3,654
# of Persons per HH	2.7	2.8	2.8
Average HH Income	\$87,454	\$88,532	\$93,883
Average House Value	\$318,911	\$323,549	\$327,665

Demographics data derived from AlphaMap



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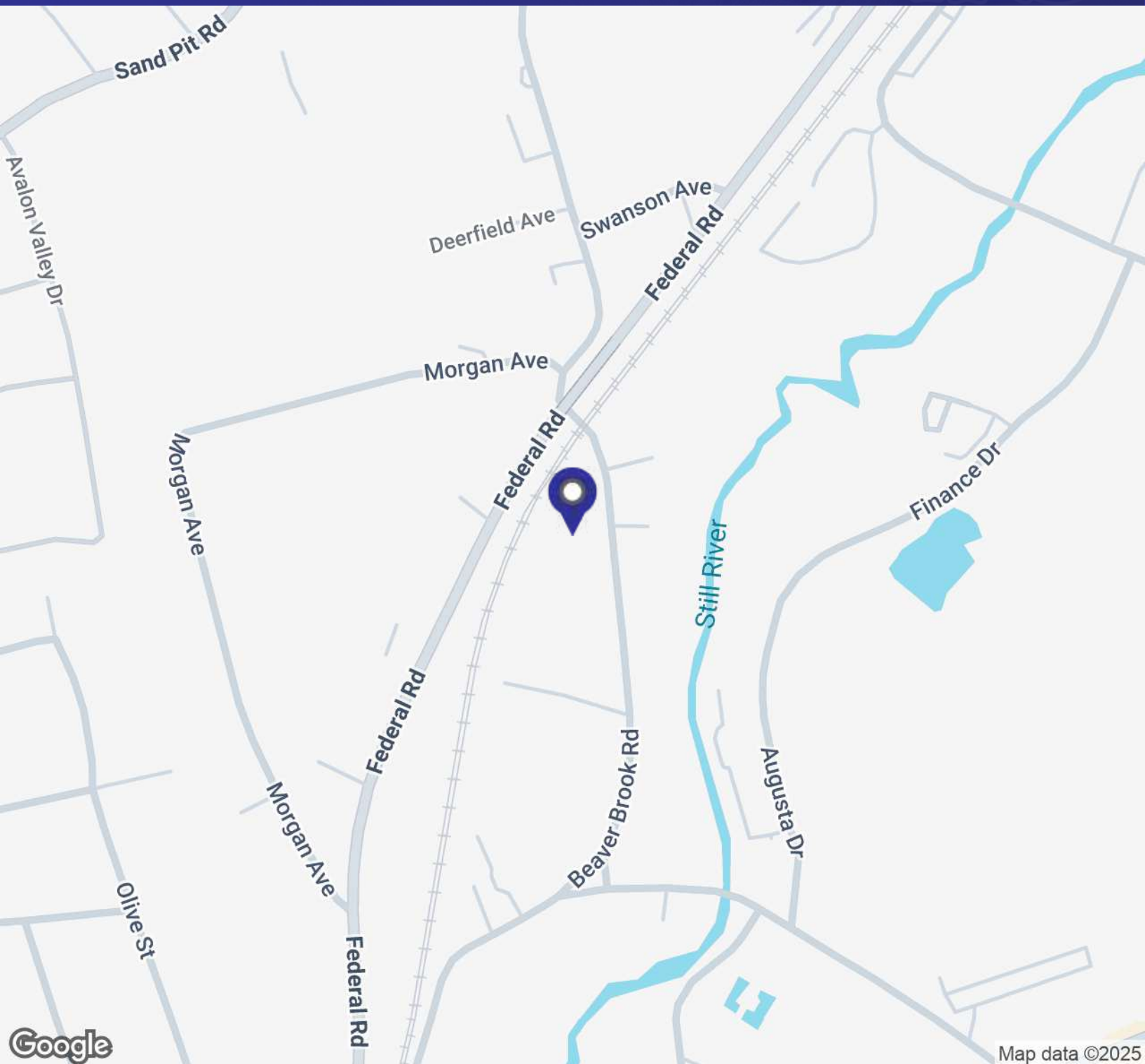
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