

FOR SALE AND LEASE // 88 SO END PLAZA, NEW MILFORD



PROPERTY DESCRIPTION

Very sought after end unit industrial condo! This 4,700 Sq. Ft. unit at South End Plaza features: 2 - 12 x 12 drive in doors, loading dock, 14 ft ceilings, 12 x 16 office, 2 baths, 200-amp 3 phase power, full heat, air lines, water lines, 4 ceiling fans, wired for a compressor, slop sink, alarm, and exterior cameras.

OFFERING SUMMARY

Sale Price:	\$675,000
Lease Rate:	\$4,900/month + utilities
Available SF:	4,700 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	72	235	1,006
Total Population	183	590	2,553
Average HH Income	\$132,126	\$131,176	\$137,654



MICK CONSALVO

Broker

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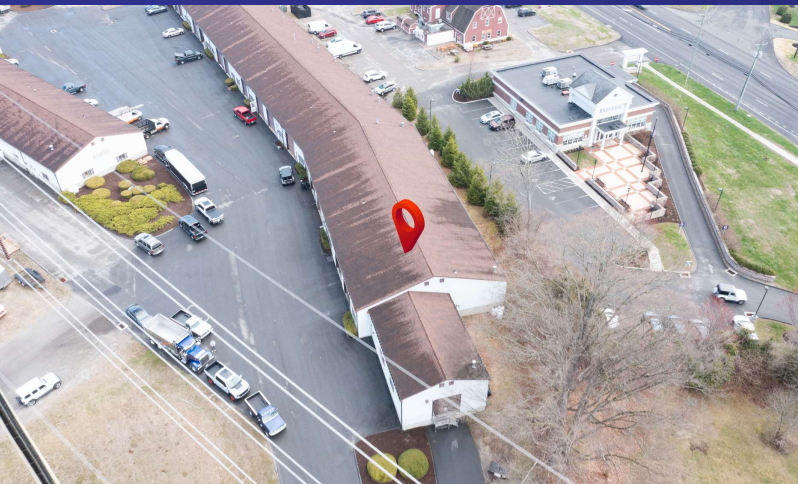
TOMMY CONSALVO

Broker

203.482.5792

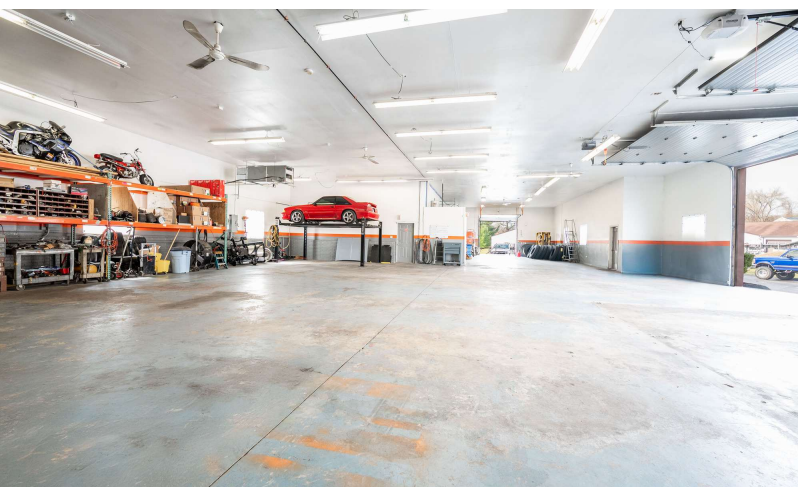
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PROPERTY HIGHLIGHTS

- 14' ceilings
- 12 x 16 office with electric heat
- 2 – 12x12 drive in doors
- 2 Baths
- 1 – loading dock
- 200 Amp, 3 phase power
- Heating – Propane
- City water, septic
- Air Lines
- Water Lines
- 4 – Ceiling fans
- Wired for a compressor
- Slop sink
- Alarm and exterior cameras
- 110 outlets throughout
- 220 lines
- Taxes - \$6,358 per year
- Common Charges - \$504 per month



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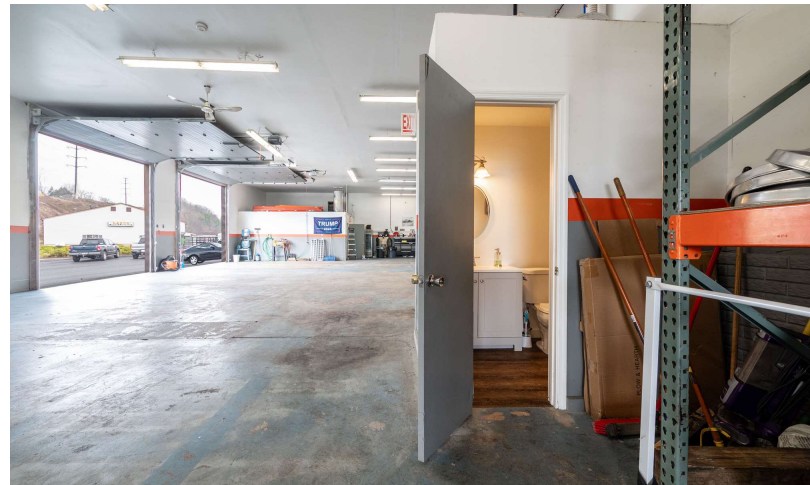
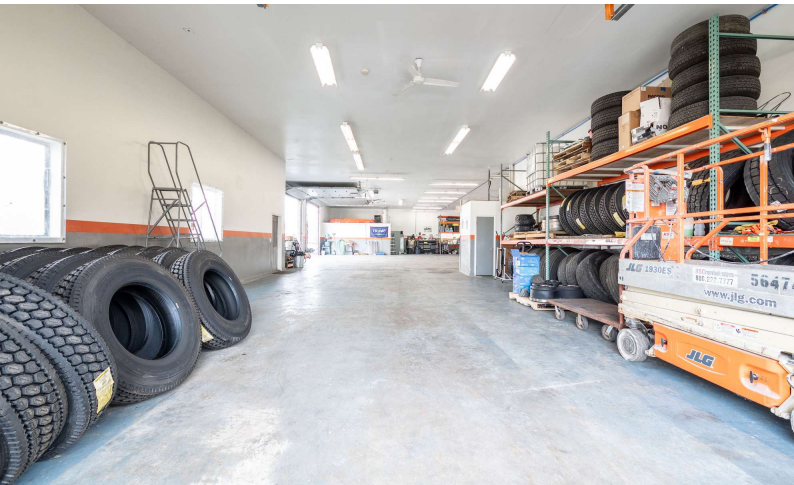
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FLOOR PLAN CREATED BY CURCASA AND MEASUREMENTS DEEMED HIGHLY RELIABLE, BUT NOT GUARANTEED.

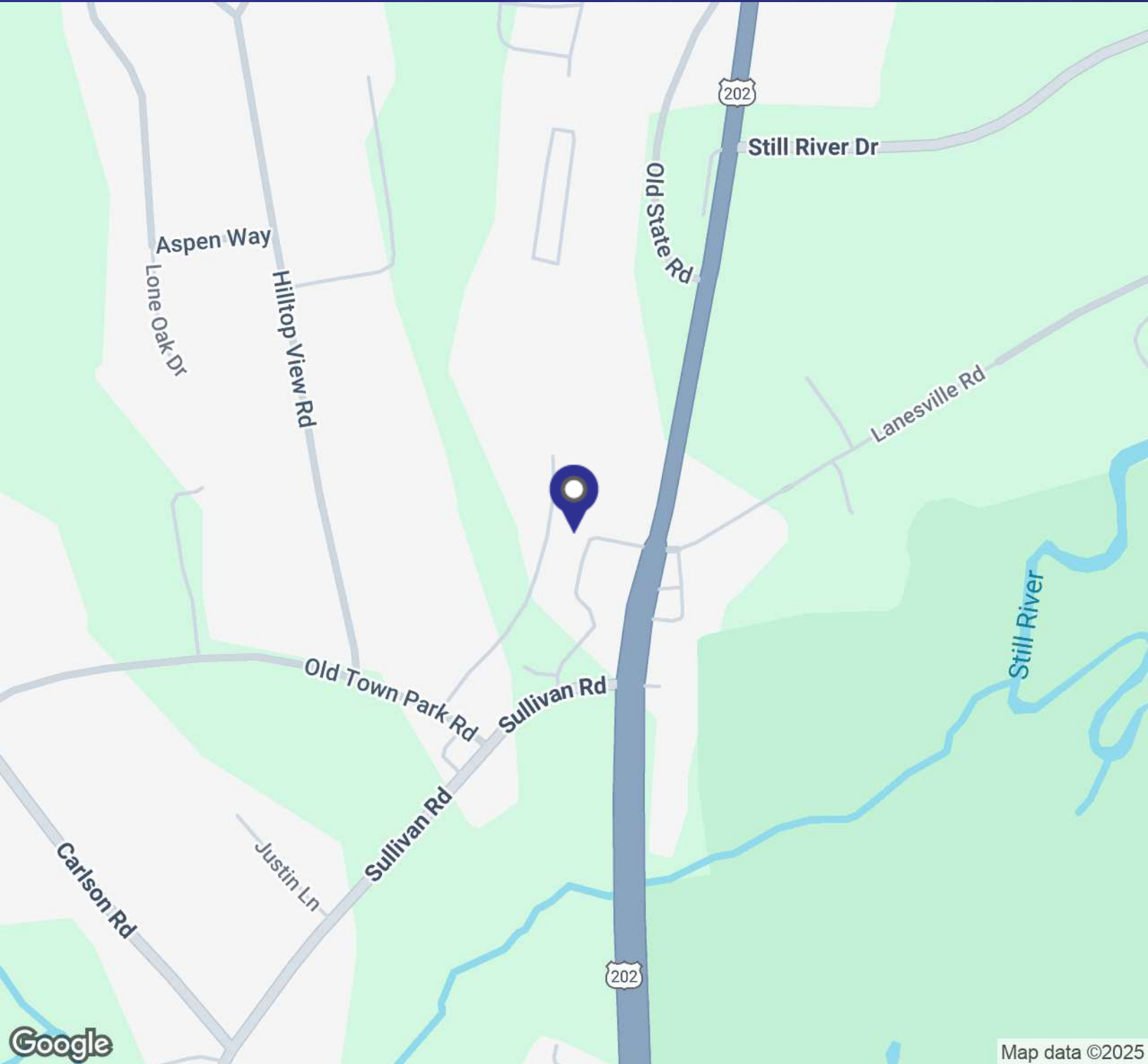


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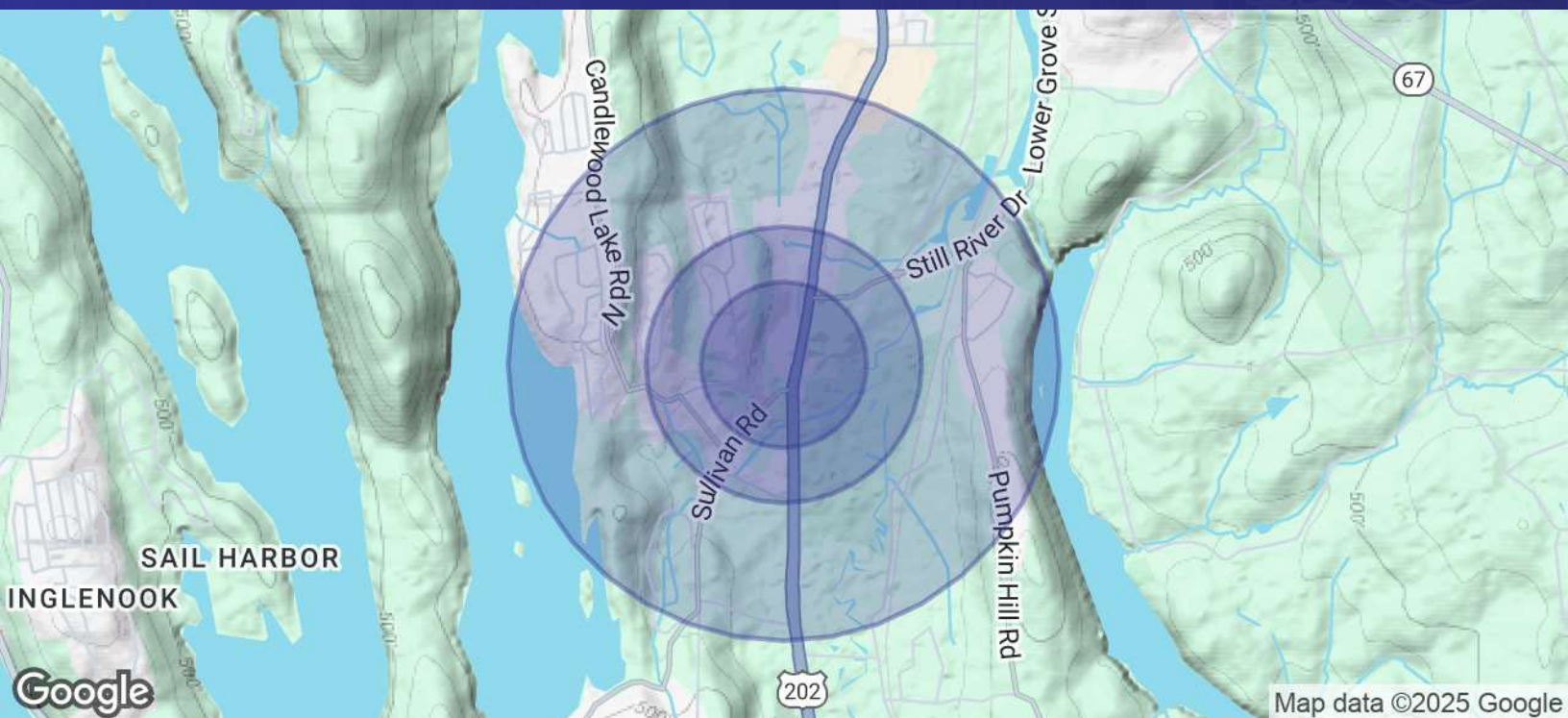
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	183	590	2,553
Average Age	42	42	43
Average Age (Male)	41	41	42
Average Age (Female)	42	42	44

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	72	235	1,006
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$132,126	\$131,176	\$137,654
Average House Value	\$409,833	\$423,154	\$480,777

Demographics data derived from AlphaMap


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