

FOR LEASE // 280 KENT RD, NEW MILFORD, CT



PROPERTY DESCRIPTION

Clean and bright end unit with great parking and RT. 7 signage! Space has large ceiling fans in the warehouse and is wired for alarm. Ideal space for warehouse, car storage, contractor shop, light assembly or gym.

PROPERTY HIGHLIGHTS

- Loading - 10' drive in door
- Ceiling height - 12'
- Zone - I (industrial/commercial)
- Heat - electric split units
- Power- 200 Amp service
- Plumbing - 1 private bath with shower. 1 shared bath, shared slop sink.
- Layout - 2 offices and open warehouse

OFFERING SUMMARY

Lease Rate:	\$3,500/month + utilities
Available SF:	3,200 SF
Building Size:	14,712 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	24	74	296
Total Population	53	162	676
Average HH Income	\$115,279	\$115,912	\$127,943

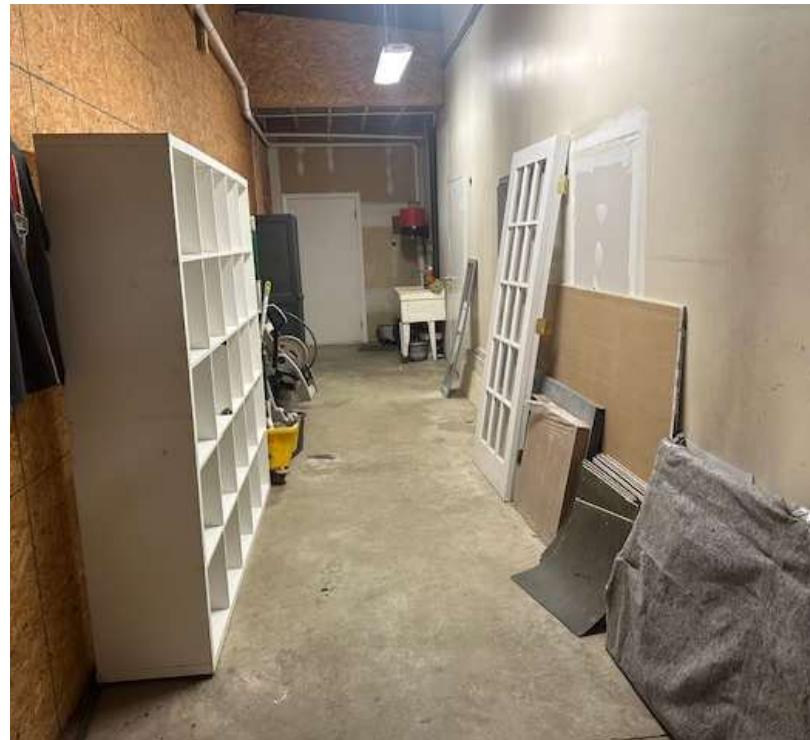


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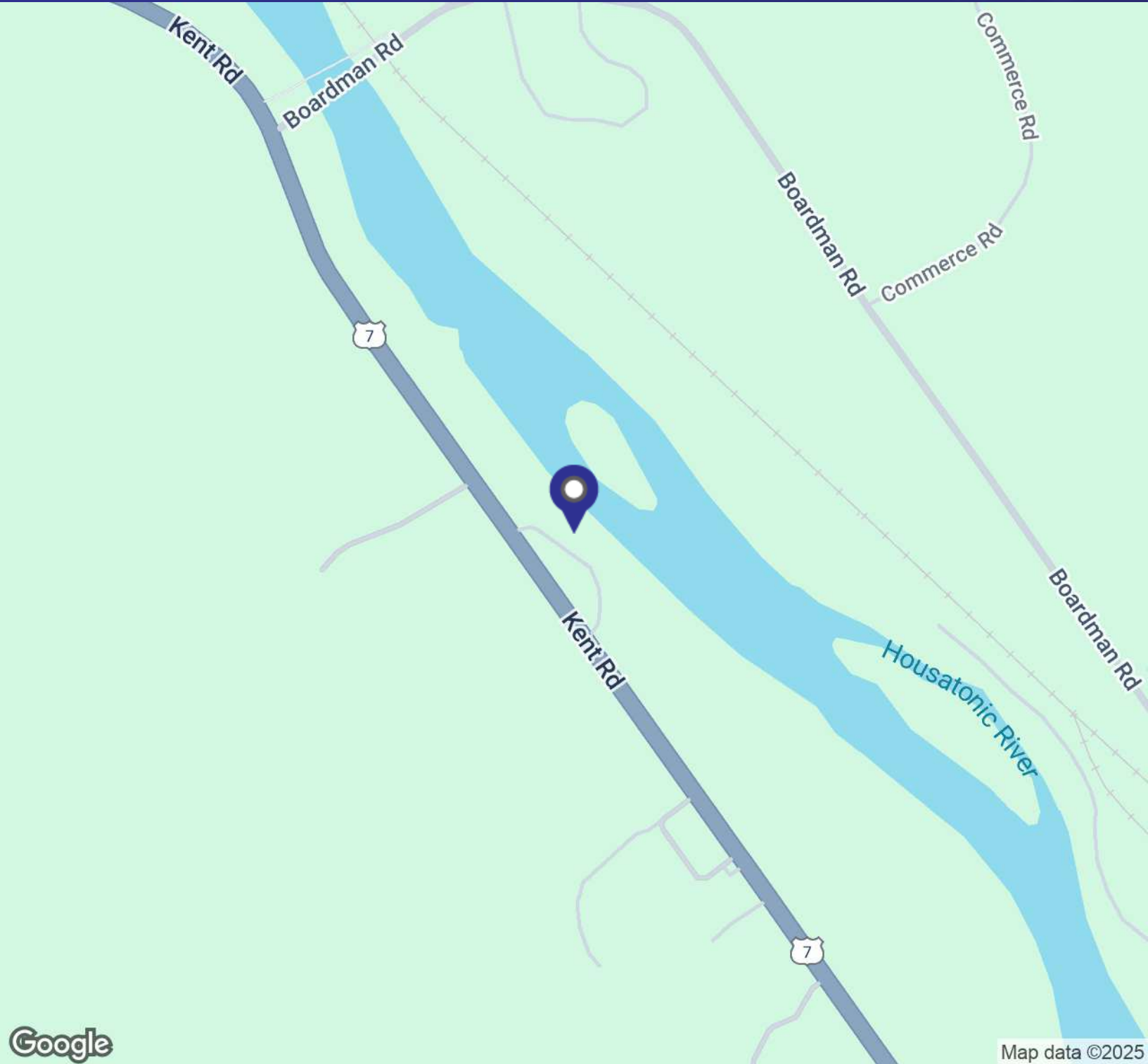


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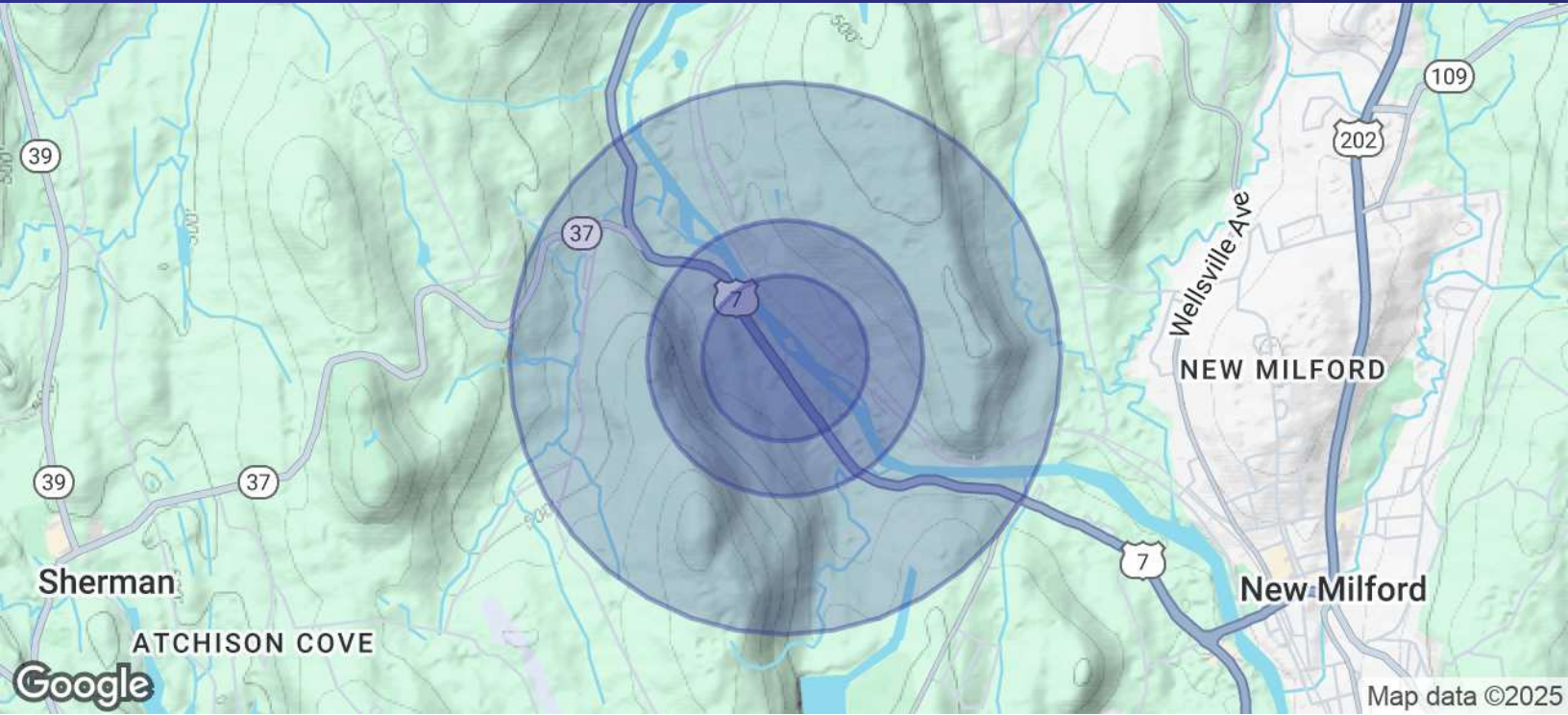
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	53	162	676
Average Age	45	45	45
Average Age (Male)	43	43	44
Average Age (Female)	46	46	46

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	24	74	296
# of Persons per HH	2.2	2.2	2.3
Average HH Income	\$115,279	\$115,912	\$127,943
Average House Value	\$464,159	\$464,986	\$485,012

Demographics data derived from AlphaMap



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