

FOR LEASE // INSIDE & OUTSIDE STORAGE & MANUFACTURING



PROPERTY DESCRIPTION

This 8.3-acre property offers a versatile mix of industrial and office space, including a 2,979 sq. ft. office/showroom, a 20,520 sq. ft. manufacturing building, a 6,000 sq. ft. warehouse with a 3,280 sq. ft. mezzanine, and 18,700 sq. ft. of covered outdoor storage. Each building is available to lease separately, offering flexibility for a variety of industrial users. Features include municipal gas, private well, septic system, and three-phase power. The fully fenced site has gated access off Route 7, with paved outdoor storage, trailer/truck parking, and wide driveways. The landlord is open to funding tenant improvements. Ideal for users seeking a combination of indoor and outdoor storage with convenient highway access.

PROPERTY HIGHLIGHTS

- Zone "I-C" Industrial Commercial
- Private Well & Septic
- 200 Amp 3 Phase Power
- Gas heat
- 14 Drive-In Door

574 DANBURY RD, NEW MILFORD, CT

Block Storage w/ Mezzanine (6,000SF)	\$12.00 Gross + Utilities
Showroom/Office (2,979 SF)	\$12.00 Gross + Utilities
Covered Outside Storage (18,700 SF)	\$8 Gross
Manufacturing Building (20,520 SF)	\$8 Gross + Utilities
Available SF:	2,967 - 20,520 SF
Lot Size:	8.3 Acres

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	30	71	602
Total Population	72	175	1,501
Average HH Income	\$144,272	\$147,838	\$153,561



MICK CONSALVO

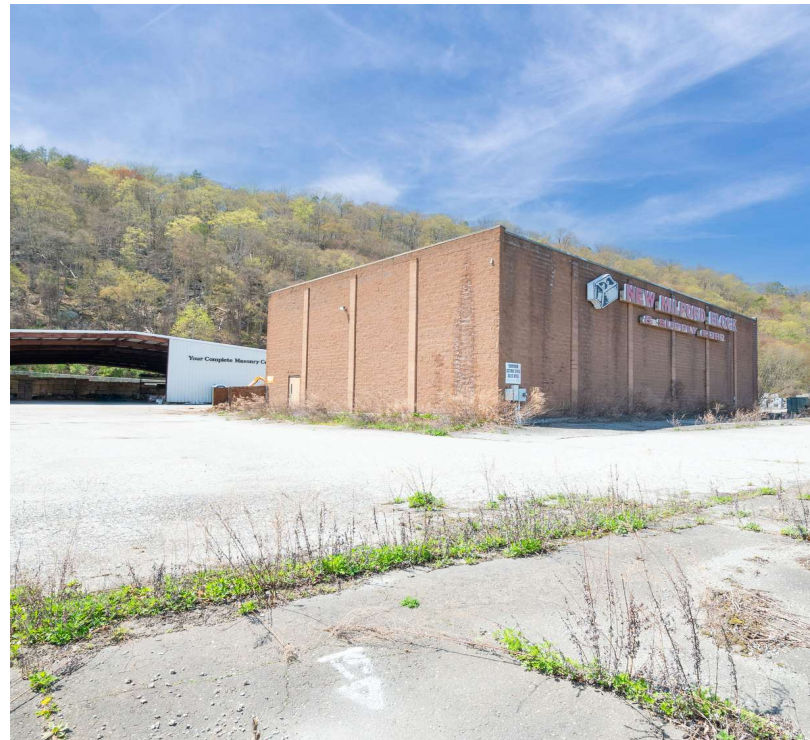
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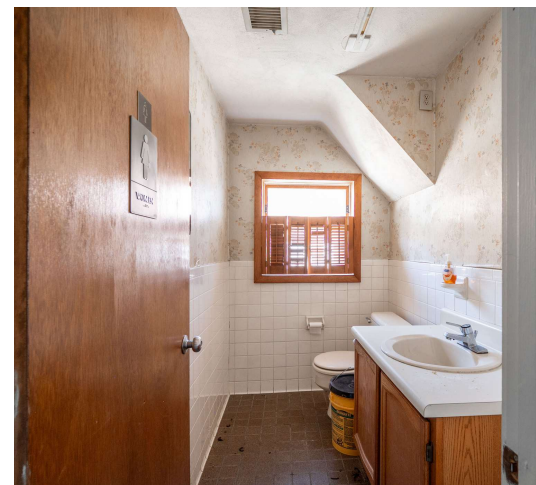
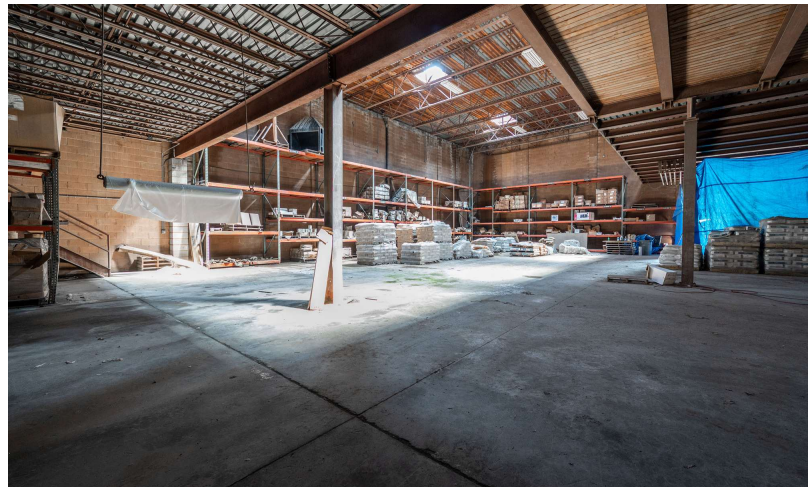
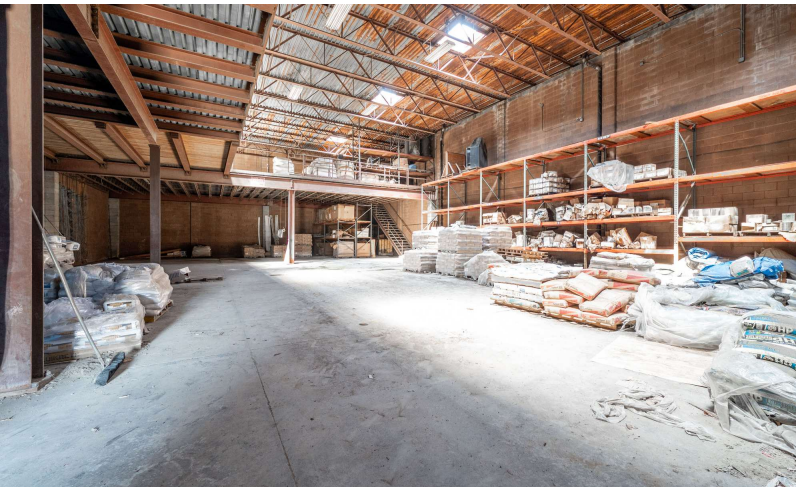


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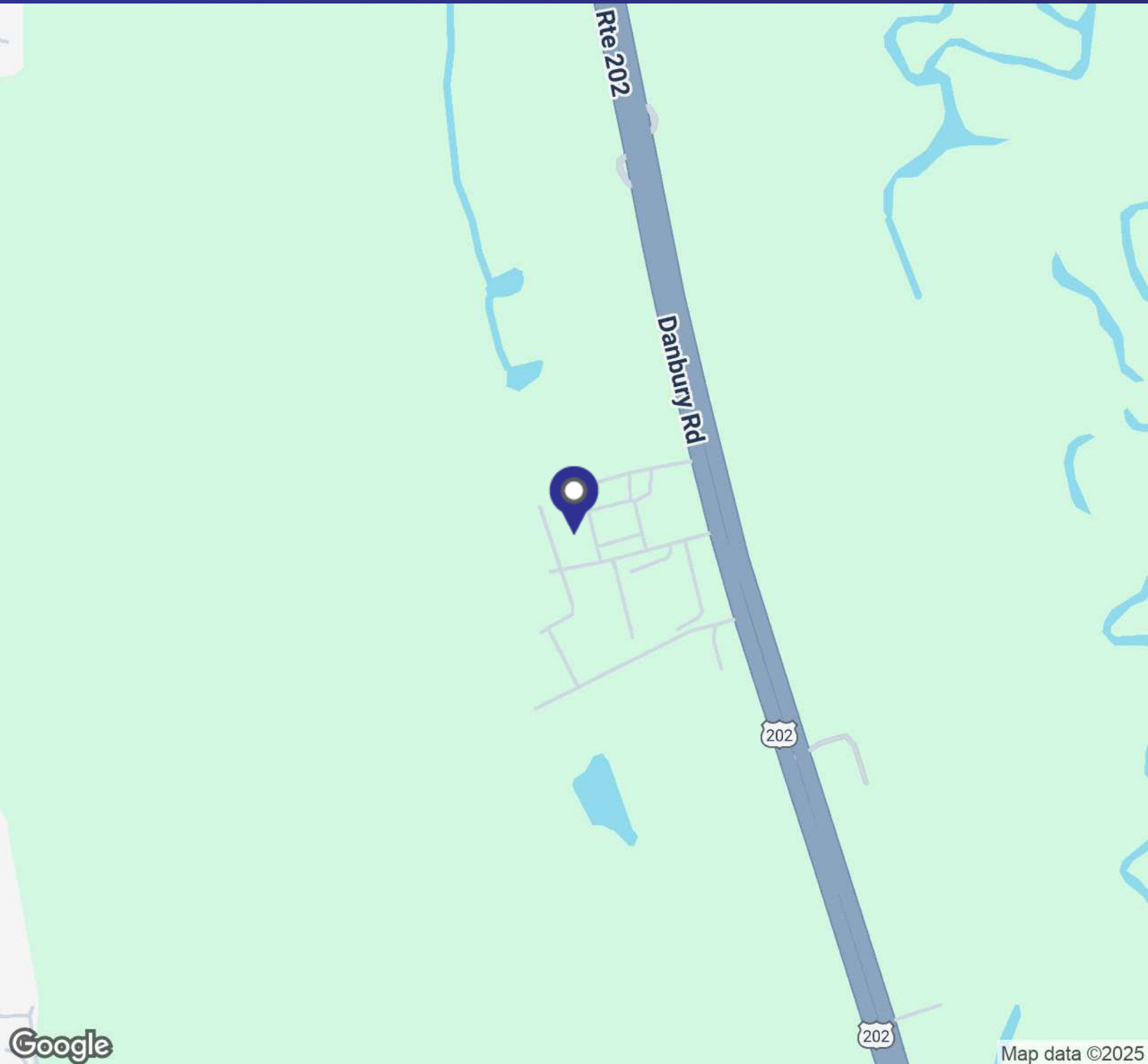
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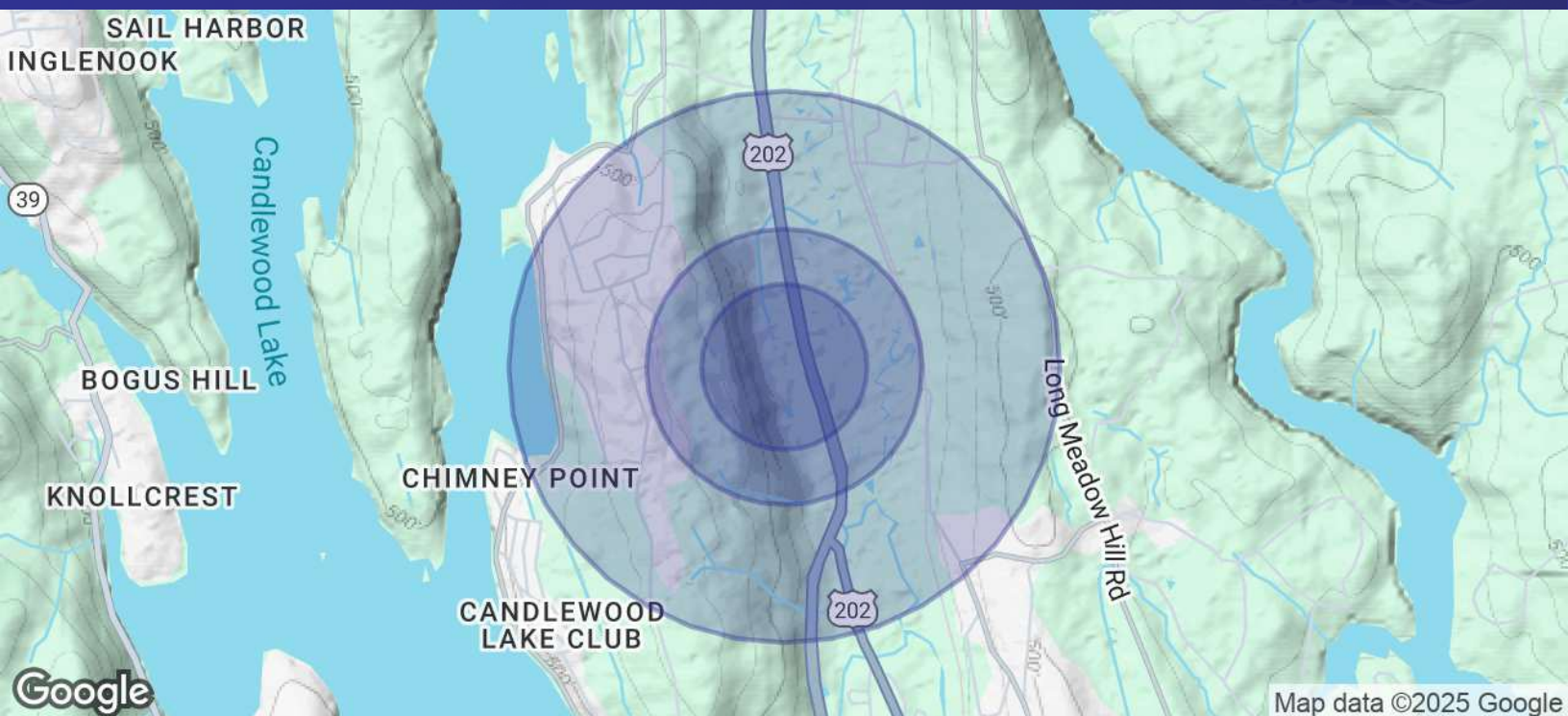
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	72	175	1,501
Average Age	44	44	44
Average Age (Male)	43	43	43
Average Age (Female)	46	45	45

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	30	71	602
# of Persons per HH	2.4	2.5	2.5
Average HH Income	\$144,272	\$147,838	\$153,561
Average House Value	\$529,010	\$527,137	\$534,938

Demographics data derived from AlphaMap



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