

FOR LEASE // 458 DANBURY RD, B8, NEW MILFORD, CT



PROPERTY DESCRIPTION

Clear span 3,000 sf warehouse for lease. Space features: 24' ceilings, 14' drive in door, handicap bath, slop sink, 200 amp/3 phase power and gas heat. Ideal space for warehouse, distribution, assembly, manufacturing or Laboratory.

PROPERTY HIGHLIGHTS

- Zone – IC (industrial/commercial)
- Utilities: Septic, city water and gas
- Heating: Gas heat
- Power: 200 amp, 3 phase, 110 outlets left throughout the space
- Plumbing: 1 handicap bath, slop sink, plumbing in floor for an additional bath
- Loading: 14' drive in door
- Ceiling height: +/- 24'
- Space dimensions: 40 wide by 75 deep
- Lease price - \$3,400 + utilities

OFFERING SUMMARY

Lease Rate:	\$3,400/month + utilities
Available SF:	3,000 SF
Lot Size:	343,688 SF
Building Size:	72,592 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	70	226	737
Total Population	171	562	1,878
Average HH Income	\$144,930	\$144,881	\$147,625



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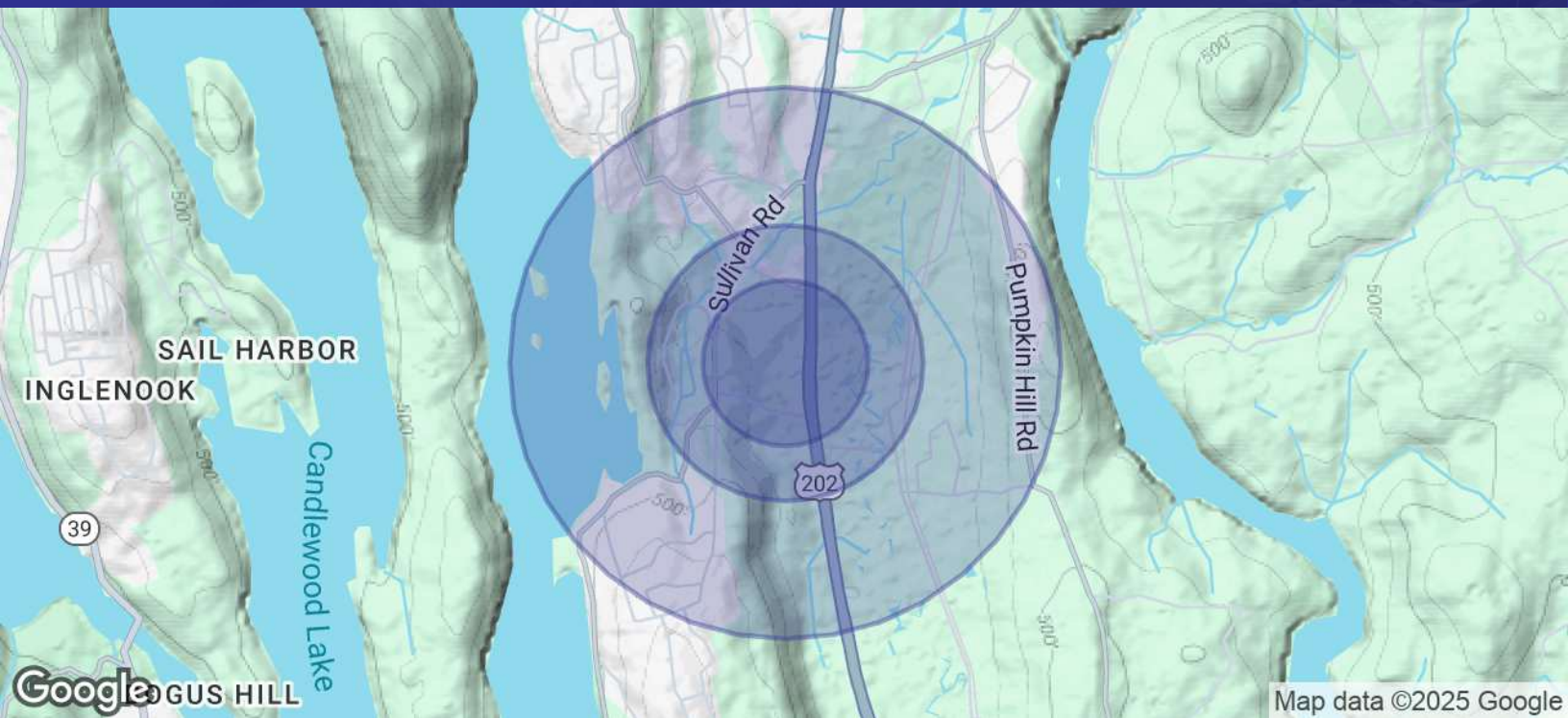
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	171	562	1,878
Average Age	45	45	44
Average Age (Male)	43	43	43
Average Age (Female)	46	46	45

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	70	226	737
# of Persons per HH	2.4	2.5	2.5
Average HH Income	\$144,930	\$144,881	\$147,625
Average House Value	\$537,751	\$564,847	\$528,303

Demographics data derived from AlphaMap



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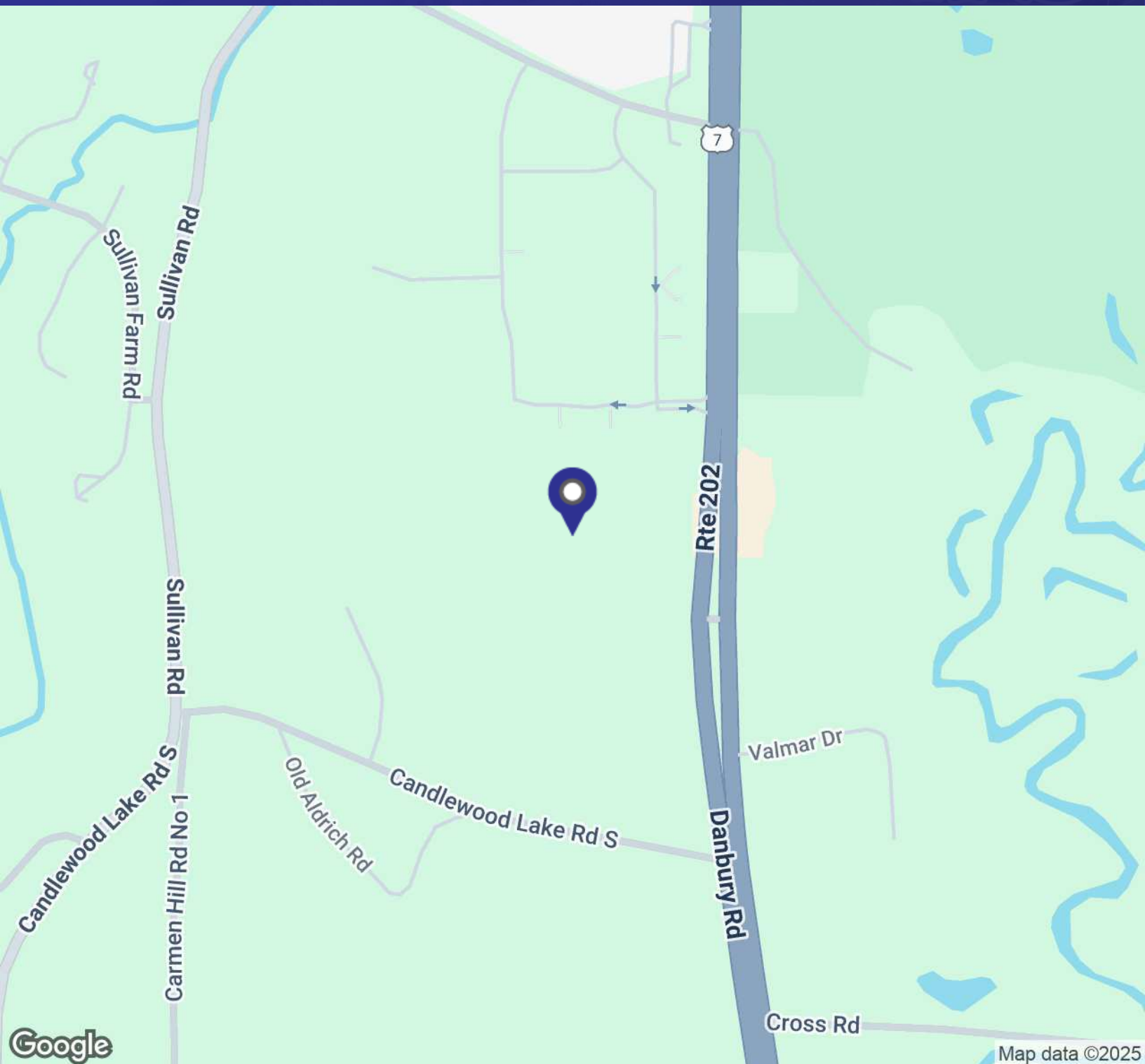
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