

FOR LEASE // 223 KENT ROAD, UNIT 110, NEW MILFORD, CT



PROPERTY DESCRIPTION

2,881 Sq. ft. space on Route 7 located 1.4 miles north of the bridge. Unit 110 has 200 amp 3 phase power and five 12' drive-in doors. Ideal for any industrial or storage use.

PROPERTY HIGHLIGHTS

- Zone: I (Industrial)
- Loading: 5 12' Drive-In Doors
- Power: 200 Amp, 3 Phase
- Ceiling Height: 14 ft
- Year Built: 2003
- Heating: Propane - New Furnace
- Sprinkler: Yes
- Plumbing: 1 Bath
- Utilities: Septic and Well
- Slob Sink

OFFERING SUMMARY

Lease Rate:	\$3,000/month + utils
Available SF:	2,881 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	630	7,079	12,568
Total Population	1,303	15,525	28,333
Average HH Income	\$92,114	\$98,863	\$109,754



MICK CONSALVO

Broker

203.241.5188

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TOMMY CONSALVO

Broker

203.482.5792

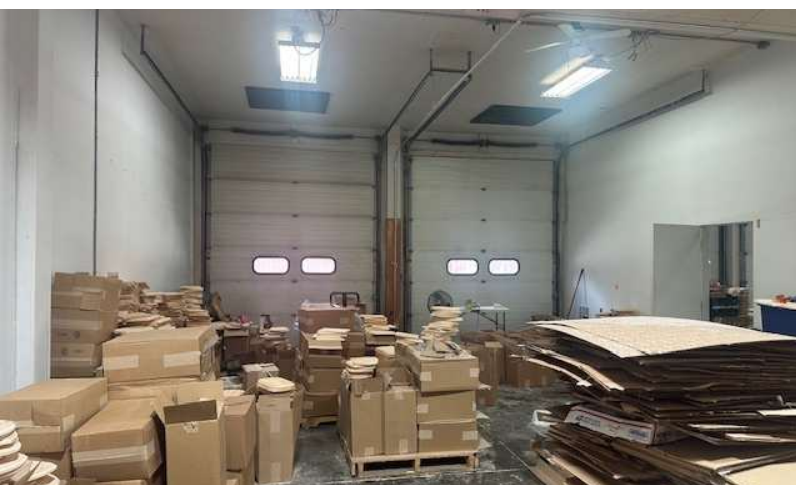
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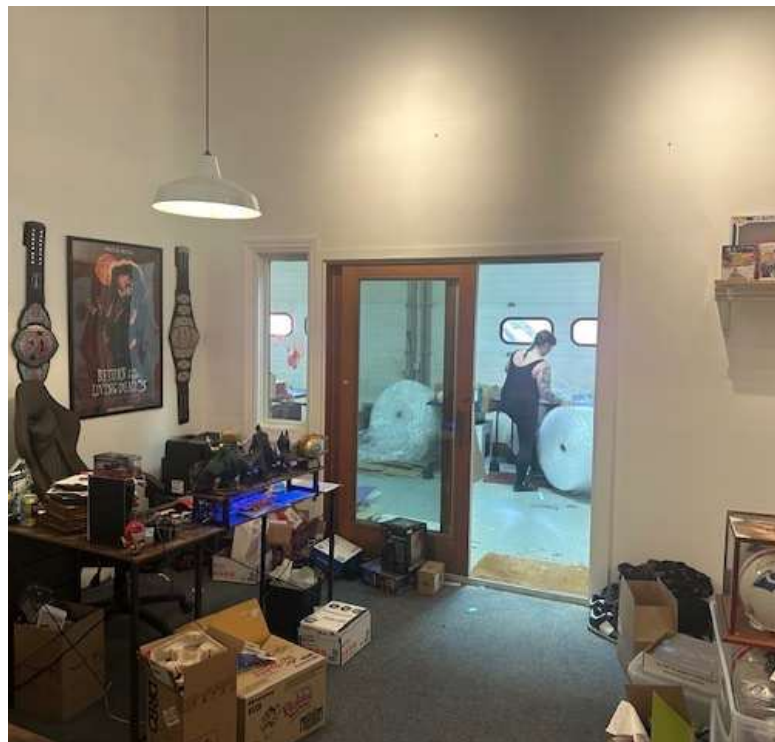
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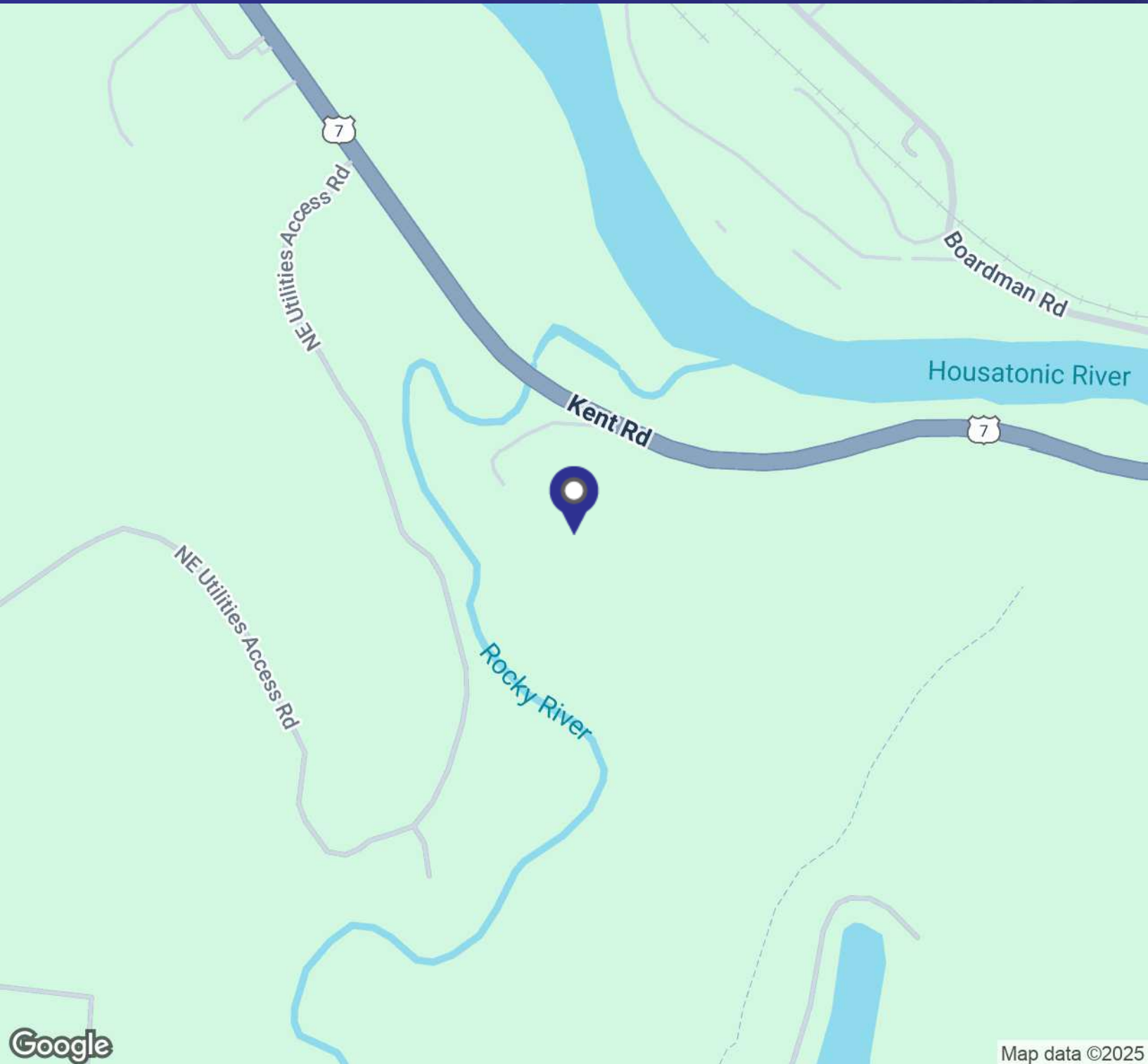
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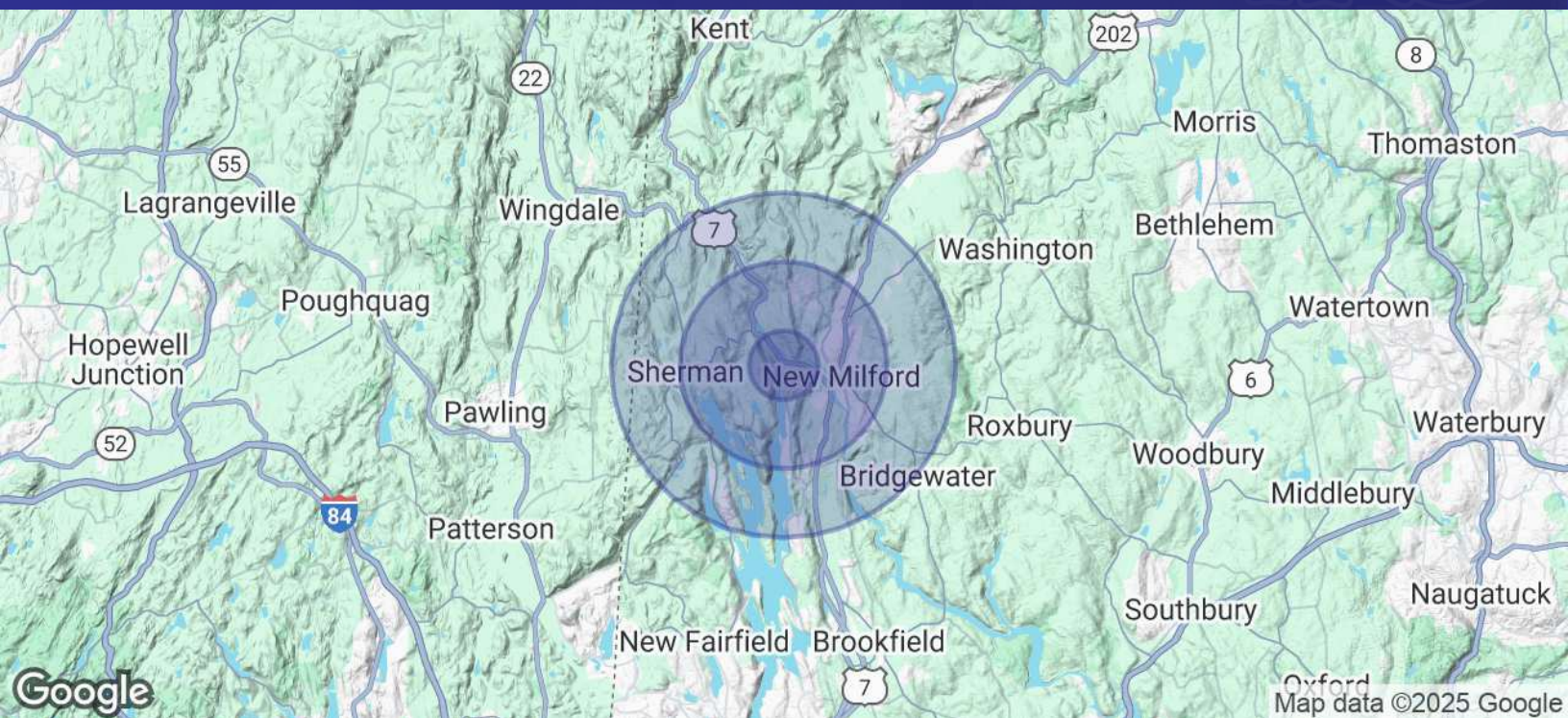
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,303	15,525	28,333
Average Age	44.3	44.1	45.2
Average Age (Male)	45.0	43.0	44.6
Average Age (Female)	45.3	44.1	45.0

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	630	7,079	12,568
# of Persons per HH	2.1	2.2	2.3
Average HH Income	\$92,114	\$98,863	\$109,754
Average House Value	\$288,005	\$290,089	\$327,987

2020 American Community Survey (ACS)



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