

# FOR LEASE // 30 GERMANTOWN ROAD, DANBURY, CT



## PROPERTY DESCRIPTION

Ideal for any warehouse, manufacturing, or assembly use. The building to be remodeled with a new exterior to allow for drive-in door entry. Units to be separately metered for gas and electric. Convenient access to I-84.

## PROPERTY HIGHLIGHTS

- Well Maintained Building and Property
- 200 Amp 3 Phase Power
- Private Office and Bath for Each Unit
- 9-10' Ceiling heights
- Gas Heat
- City water, sewer and Gas
- CG-20 Zone

## OFFERING SUMMARY

Lease Rate:	\$12.00 SF/yr (MG)
Available SF:	Unit A: 3,341 SF
	Unit B: 2,372 SF
	Unit C: 3,165 SF
	**Units can be combined
Building Size:	28,236 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	4,530	29,191	47,819
Total Population	12,578	78,730	128,782
Average HH Income	\$70,225	\$74,432	\$85,649



### MICK CONSALVO

Broker

203.241.5188

mconsalvo@towercorp.com



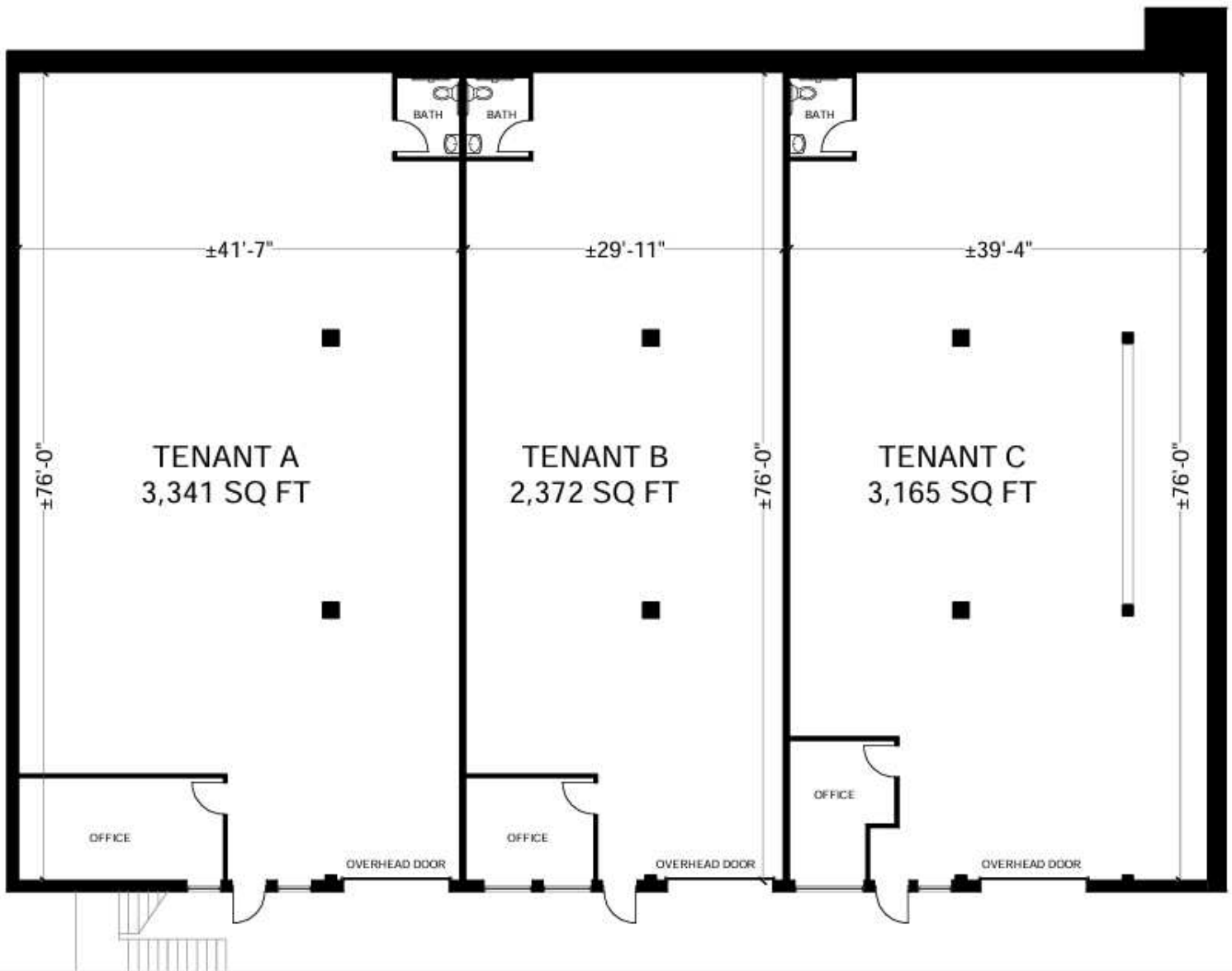
### MICHAEL DIMYAN

Broker

203.948.2891

mdimyan@towercorp.com

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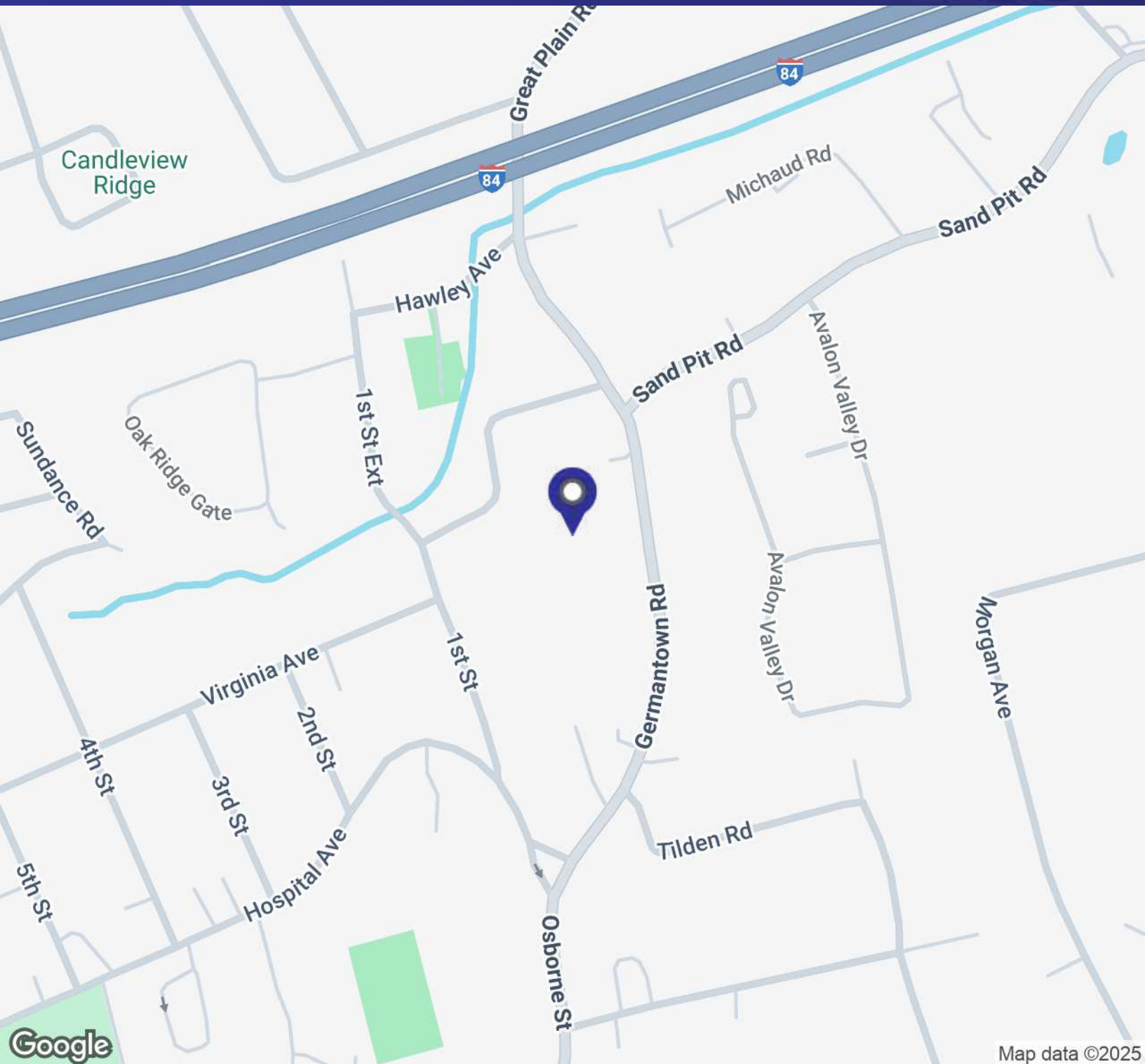


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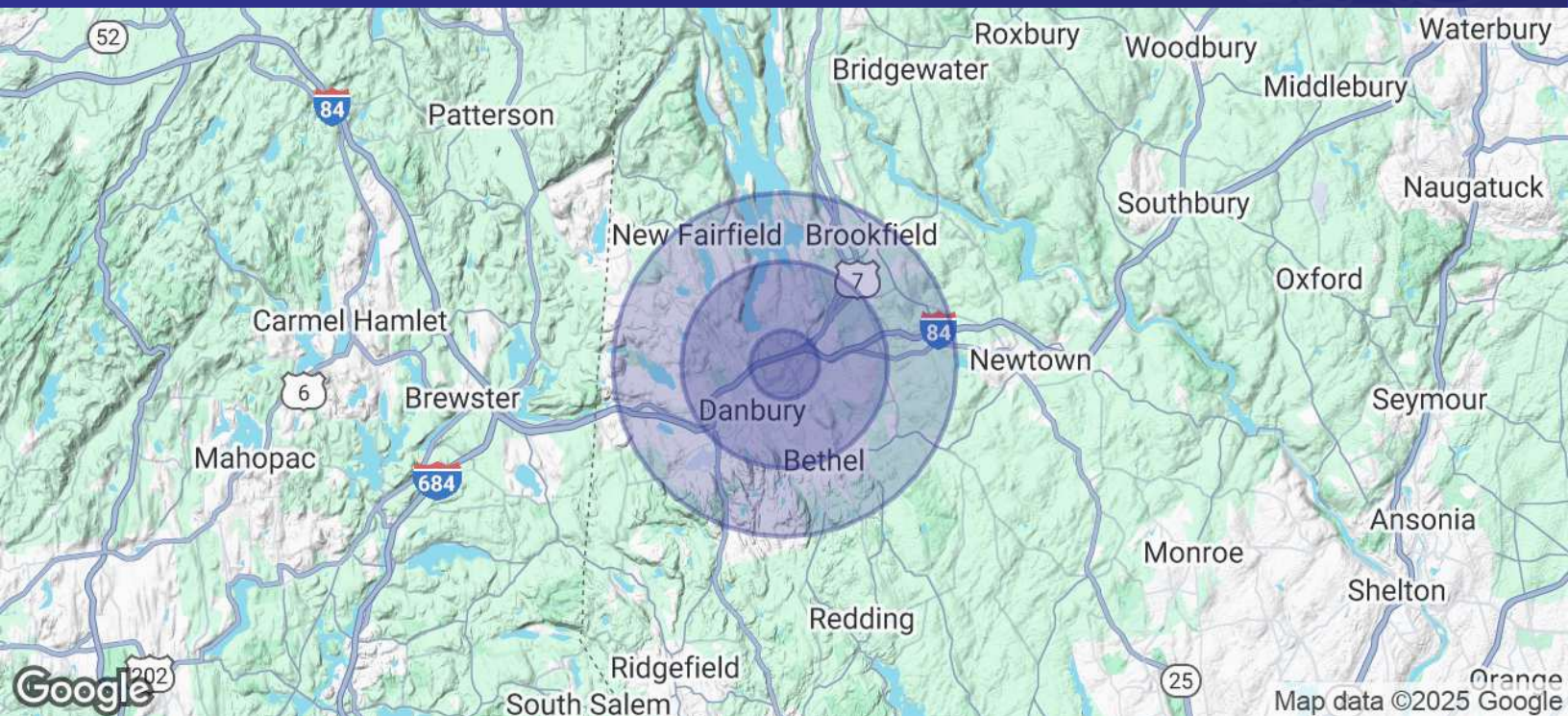


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	12,578	78,730	128,782
Average Age	33.5	36.0	37.6
Average Age (Male)	32.7	35.4	36.6
Average Age (Female)	34.1	36.7	38.5

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,530	29,191	47,819
# of Persons per HH	2.8	2.7	2.7
Average HH Income	\$70,225	\$74,432	\$85,649
Average House Value	\$317,408	\$346,557	\$385,481

2020 American Community Survey (ACS)



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