

FOR LEASE // FLEX SPACE - DANBURY, CT



PROPERTY DESCRIPTION

First Floor office, manufacturing, lab or assembly space. Property features include double door for loading, full AC, two baths, kitchenette, sprinklers, wired for alarm, windowed offices and building signage. Ideal location with easy access to RT. 7, RT. 6, and I84.

PROPERTY HIGHLIGHTS

- Zone - IG80 (commercial/industrial)
- Building- Block construction
- Ceiling height- +/- 9'
- Utilities- City water, sewer and gas
- Plumbing - 2 Baths and kitchenette
- Electrical- 200 Amp, 3 phase power
- Loading - Ground Level Double Door
- Heating/Cooling - Gas heat with Central A/C
- (Nets - +/- \$4.85 psf)

6 FINANCE DR, DANBURY, CT

Lease Rate:	\$9.00 SF/yr (NNN)
Available SF:	3,420 SF
Nets:	+/- \$4.85 PSF

DEMOGRAPHICS	1 MILE	2.5 MILES	5 MILES
Total Households	2,894	22,518	44,053
Total Population	7,825	60,444	119,867
Average HH Income	\$100,204	\$111,419	\$128,655



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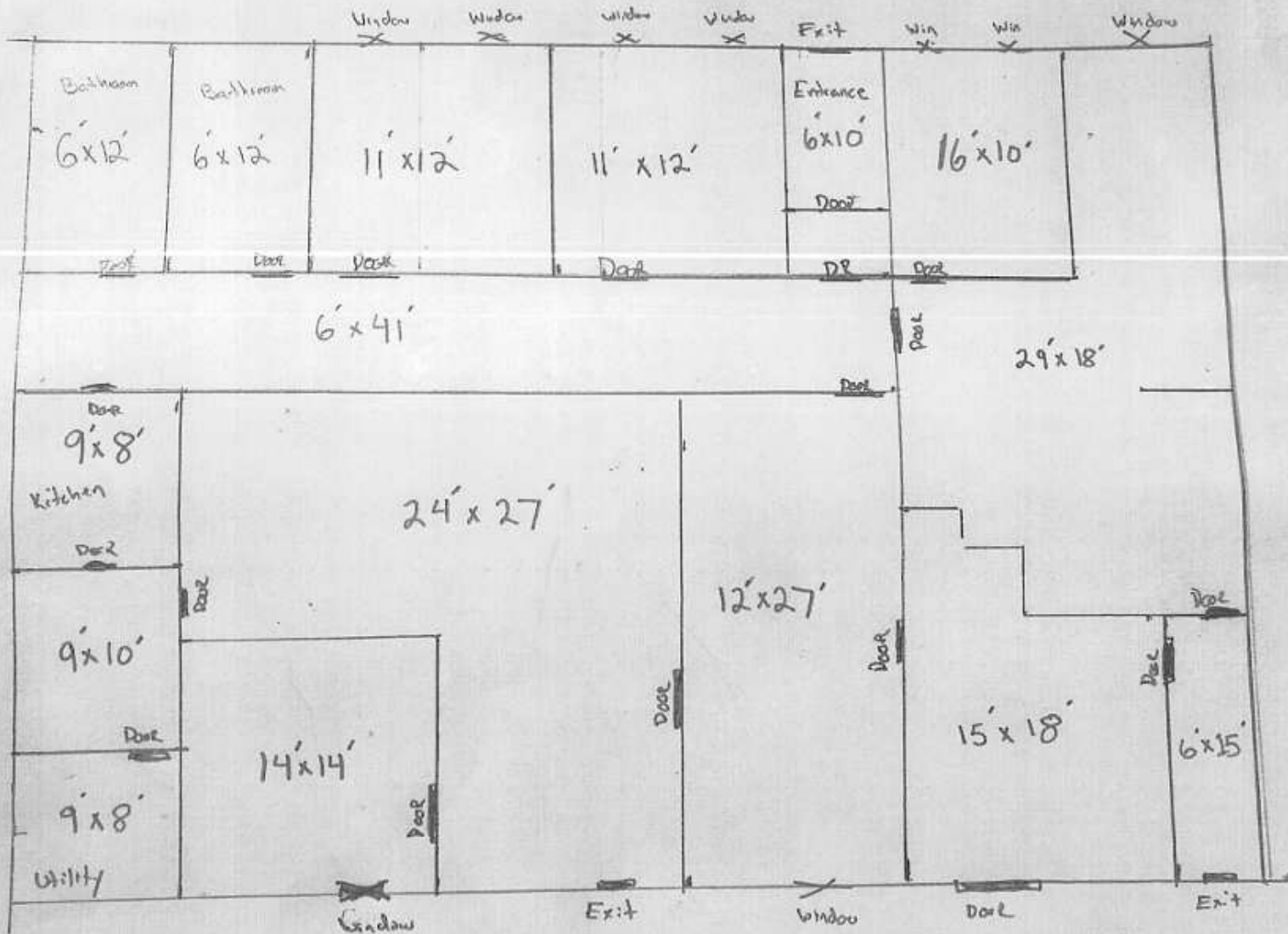
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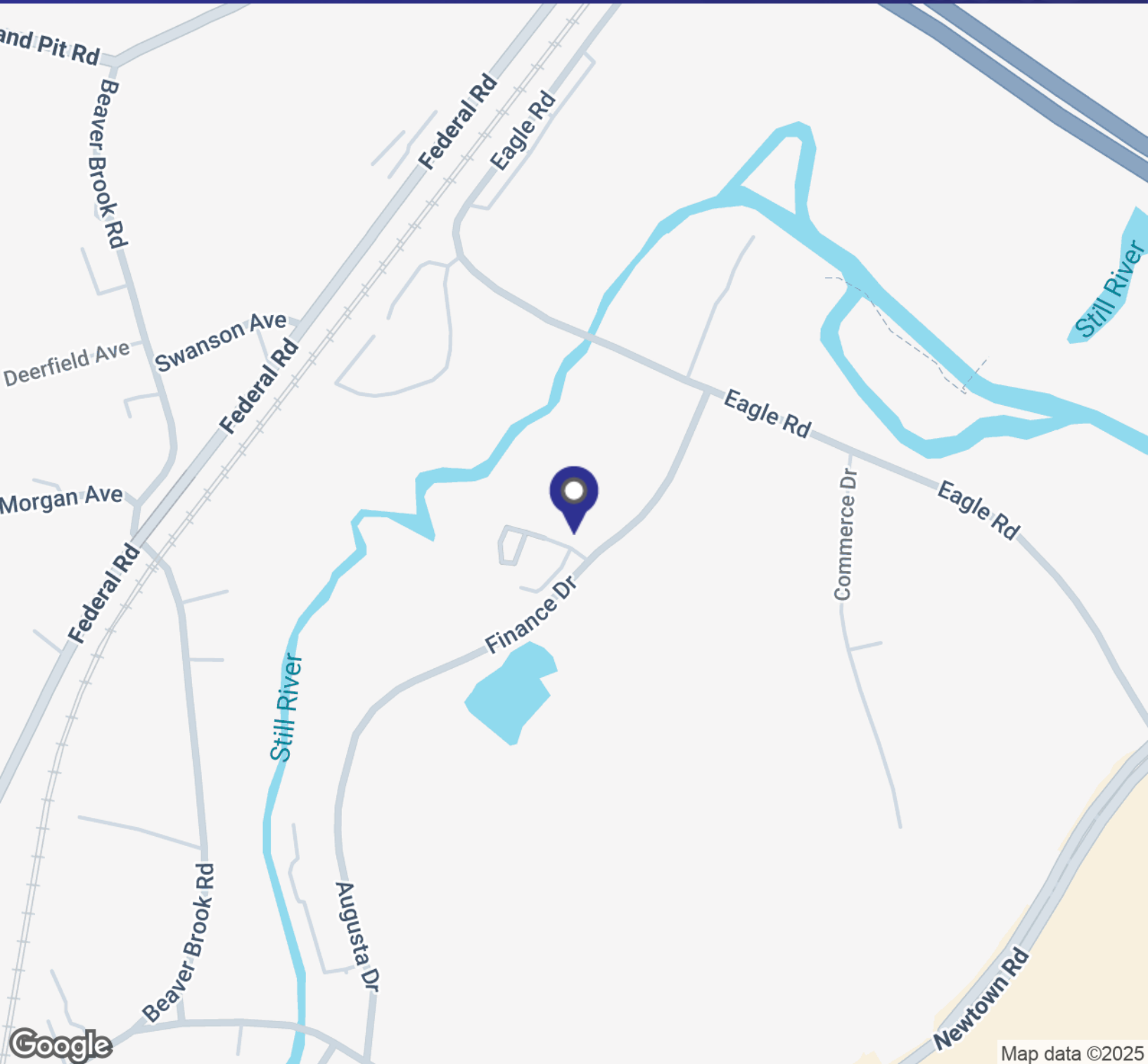
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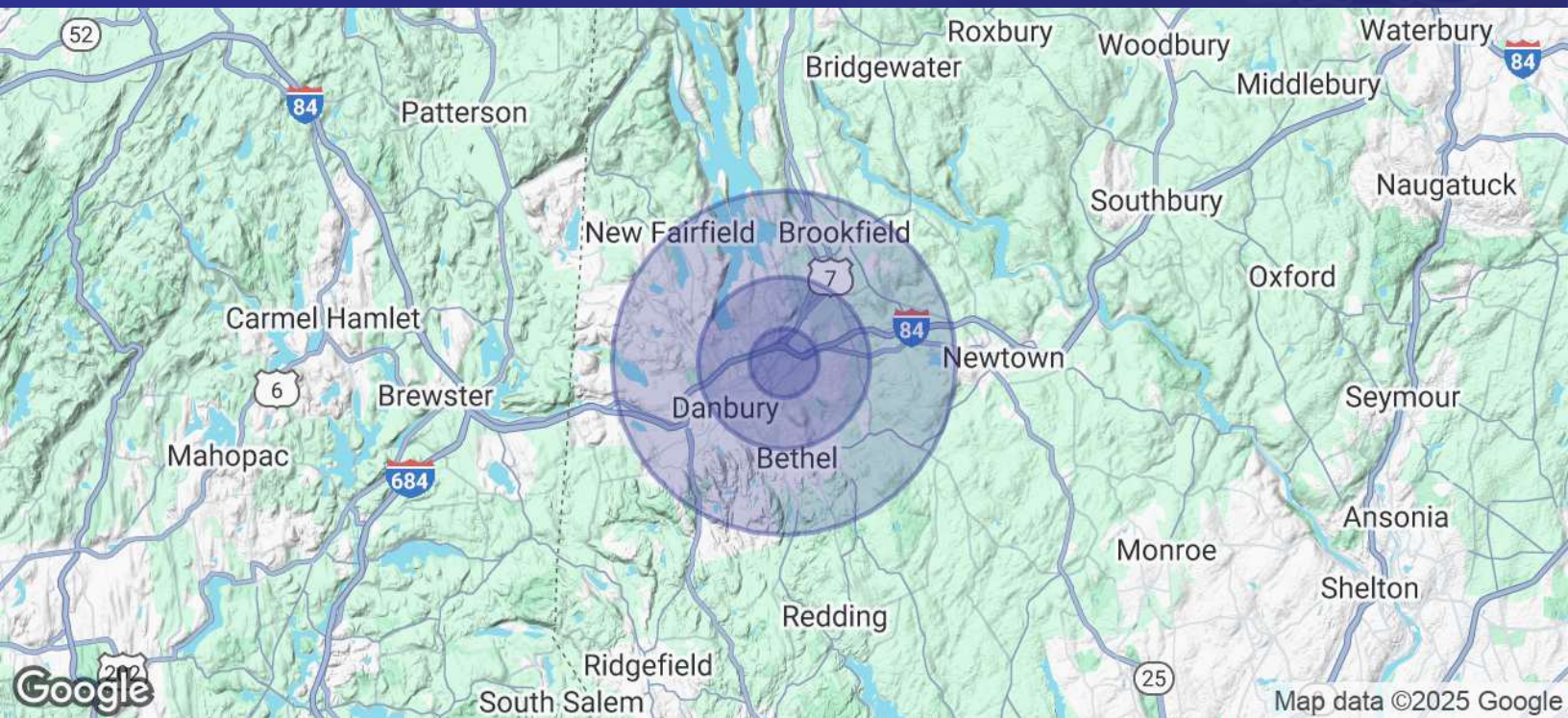
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POPULATION	1 MILE	2.5 MILES	5 MILES
Total Population	7,825	60,444	119,867
Average Age	39	40	41
Average Age (Male)	38	39	40
Average Age (Female)	40	41	42

HOUSEHOLDS & INCOME	1 MILE	2.5 MILES	5 MILES
Total Households	2,894	22,518	44,053
# of Persons per HH	2.7	2.7	2.7
Average HH Income	\$100,204	\$111,419	\$128,655
Average House Value	\$350,685	\$374,440	\$434,566

Demographics data derived from AlphaMap



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