

# FOR LEASE // 15 GREAT PASTURE ROAD, DANBURY, CT



## PROPERTY DESCRIPTION

Fully Air Conditioned Flex/Assembly space with shared loading dock, 100 amp power, 11' ceiling and office space. Ideal for warehouse, assembly or light manufacturing.

## PROPERTY HIGHLIGHTS

- Shared Loading Dock
- Double Door Access
- 11' Ceilings
- Fully Air Conditioned
- City Water, Sewer and Gas
- 100 Amp Power
- Full Sprinkler System
- +/- 850 SF - Warehouse/Assembly
- Office +/- 850 Ft with HVAC
- 3 Windowed Offices
- 1 Bath

## OFFERING SUMMARY

|                |                     |
|----------------|---------------------|
| Lease Rate:    | \$10NNN + utilities |
| Available SF:  | 1,700 SF            |
| Building Size: | 25,000 SF           |

| DEMOGRAPHICS      | 1 MILE   | 3 MILES  | 5 MILES  |
|-------------------|----------|----------|----------|
| Total Households  | 2,984    | 24,243   | 43,349   |
| Total Population  | 7,264    | 64,260   | 116,629  |
| Average HH Income | \$74,352 | \$74,629 | \$85,923 |



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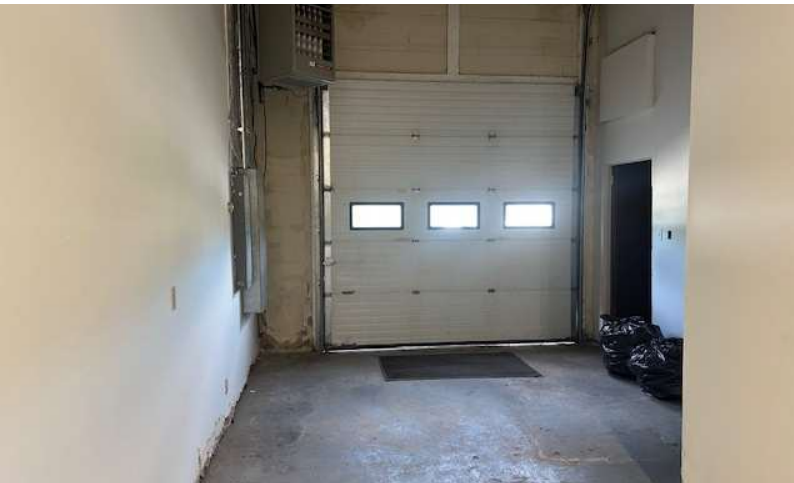
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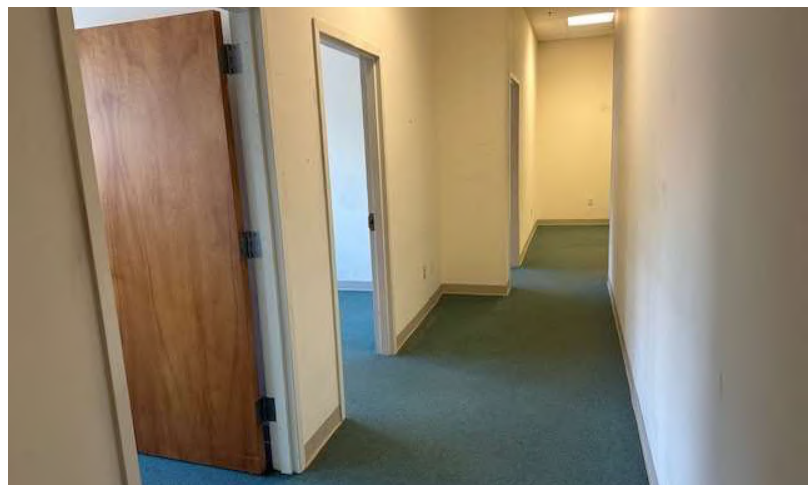
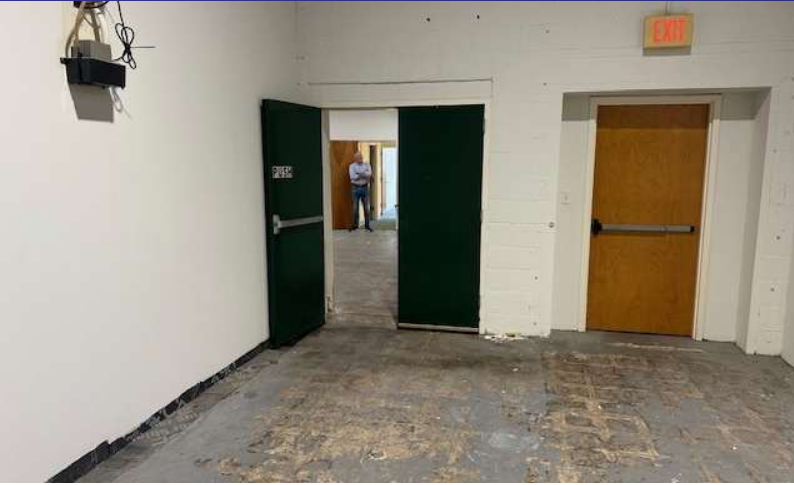
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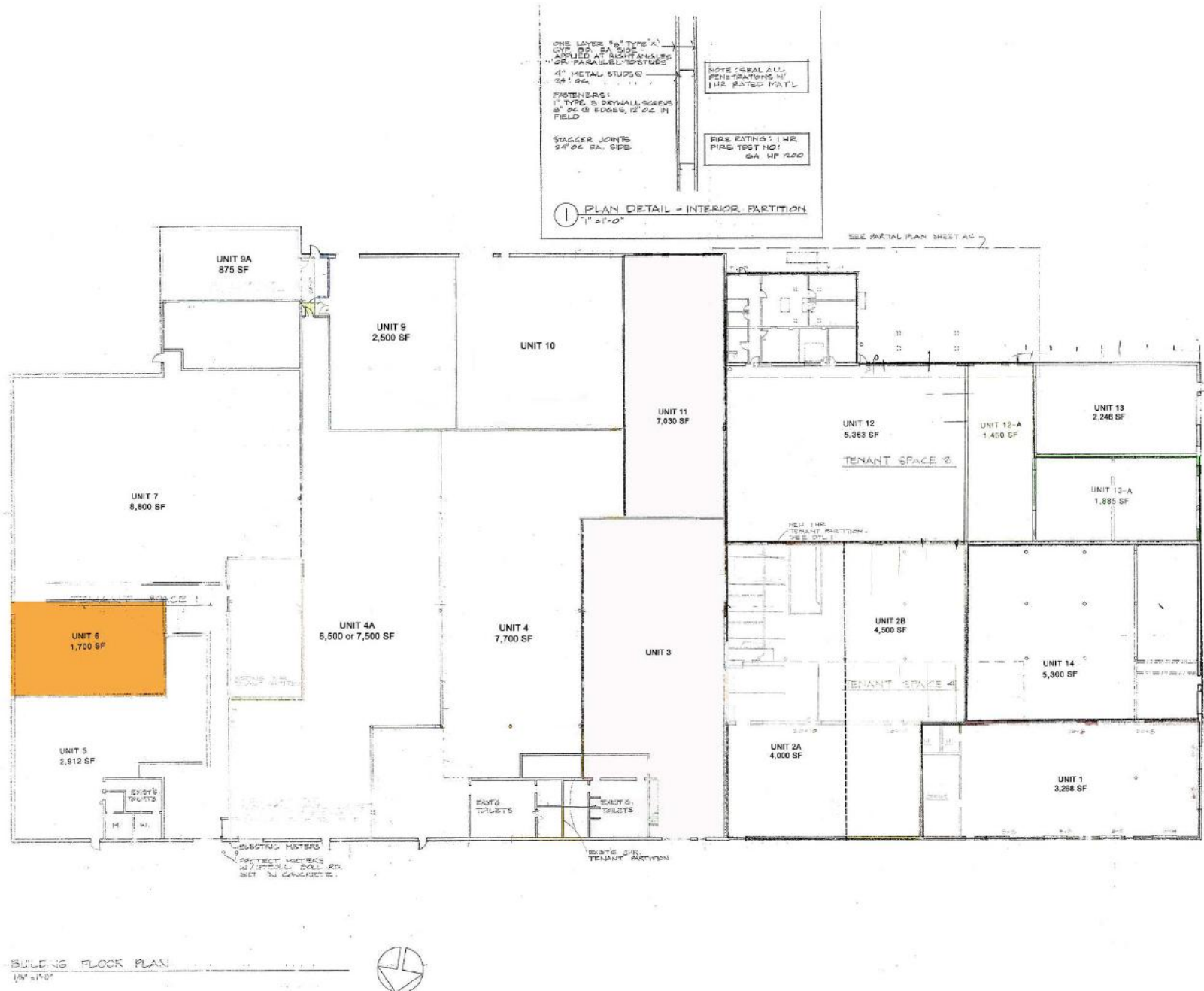


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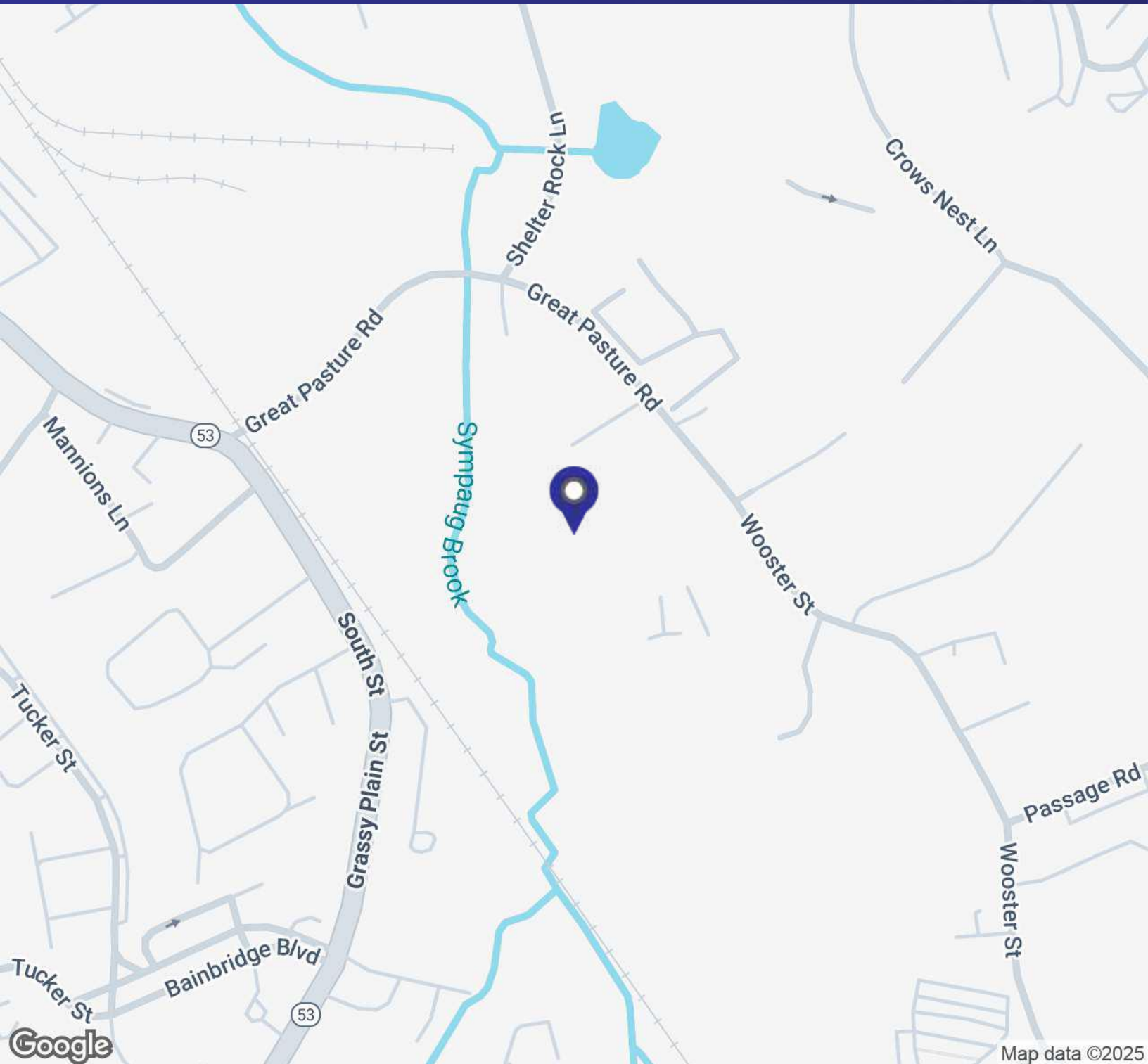


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Map data ©2025



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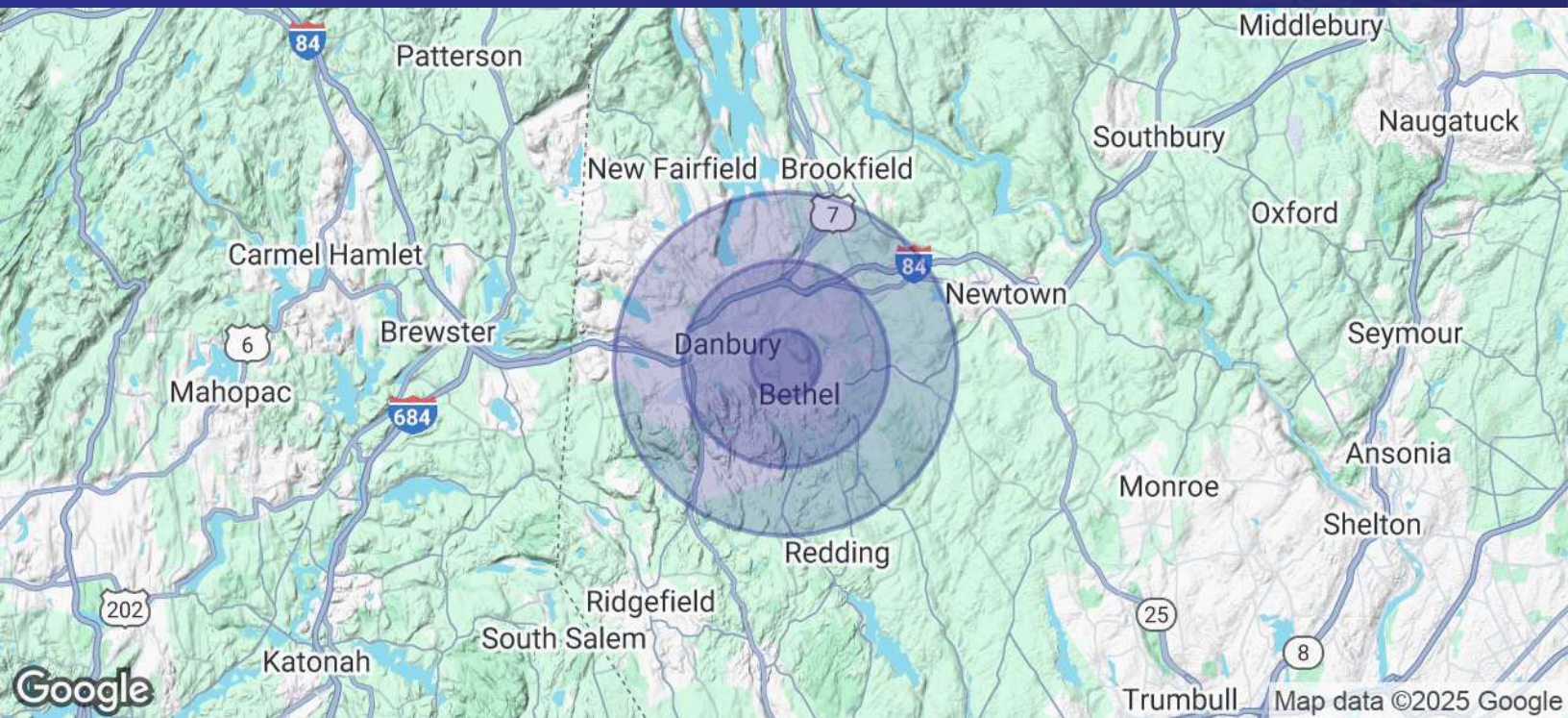
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| POPULATION           | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population     | 7,264  | 64,260  | 116,629 |
| Average Age          | 35.4   | 35.9    | 37.6    |
| Average Age (Male)   | 33.5   | 34.6    | 36.7    |
| Average Age (Female) | 37.2   | 37.3    | 38.6    |

| HOUSEHOLDS & INCOME | 1 MILE    | 3 MILES   | 5 MILES   |
|---------------------|-----------|-----------|-----------|
| Total Households    | 2,984     | 24,243    | 43,349    |
| # of Persons per HH | 2.4       | 2.7       | 2.7       |
| Average HH Income   | \$74,352  | \$74,629  | \$85,923  |
| Average House Value | \$321,210 | \$358,798 | \$381,536 |

2020 American Community Survey (ACS)



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