

FOR LEASE // 15 GREAT PASTURE RD, UNIT 15G, DANBURY, CT



PROPERTY DESCRIPTION

Freestanding 2,100 Sq. Ft Industrial Building with a 16' Drive-In door, 19' Ceilings. 1,100 Sq ft. Mezzanine. Wired for Compressor, Private Bath + Office. Ideal for Warehouse, Assembly, or Light Manufacturing.

PROPERTY HIGHLIGHTS

- Ceiling Height: 19 Ft. Clear
- Loading: 1- 16' Drive In Door
- Heating: Gas Heat
- Utilities: City Water, Sewer and Gas
- Power: 100 Amp/Single Phase
- Zone: IL40
- Sprinkler: Full

OFFERING SUMMARY

Lease Rate:	\$2,300/month (NNN)
Nets:	\$300/month
Available SF:	2,100 SF + 1,100 SF Mezzanine

DEMOGRAPHICS	0.5 MILES	1 MILE	1.5 MILES
Total Households	1,272	4,407	8,757
Total Population	3,002	10,557	21,087
Average HH Income	\$76,384	\$78,555	\$74,651



MICK CONSALVO

Broker
203.241.5188
mconsalvo@towercorp.com



TOMMY CONSALVO

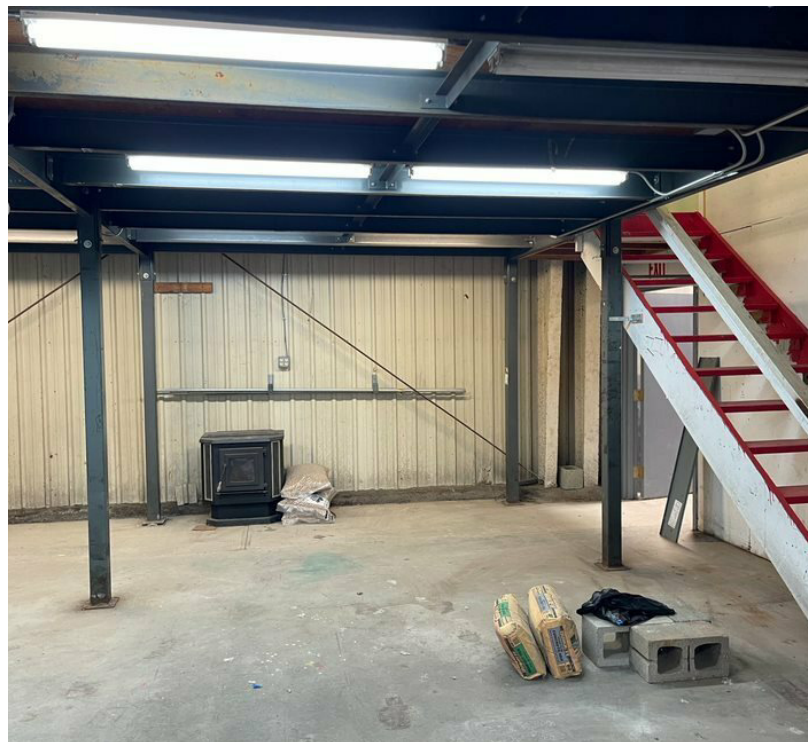
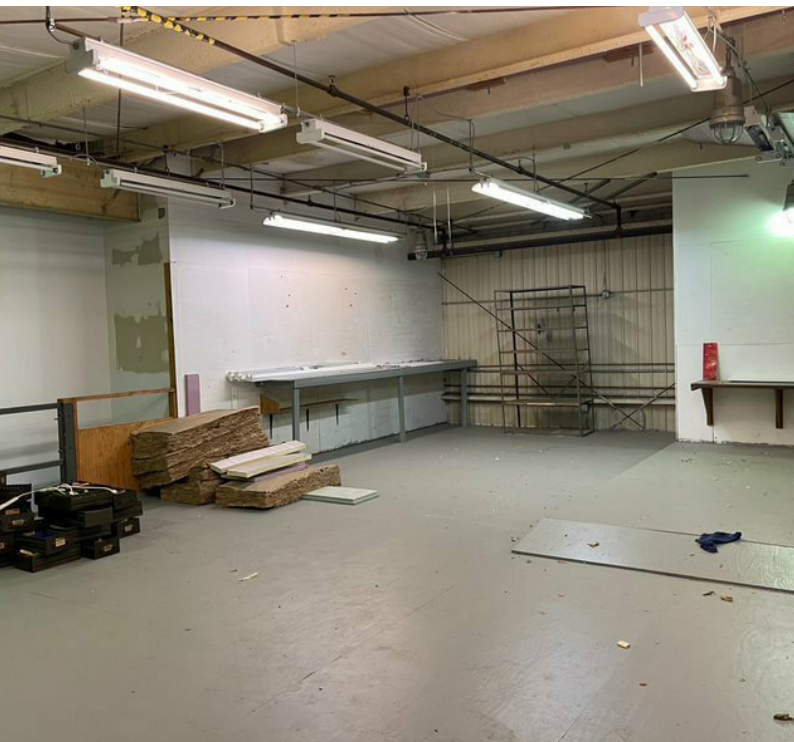
Broker
203.482.5792
tconsalvo@towercorp.com



MICHAEL DIMYAN

Broker
203.948.2891
mdimyan@towercorp.com

FOR LEASE // 15 GREAT PASTURE RD, UNIT 15G, DANBURY, CT



MICK CONSALVO

Broker

203.241.5188

mconsalvo@towercorp.com



TOMMY CONSALVO

Broker

203.482.5792

tconsalvo@towercorp.com



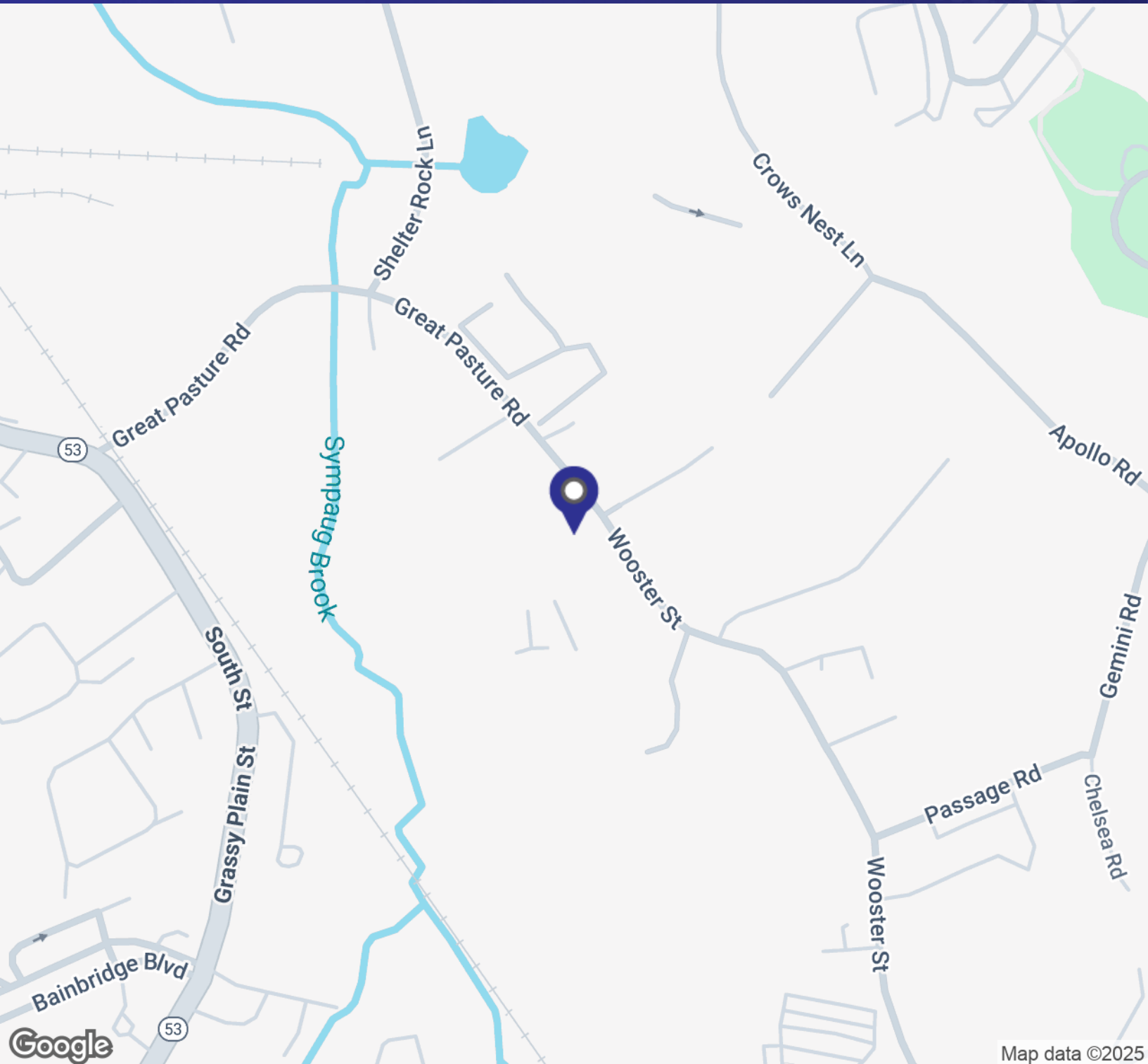
MICHAEL DIMYAN

Broker

203.948.2891

mdimyan@towercorp.com

FOR LEASE // 15 GREAT PASTURE RD, UNIT 15G, DANBURY, CT



MICK CONSALVO

Broker
203.241.5188
mconsalvo@towercorp.com



TOMMY CONSALVO

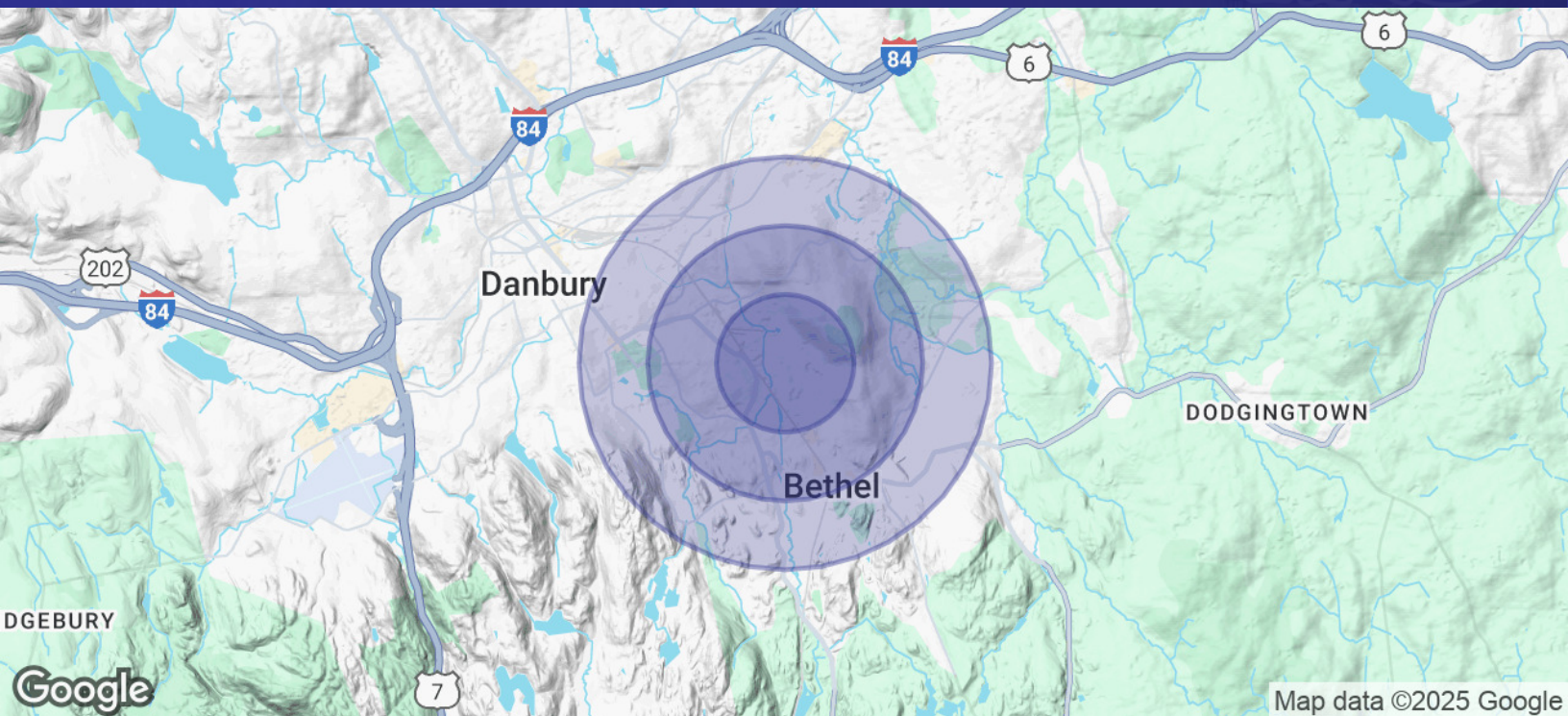
Broker
203.482.5792
tconsalvo@towercorp.com



MICHAEL DIMYAN

Broker
203.948.2891
mdimyan@towercorp.com

FOR LEASE // 15 GREAT PASTURE RD, UNIT 15G, DANBURY, CT



POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	3,002	10,557	21,087
Average Age	40.4	40.0	39.5
Average Age (Male)	35.9	35.6	37.2
Average Age (Female)	42.2	41.9	41.0

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	1,272	4,407	8,757
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$76,384	\$78,555	\$74,651
Average House Value	\$263,819	\$268,645	\$257,566

2020 American Community Survey (ACS)



MICK CONSALVO

Broker

203.241.5188

mconsalvo@towercorp.com



TOMMY CONSALVO

Broker

203.482.5792

tconsalvo@towercorp.com



MICHAEL DIMYAN

Broker

203.948.2891

mdimyan@towercorp.com