

FOR SALE // IG80 LAND // DANBURY CT



PROPERTY DESCRIPTION

Rare opportunity to own 9.68± acres of IG-80 (Heavy Industrial) land in Danbury — one of the region's most sought-after industrial designations. This offering consists of two adjoining parcels: 4.18± acres fronting Plumtrees Road and 5.50± acres on Shelter Rock Road, creating a contiguous industrial site with excellent flexibility for a single user or parcelized development. IG-80 land calls for heavy industrial, distribution, manufacturing, and other intensive commercial uses. Utilities and direct access to regional roadways make this an outstanding site for owner-occupiers, developers, or investors seeking a long-term industrial land play.

PROPERTY HIGHLIGHTS

- Total lot size: 9.68± acres (4.18± / 5.50±).
- Zoning: IG-80 General Industrial — permits a broad range of industrial uses.
- Substantial frontage on Plumtrees Rd and Shelter Rock Rd with good truck access potential.
- Rare IG-80 Zone
- Lots can be sold separate

18 PLUMTREES ROAD		DANBURY CT
+/- 9.68 Acres Combined		\$3,500,000
+/- 4.18 Acres Plumtrees		\$1,500,000
+/- 5.5 Acres Shelter Rock		\$2,300,000
+/- 4.18 Acres Taxes		+/- \$9,194.32
+/- 5.5 Acres Taxes		+/- \$6,278.24

DEMOGRAPHICS	1.3 MILES	3.5 MILES	5 MILES
Total Households	5,051	32,161	42,569
Total Population	13,592	86,877	116,056
Average HH Income	\$111,691	\$116,339	\$128,486

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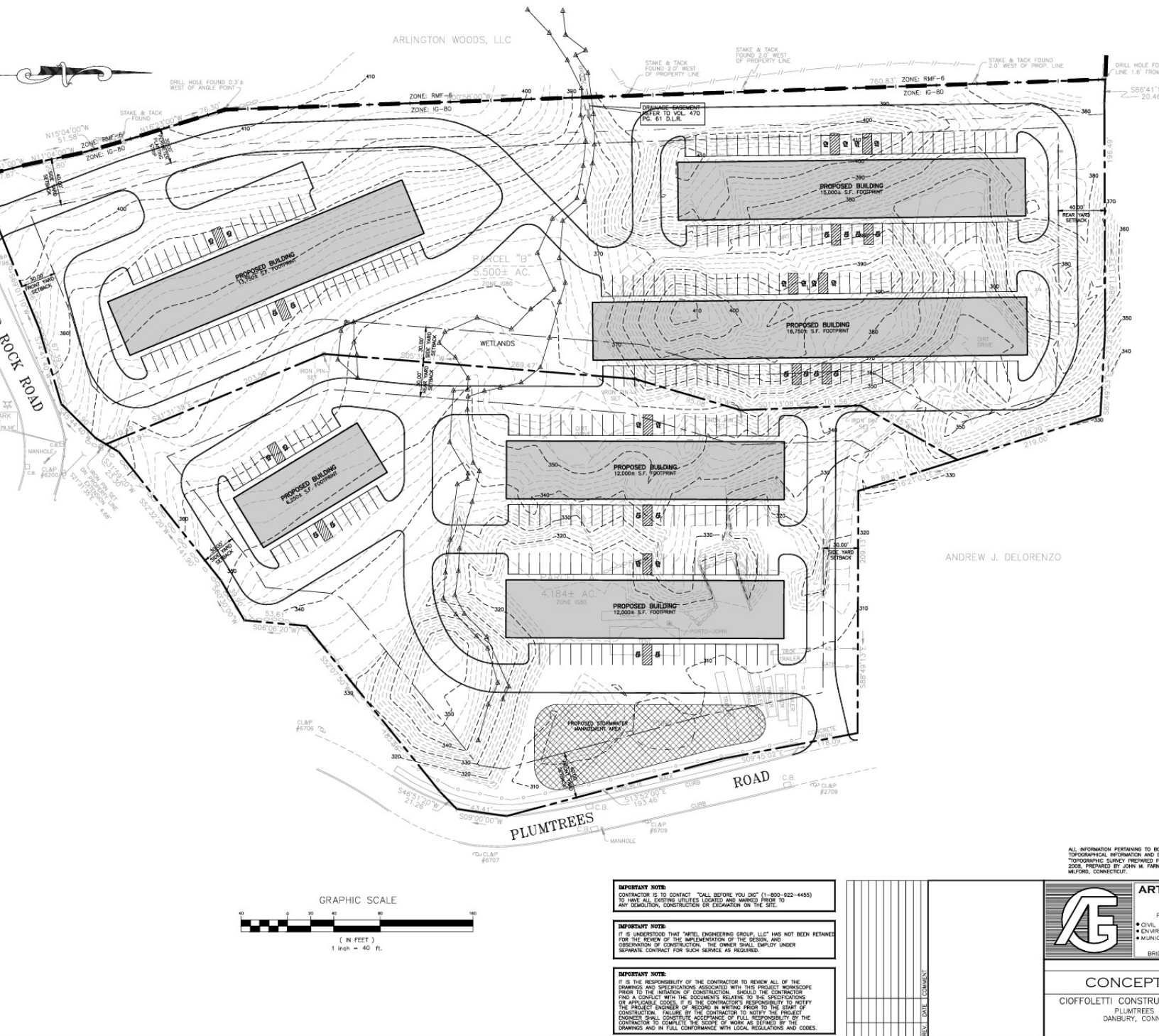
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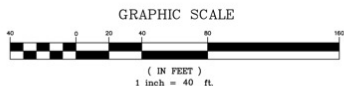
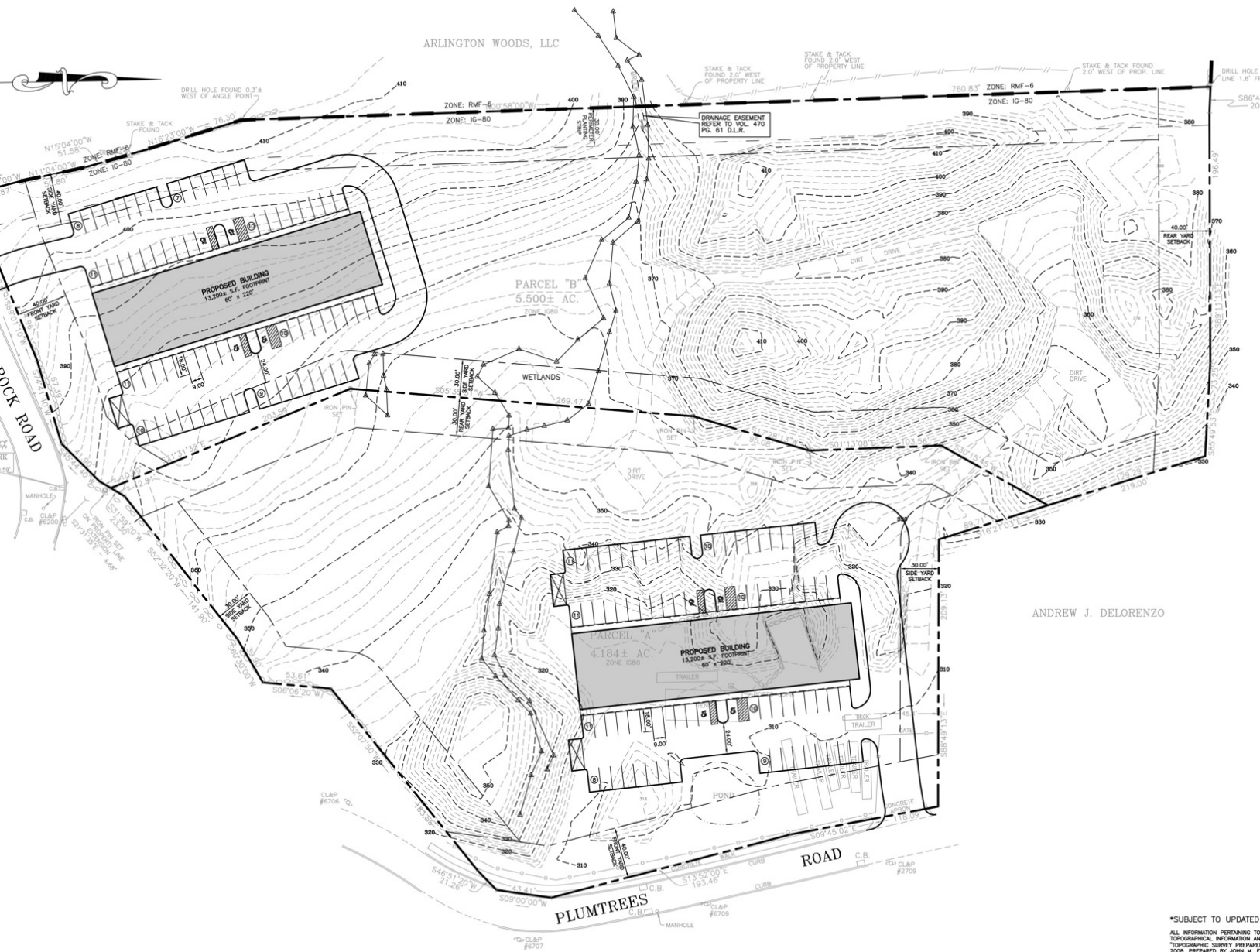
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IMPORTANT NOTE:
CONTRACTOR IS TO CONTACT "CALL BEFORE YOU DIG" (1-800-922-4455) TO HAVE ALL EXISTING UTILITIES LOCATED AND MARKED PRIOR TO ANY DEMOLITION, CONSTRUCTION OR EXCAVATION ON THE SITE.

IMPORTANT NOTE:
IT IS UNDERSTOOD THAT "ARTEL ENGINEERING GROUP, LLC" HAS NOT BEEN RETAINED FOR THE REVIEW OF THE IMPLEMENTATION OF THE DESIGN, AND OBSERVATION OF CONSTRUCTION. THE OWNER SHALL EMPLOY UNDER SEPARATE CONTRACT FOR SUCH SERVICE AS REQUIRED.

IMPORTANT NOTE:
IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THIS PROJECT WORKSCOPE PRIOR TO THE INITIATION OF CONSTRUCTION. SHOULD THE CONTRACTOR FIND A CONFLICT WITH THE DOCUMENTS RELATIVE TO THE SPECIFICATIONS OR APPLICABLE CODES, IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE PROJECT ENGINEER OF RECORD IN WRITING PRIOR TO THE START OF CONSTRUCTION. FAILURE BY THE CONTRACTOR TO NOTIFY THE PROJECT ENGINEER SHALL CONSTITUTE ACCEPTANCE OF FULL RESPONSIBILITY OF THE CONTRACTOR TO COMPLETE THE SCOPE OF WORK AS DEFINED BY THE DRAWINGS AND IN FULL CONFORMANCE WITH LOCAL REGULATIONS AND CODES.

REV.	DATE	COMMENT

CONC

CIOFFOLETTI, CONSTR

PLUMTREES

DANBURY, CT

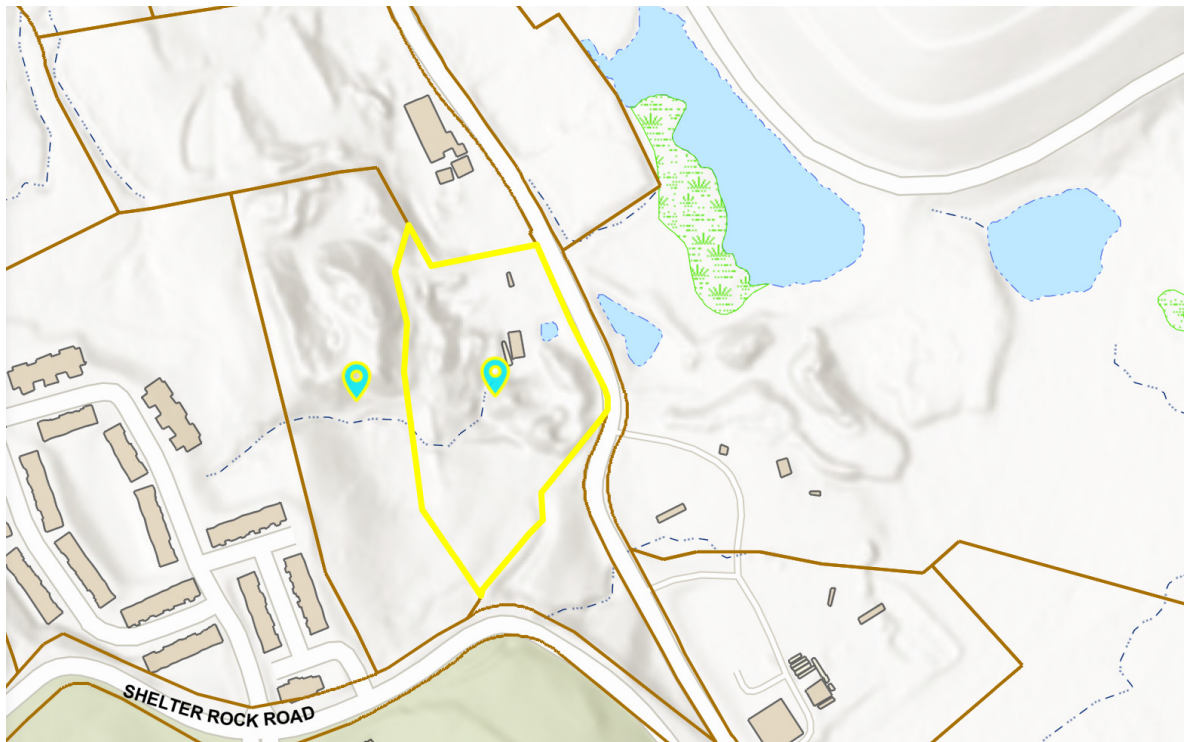
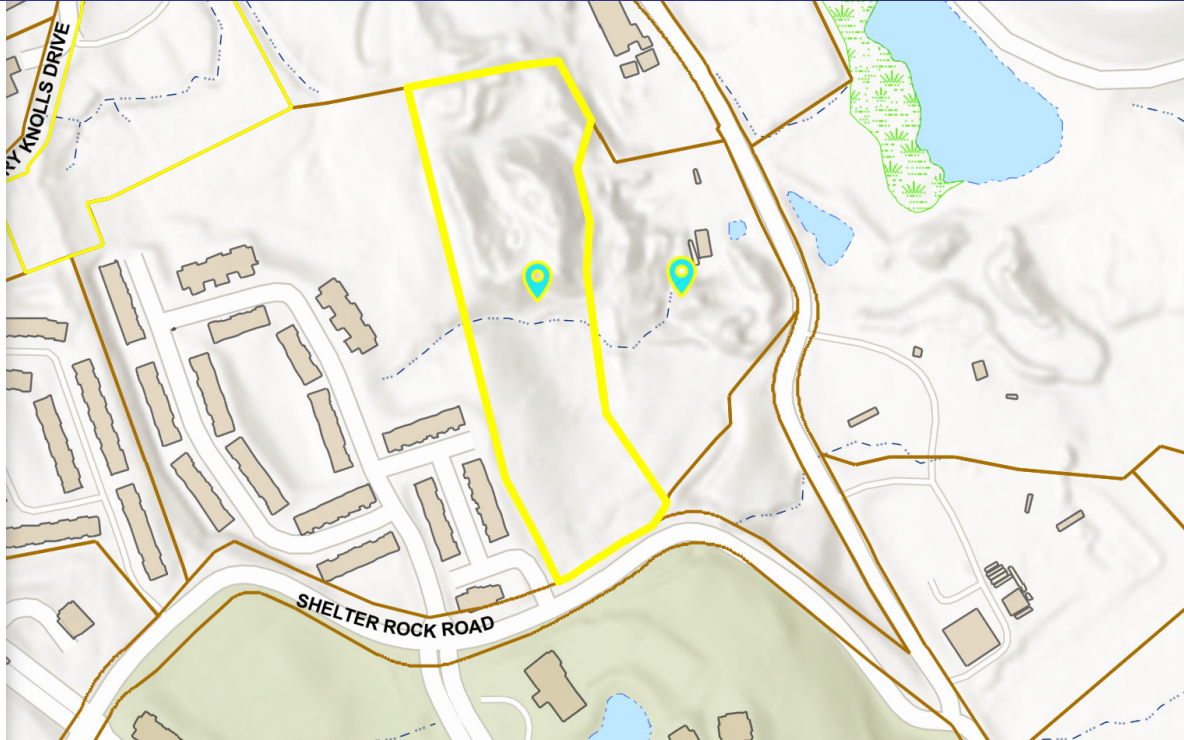
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6.B. GENERAL INDUSTRIAL DISTRICT: IG-80.

6.B.1. Purpose and Intent.

The purpose of this district is to provide an area for manufacturing, assembly, and product processing of a more general industrial nature than permitted in the IL-40 district. Large lot areas are required to provide an appropriate buffer for the heavy industrial uses that are permitted. This district is also appropriate for planned industrial uses organized in an industrial park setting in suburban locations.

6.B.2. Uses.

Land and structures may be used only for the following.

a. Permitted Uses.

- (1) Assembling or finishing of articles made from previously prepared cellophane, canvas, cork, fiber, glass, horn, leather, paper, plastics, precious metals or stones, shells, textiles, wood, yarns, and metals, excluding the manufacture or processing of such materials, paper or pulp and tanneries.
- (2) Bakery, wholesale.
- (3) Business or professional offices as part of an industrial use and not as a standalone use. [Eff. 10/18/25]
- (4) Carpentry, woodworking, or millwork manufacture.
- (5) Cleaning, laundering, dyeing, or diaper service. See Section 6.B.4.a.
- (6) Contractor's offices, including general, building, electrical, HVAC, landscaping, and mechanical. See Section 3.E.4.
- (7) Firehouse.
- (8) Fuel cell power generation facility. See Section 6.B.4.b.
- (9) Manufacture and assembling of artist's materials, clocks and watches, musical instruments, sporting goods, toys, or office materials.
- (10) Manufacture of: electrical equipment; felt for hats; manufacturing of hats; glass, including installation; insecticides, fungicides, disinfectants, detergents, and similar industrial and household chemical products; optical goods; business machines, precision instruments; medical, diagnostic, surgical and dental instruments and equipment; pottery or ceramic products; silverware and similar products; and transportation equipment.
- (11) Manufacturing, compounding, processing, packaging or treatment of food, cosmetics, drugs, pharmaceuticals or toiletries. [Rev. 5/12/2012]
- (12) Metal fabrication, sheet metal work.
- (13) Monument or stone cutting plant.
- (14) Municipal animal control facility. [Eff. 5/15/2017] [Rev. 7/31/2017]
- (15) Natural gas power generation facility. See Section 6.B.4.c. [Eff. 7/30/2014]
- (16) Parking area; parking facility.
- (17) Plants for printing, engraving, bookbinding, and other reproductive services.
- (18) Police Station.
- (19) Post office, mailing agency, parcel delivery.
- (20) Repair, including full body paint spraying and all body and fender work of automobiles, trailers, trucks, house trailers, boats, farm equipment.
- (21) Research or testing laboratories.
- (22) Telephone exchange, sewer and water pumping station.
- (23) Textile spinning, weaving, manufacturing, dyeing, printing, or processing, excluding tanneries.
- (24) Wood waste processing. See Section 6.B.4.d.

b. Special Exception Uses.

- (1) Cannabis micro-cultivator. See Section 3.C.4 [Eff. 08/13/2022]
- (2) Electric power plant. See Sec. 6.B.5.a.
- (3) Machine manufacturing.
- (4) Manufacture of bricks, tile, terra cotta, cement, concrete and concrete products.
- (5) Metal finishing, plating, grinding, polishing, cleaning, or rust proofing, stamping and extrusion of small products, excluding the storage or sale of scrap metal.
- (6) Petroleum distribution and storage. See Section 6.B.5.b.
- (7) Processing of fur and wool.
- (8) Screening and processing of earth materials, not including washing. See Sec. 6.B.5.c. [Rev. 5/15/2017]
- (9) Sewage works, transformer substation, water storage facility. See Sec.6.B.5.d. [Eff. 9/29/2011]
- (10) Smelting and refining of precious metals.
- (11) Storage of concrete aggregates or manufacture of concrete and concrete products.
- (12) Storage or manufacture of bituminous product. See Section 3.E.4.
- (13) Storage or sale of building materials. See Section 3.E.4.
- (14) Storage, sale, rental or repair of construction equipment. See Section 3.E.4.
- (15) Tool and die making, including incidental casting.
- (16) Truck terminal, warehouse, moving and storage establishment; self-service storage. See Section 6.C.3.
- (17) Wholesale distributor. See Section 6.C.3.

c. Accessory Uses. See Sections 3.G. and 6.C.5.

6.B.3. General Use Regulations.

Unless otherwise specified or modified below, the following regulations shall apply to all lots in the IG-80 Zoning District. See Section 6.C.4.

Minimum lot area, sq. ft.	80,000
Minimum lot width, ft.	200
Minimum front yard setback, ft.	40
Minimum side yard setback, ft., except 40' where the yard abuts a residential zoning district.	30
Minimum rear yard setback, ft.	40
Maximum height, ft.	35
Maximum building coverage	30%

6.B.4. Specific Use Regulations: Permitted Uses.

The following use regulations shall apply to the permitted uses specified below:

- a. Cleaning, laundering, dyeing, or diaper service.
 - (1) The use shall be served by municipal water and sewer.
- b. Fuel cell power generation facility.
 - (1) The facility shall be completely enclosed by a fence at least six (6) feet in height; all gates shall be secured at all times from entry by unauthorized personnel.
 - (2) There shall be no outside storage of materials.

- (3) The facility shall be screened from view from adjacent residential uses on abutting lots by a landscaped or natural buffer, as specified in Section 8.D.
- c. Natural gas power generation facility. [Eff. 7/30/2014]
 - (1) The facility shall be completely enclosed by a fence at least six (6) feet in height; all gates shall be secured at all times from entry by unauthorized personnel.
 - (2) There shall be no outside storage of materials.
 - (3) The facility shall be screened from view from adjacent residential uses on abutting lots by a landscaped or natural buffer, as specified in Section 8.D.
 - (4) The facility shall not exceed 125 megawatts.
 - (5) The generator (exclusive of the heat exhaust tower) shall be stored in a building which will not exceed 200 feet by 150 feet. The maximum height of the generator heat exhaust tower (HET) shall be 45 feet.
 - (6) The generation facility shall be a minimum of 100 feet from the boundary of any residential zoning district.
- d. Wood Waste Processing.
 - (1) No portion of any lot or area devoted to wood waste processing shall be closer than five hundred (500) feet from any residential zoning district.

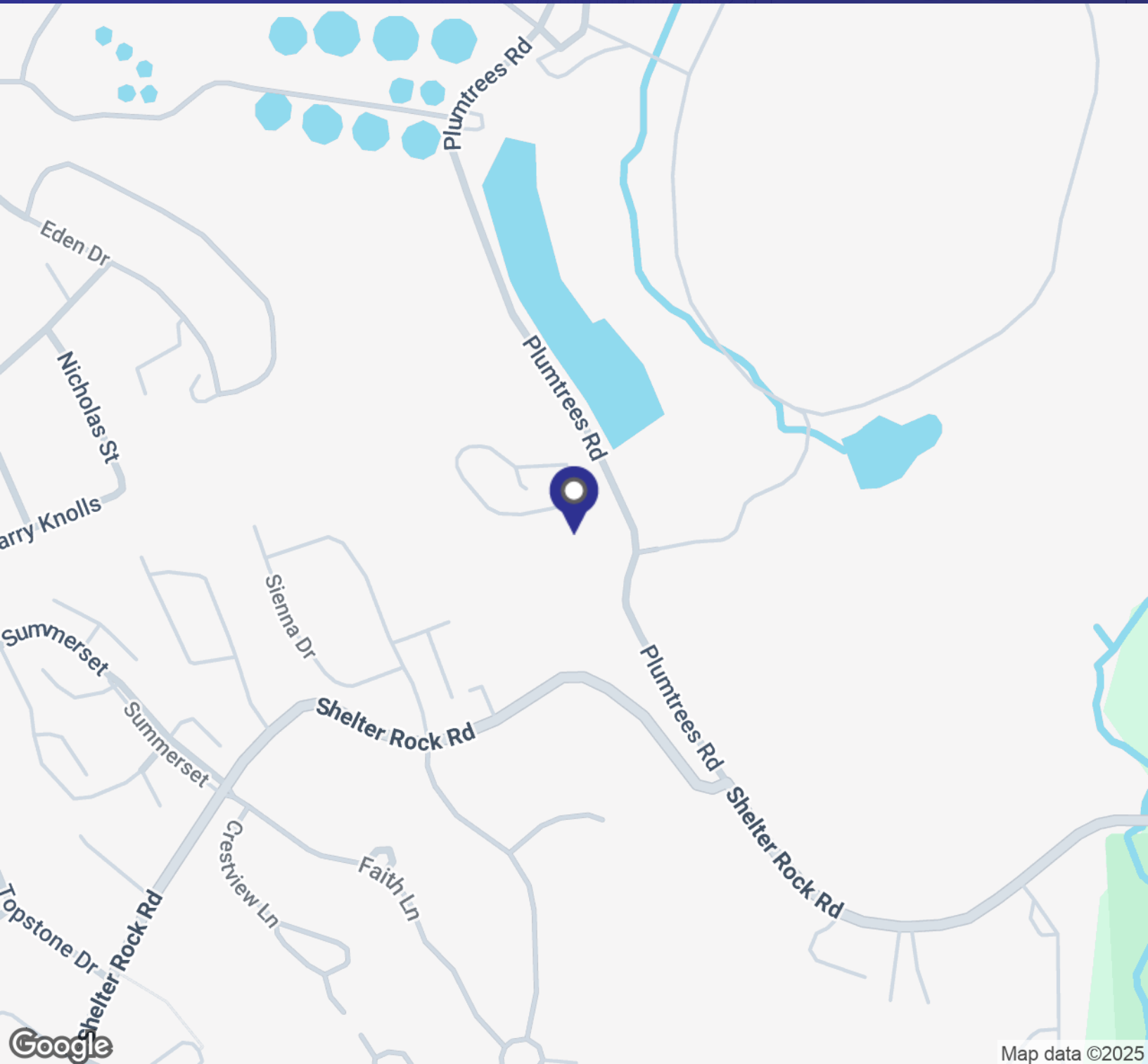
6.B.5. Specific Use Regulations: Special Exception Uses.

The following use regulations shall apply to the special exception uses specified below.

- a. Electric power plant.
 - (1) All lots containing an electric power plant shall be a minimum of five hundred (500) feet from any residential zoning district line.
- b. Petroleum Distribution and Storage.
 - (1) Storage tanks in excess of 10,000 gallons of capacity shall require approval of the Fire Marshal.
- c. Screening and Processing of Earth Materials. [Rev. 5/15/2017]
 - (1) Screening is defined as the sifting of earth material through screen to remove stones. Processing is defined as crushing rock, stone, concrete aggregate and bituminous product. [Rev. 5/15/2017]
 - (2) Processing may only take place on parcels containing a minimum of fifteen (15) acres located a minimum distance of 500 feet from any residentially zoned property and subject to the following specific requirements: [Eff. 5/15/2017]
 - (a) hours of operation shall be limited to 8:00 am to 4:00 pm, Monday through Friday;
 - (b) storage of materials and operation of equipment shall meet the minimum setback requirements of Section 6.B.3.;
 - (c) submission of a dust control plan;
 - (d) prior to the issuance of a Certificate of Zoning Compliance, submission of all required State permits;
 - (e) compliance with buffer requirements of Section 6.C.2.c., notwithstanding any adjacent use or district boundary.
 - (f) compliance with Section 12-14, Regulation of Noise, of the Code of Ordinances;
 - (g) aerial extent of storage pile coverage and storage pile height shall comply with the maximum height and building coverage requirements pursuant to Section 6.B.3.;

- (h) storage piles shall be separated by a minimum 24 foot wide vehicular pathway to accommodate vehicular movements within the site;
 - (i) submission of a Traffic Impact Analysis pursuant to Section 10.D.11. and
 - (j) submission of a restoration plan for the grading and soil stabilization of that portion of the site upon which screened and/or processed materials have been stored/stockpiled and the vehicular pathways adjacent thereto upon conclusion of the operations, or in the event that the use(s) is abandoned. The restoration plan shall be subject to the bond requirements of Section 8.A.5.
- d. Sewage works shall be a minimum of 20 acres in size. [Eff. 9/29/2011]

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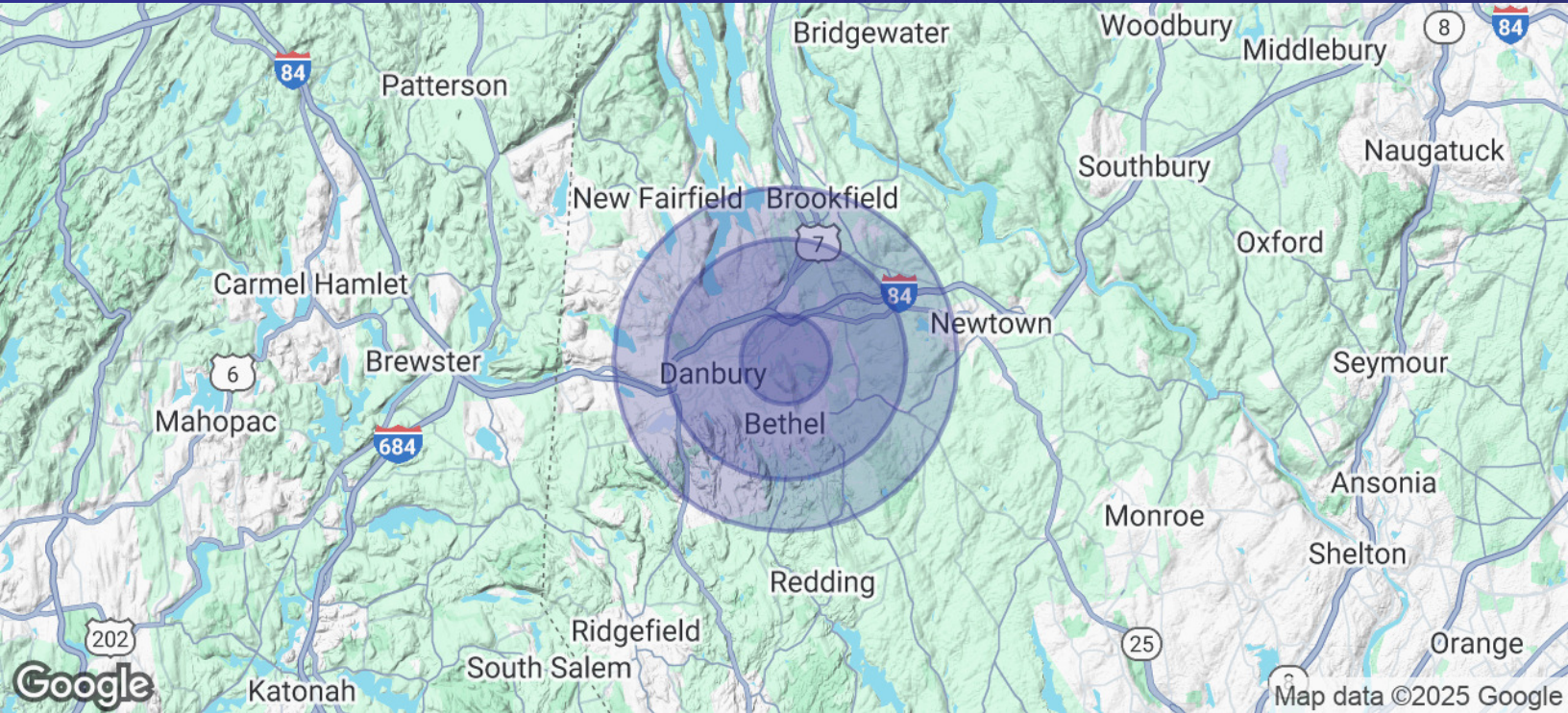
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POPULATION	1.3 MILES	3.5 MILES	5 MILES
Total Population	13,592	86,877	116,056
Average Age	39	40	41
Average Age (Male)	38	39	40
Average Age (Female)	40	41	42

HOUSEHOLDS & INCOME	1.3 MILES	3.5 MILES	5 MILES
Total Households	5,051	32,161	42,569
# of Persons per HH	2.7	2.7	2.7
Average HH Income	\$111,691	\$116,339	\$128,486
Average House Value	\$360,597	\$399,393	\$434,980

Demographics data derived from AlphaMap

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