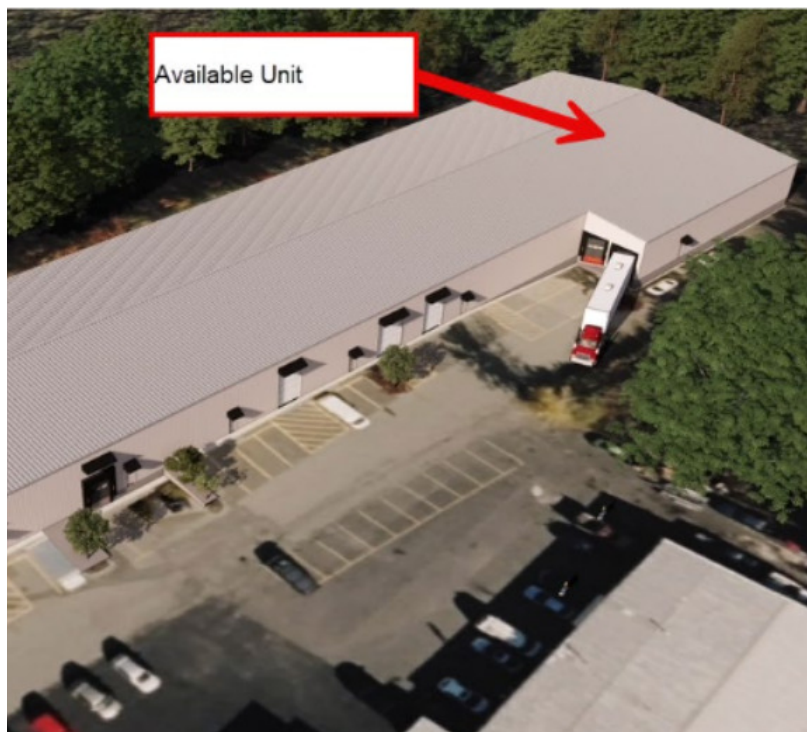


FOR LEASE // NEW CONSTRUCTION - 36 KENOSIA AVE, DANBURY, CT

PROPERTY DESCRIPTION

Brand new 15,000 SF warehouse/industrial unit with 18' clear ceilings, full air conditioning, two dock-high doors, and one drive-in door.

Prime location: <1 mile from I-84 Exit 3, with excellent access to NY and CT markets. Minutes from Danbury commuter rail. Rare opportunity in Danbury's westside industrial market.

PROPERTY HIGHLIGHTS

- Fully Air-conditioned
- Ceilings: 18' clear height
- Loading: 2 loading docks + 1 drive-in
- Uses: Distribution, manufacturing, storage
- Includes 500 SF of dedicated office space
- Central Air and Heating
- Secure Storage

OFFERING SUMMARY

Lease Rate:	\$11.00 SF/yr (NNN)
Available SF:	15,000 SF
Building Size:	51,670 SF

DEMOGRAPHICS	0.5 MILES	1 MILE	1.5 MILES
Total Households	315	1,443	4,307
Total Population	718	3,691	11,878
Average HH Income	\$152,923	\$134,409	\$118,114


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FOR LEASE // NEW CONSTRUCTION - 36 KENOSIA AVE, DANBURY, CT



PROPERTY HIGHLIGHTS

- Fully Air-conditioned
- Ceilings: 18' clear height
- Loading: 2 loading docks + 1 drive-in
- Location: <1 mile I-84 Exit 3, near rail
- Uses: Distribution, manufacturing, storage
- Includes 500 SF of dedicated office space
- Central Air and Heating
- Secure Storage
- Brand new 15,000 square foot space.



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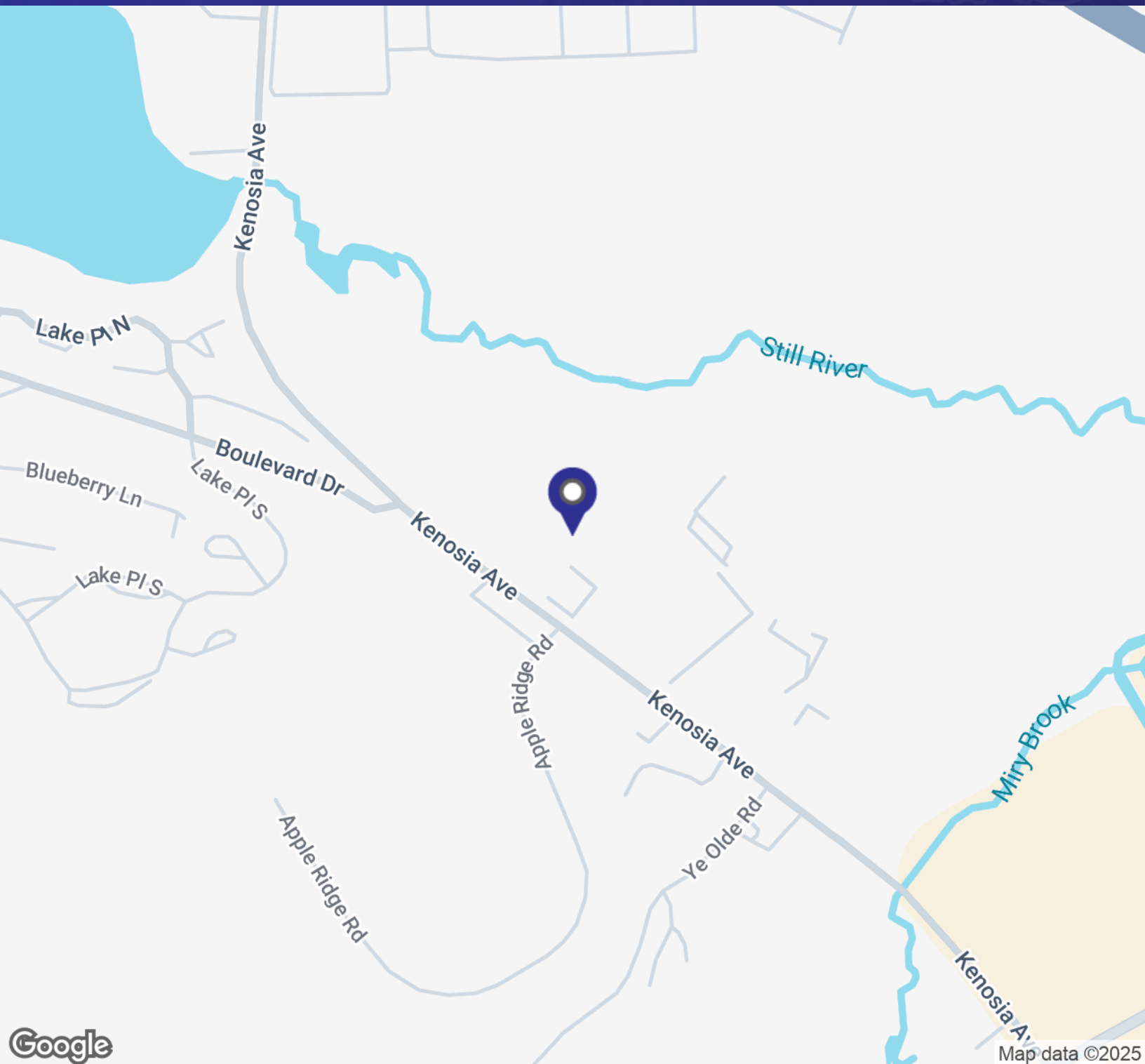
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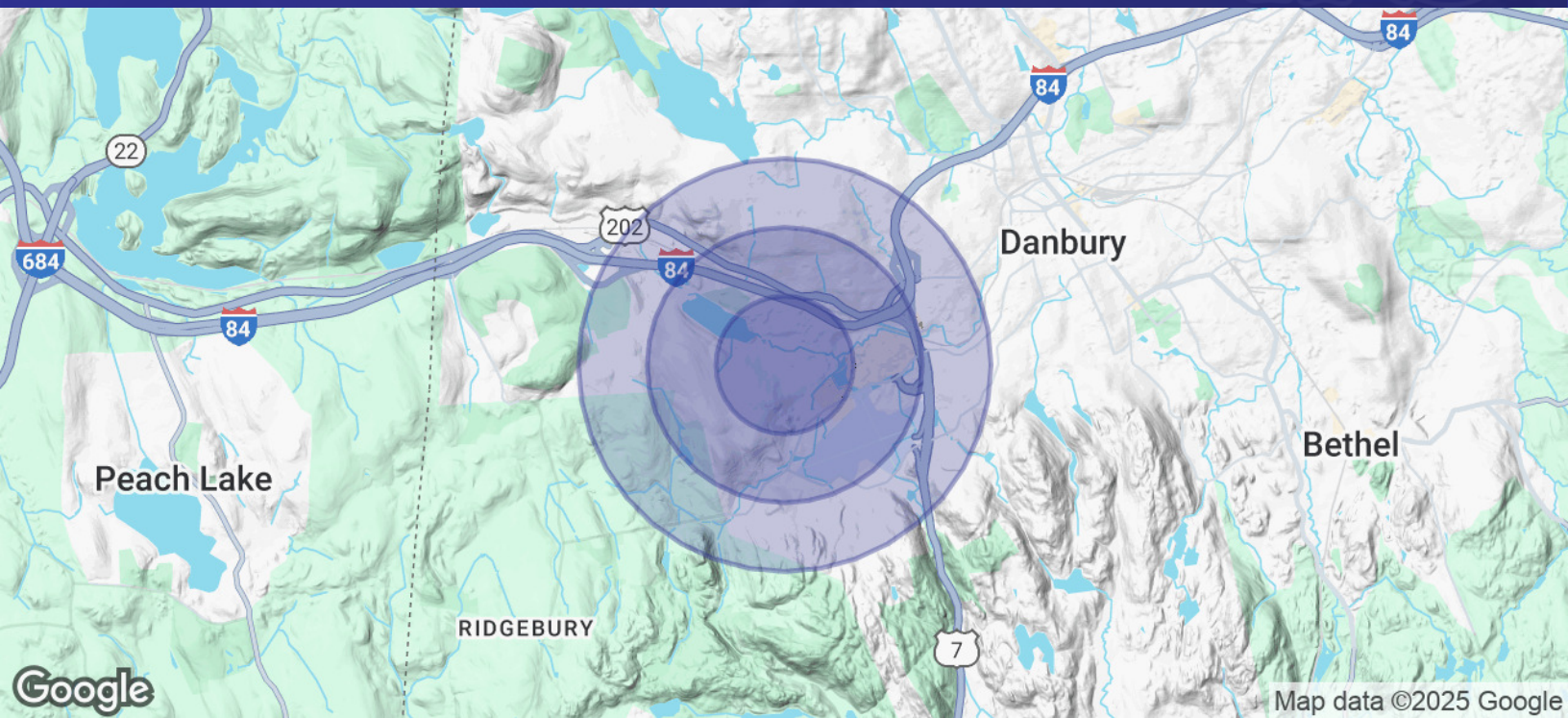
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FOR LEASE // NEW CONSTRUCTION - 36 KENOSIA AVE, DANBURY, CT



POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	718	3,691	11,878
Average Age	47	43	40
Average Age (Male)	45	42	39
Average Age (Female)	48	44	41

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	315	1,443	4,307
# of Persons per HH	2.3	2.6	2.8
Average HH Income	\$152,923	\$134,409	\$118,114
Average House Value	\$520,121	\$508,978	\$468,013

Demographics data derived from AlphaMap



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