

FOR LEASE // 60 SHELTER ROCK ROAD, DANBURY, CT



PROPERTY DESCRIPTION

Versatile IL-40 industrial space ideal for warehouse, light manufacturing, distribution, or commercial kitchen use. Features full HVAC, new LED lighting, sealed epoxy and polished concrete floors, heavy power with multiple 220V/110V outlets, filtered water, 10' floor drain, commercial sinks, pantry/break room, and renovated private restroom. Two 14' electric roll-up doors with keypad entry, access to three loading docks with levelers, and potential 16' x 14' cold storage area. Fully alarmed, separately metered gas and electric, road-visible signage, and convenient access to I-84 and Routes 6, 53.

PROPERTY HIGHLIGHTS

- Full HVAC (heat and air conditioning)
- New LED shop lights in warehouse
- Sealed epoxy floors and polished concrete
- Completely renovated private restroom
- (2) 14-ft electric roll-up doors with keypad entry
- Fully alarmed system in place
- Access to 3 loading docks with levelers

OFFERING SUMMARY

Lease Rate:	\$8.95 SF/yr (NNN)
Nets:	+/- \$2.85 PSF
Available SF:	5,403 SF
Building Size:	103,716 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,429	26,681	44,861
Total Population	8,854	70,466	120,918
Average HH Income	\$71,594	\$73,764	\$85,833



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PROPERTY HIGHLIGHTS

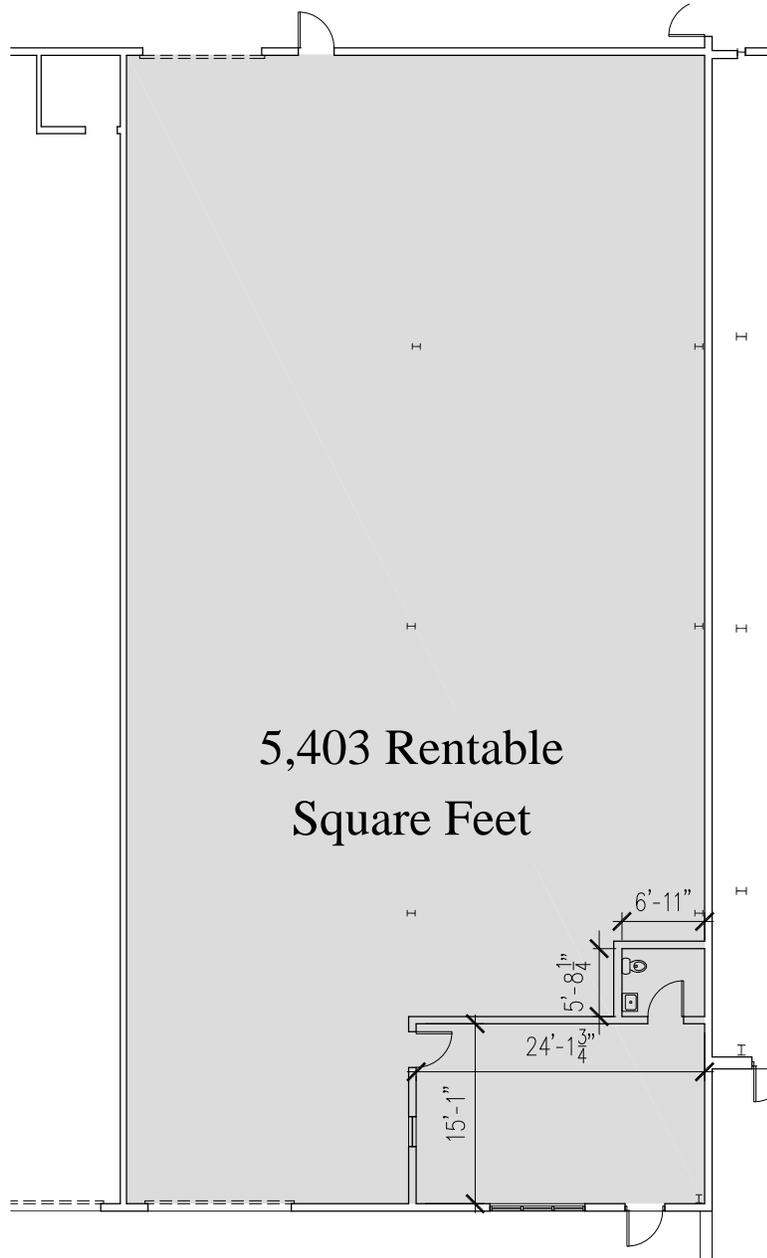
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- New LED shop lights in warehouse
- Sealed epoxy floors and polished concrete
- Completely renovated private restroom
- (2) 14-ft electric roll-up doors with keypad entry
- Fully alarmed system in place
- Access to 3 loading docks with levelers
- Road-visible branding and signage
- Heavy power capacity, Filtered water, 10 ft floor drain, multiple 220 and 110 plugs throughout.
- Pantry, break room,
- Industrial zoning IL-40 permits industrial / light manufacturing, commercial kitchen use
- Cold storage a possibility 16X14 with 7 ' sliding barn door.
- Multiple water hooks ups and commercial sinks in place.



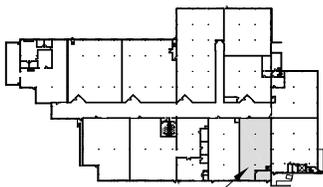
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Key Plan, 1st Floor



Unit 12



60 Shelter Rock Road, Danbury, CT
Ground Floor

For further information about this property, contact:
 Mark Blandford or Ted Grogan - 914-773-6242



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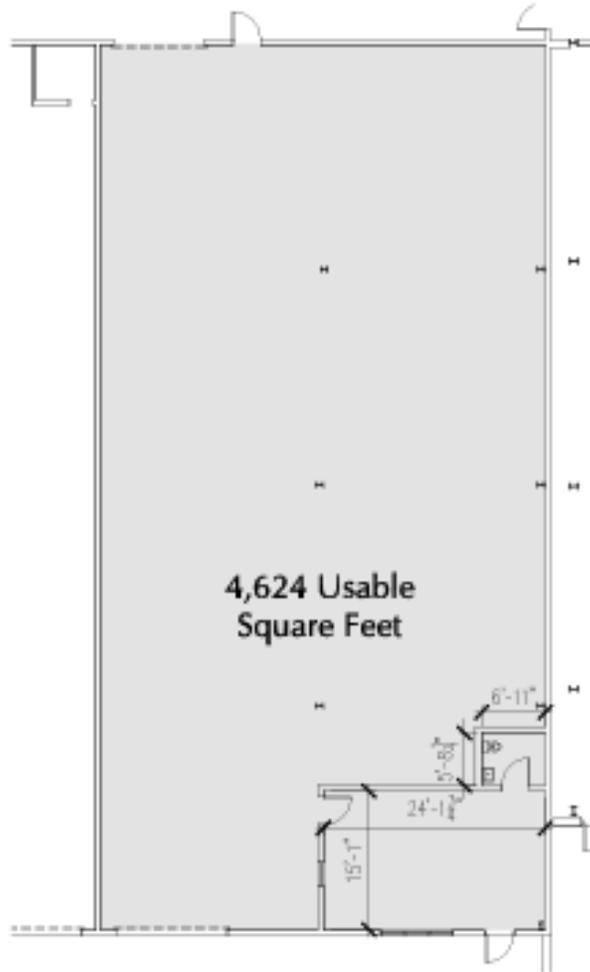
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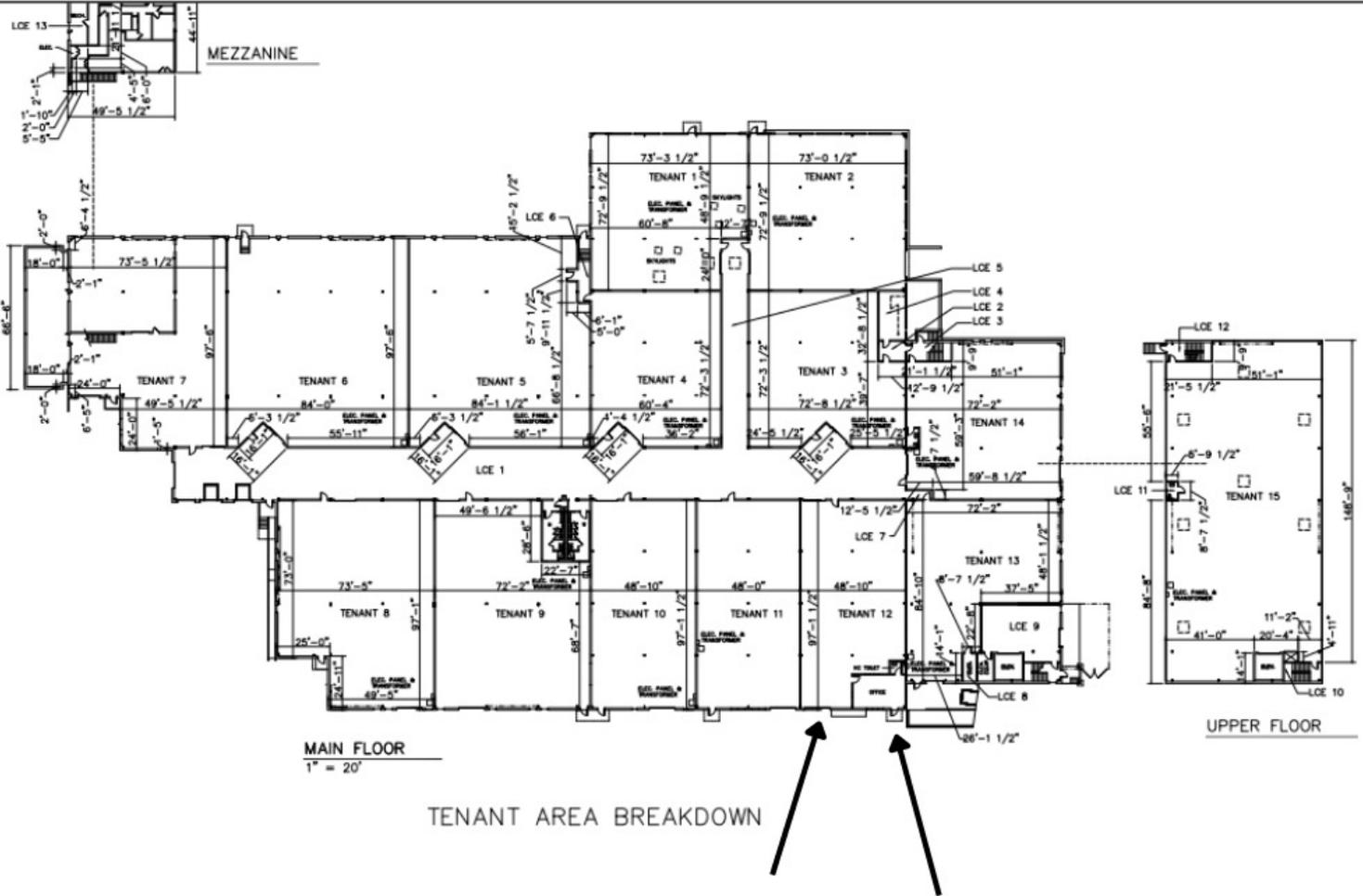


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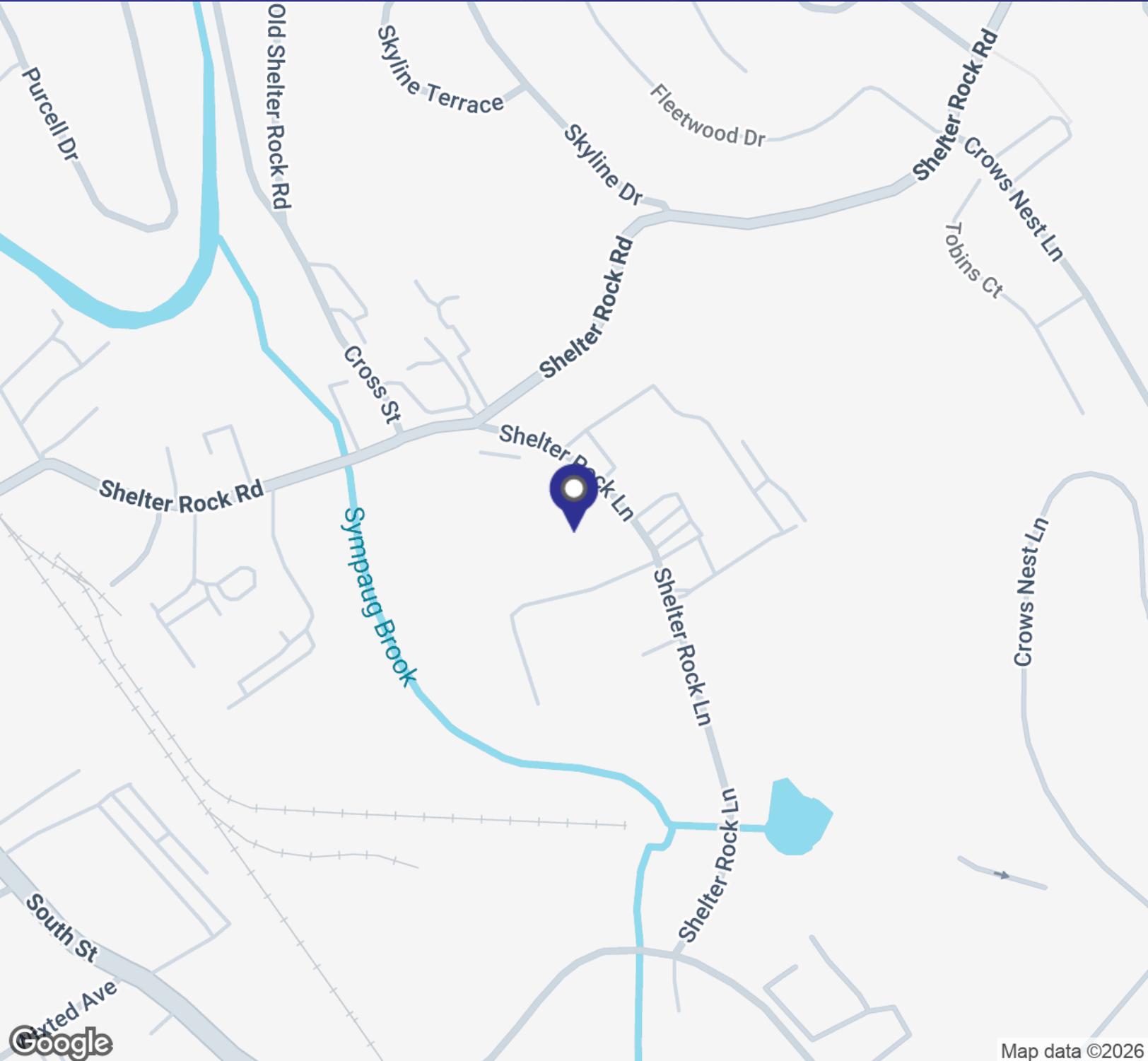


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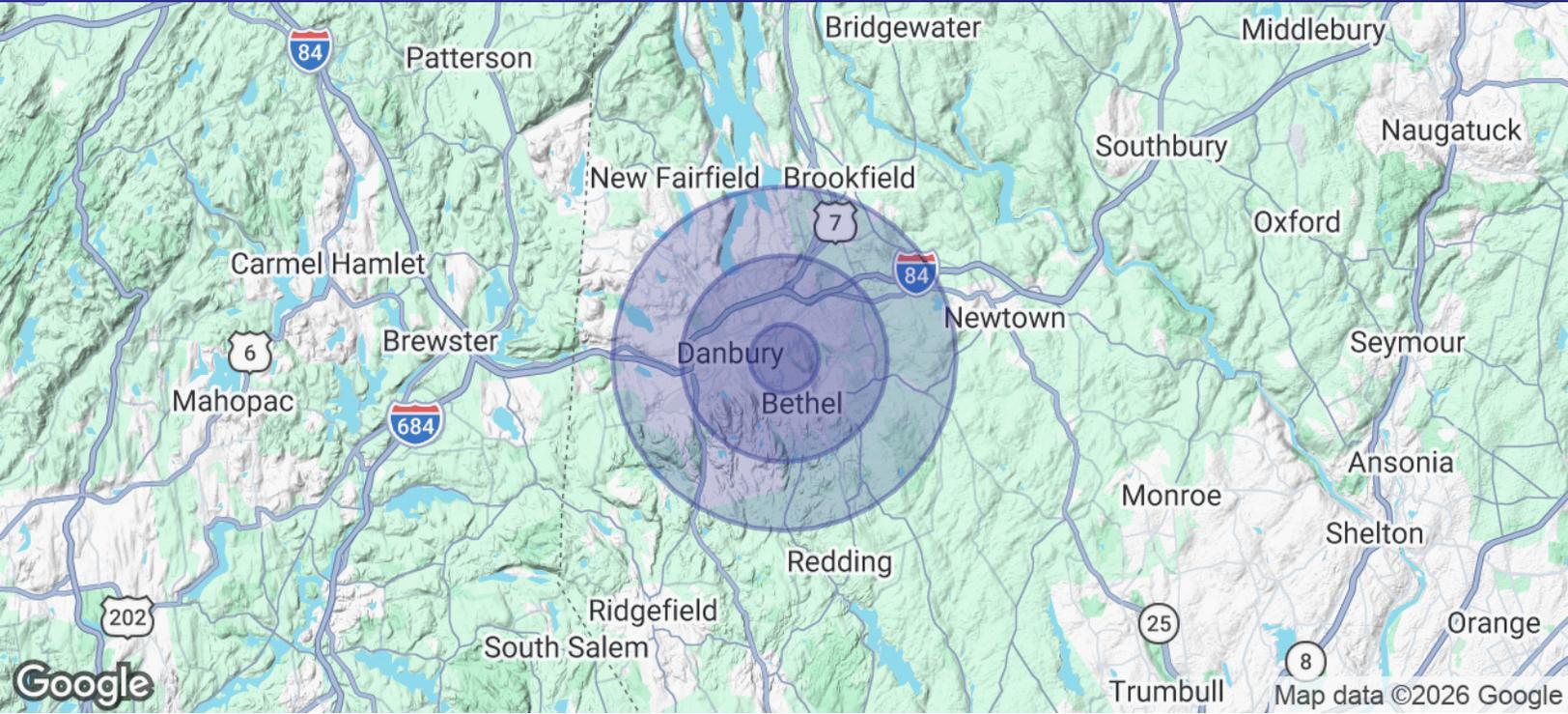
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,854	70,466	120,918
Average Age	33.5	36.0	37.6
Average Age (Male)	31.6	34.8	36.7
Average Age (Female)	35.3	37.2	38.6

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,429	26,681	44,861
# of Persons per HH	2.6	2.6	2.7
Average HH Income	\$71,594	\$73,764	\$85,833
Average House Value	\$320,974	\$350,665	\$381,113

2020 American Community Survey (ACS)



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