

FOR LEASE // WAREHOUSE SPACE AVAILABLE



PROPERTY DESCRIPTION

Ideal space for any industrial or storage use. Unit has new LED lighting, gas heat, 12' drive in doors. 14'-16' ceilings and 200-amp 3 phase power. Easy access to RT. 7 and I84.

PROPERTY HIGHLIGHTS

- Zone: B2 (commercial/industrial)
- Plumbing: 1 Bath
- Heating: Propane
- Utilities: City water & septic
- Possible Outside Storage
- 12' Drive-In Doors
- 14-16' Ceilings
- 200 Amp 3 Phase Power

85B DANBURY RD, NEW MILFORD, CT

Lease Rate:	\$3,400/month + utilities + refuse
Available SF:	3,000 SF

DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Total Households	1,546	4,349	7,246
Total Population	3,231	9,279	16,007
Average HH Income	\$77,936	\$92,781	\$100,292



MICK CONSALVO
Broker
 203.241.5188
 mconsalvo@towercorp.com



TOMMY CONSALVO
Broker
 203.482.5792
 tconsalvo@towercorp.com

FOR LEASE // WAREHOUSE SPACE AVAILABLE



MICK CONSALVO

Broker

203.241.5188

mconsalvo@towercorp.com



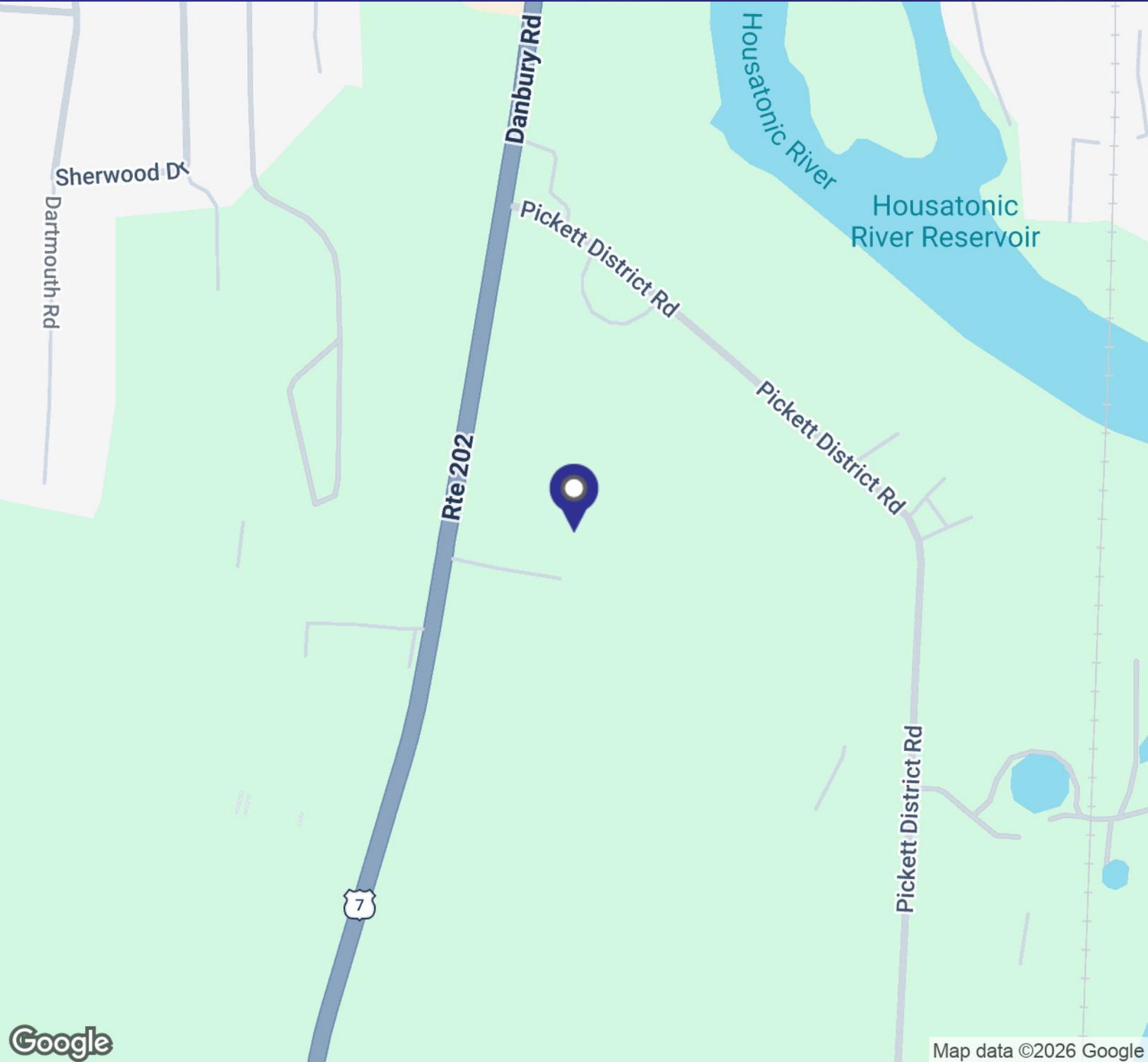
TOMMY CONSALVO

Broker

203.482.5792

tconsalvo@towercorp.com

FOR LEASE // WAREHOUSE SPACE AVAILABLE



MICK CONSALVO

Broker

203.241.5188

mconsalvo@towercorp.com



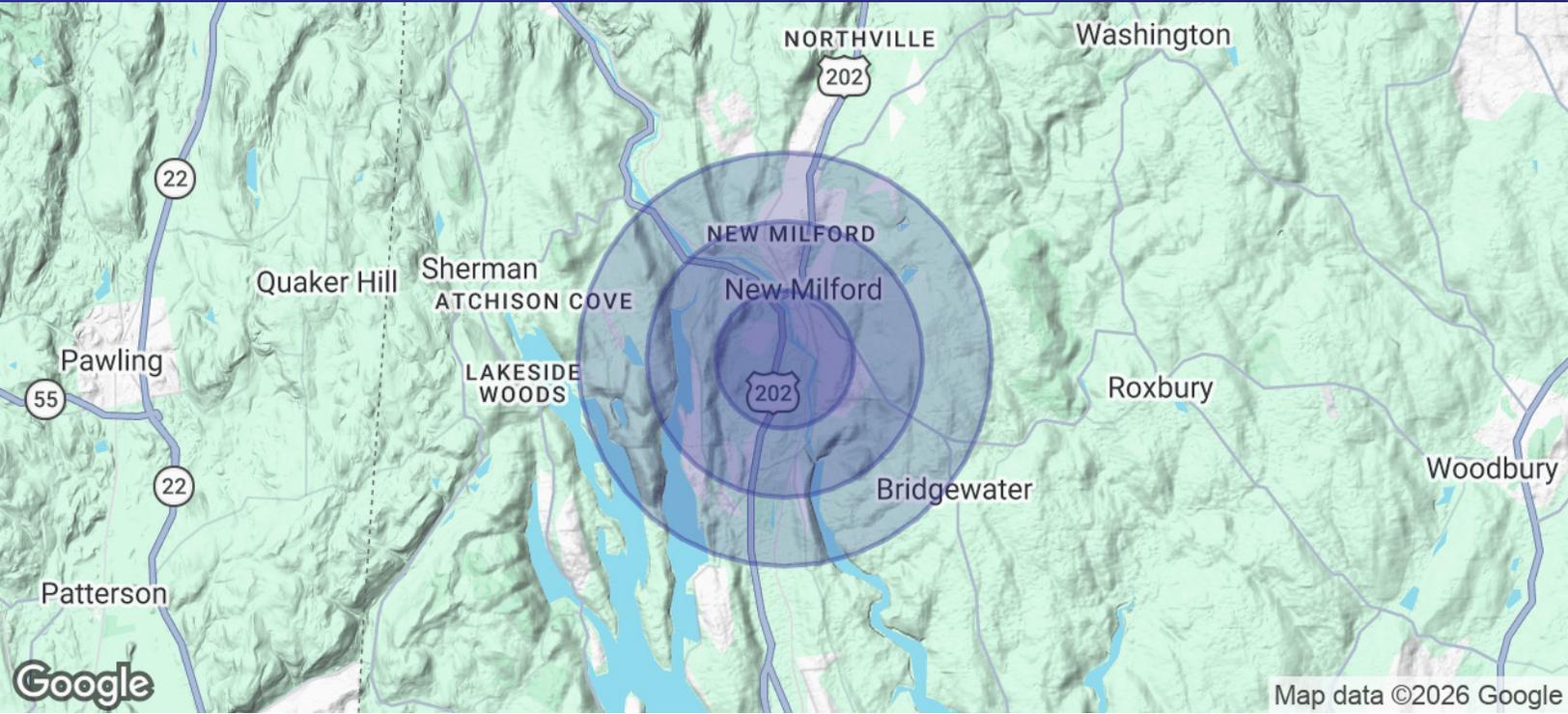
TOMMY CONSALVO

Broker

203.482.5792

tconsalvo@towercorp.com

FOR LEASE // WAREHOUSE SPACE AVAILABLE



POPULATION	1 MILE	2 MILES	3 MILES
Total Population	3,231	9,279	16,007
Average Age	38.6	41.5	42.9
Average Age (Male)	35.2	38.9	41.0
Average Age (Female)	39.6	42.8	43.8

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	1,546	4,349	7,246
# of Persons per HH	2.1	2.1	2.2
Average HH Income	\$77,936	\$92,781	\$100,292
Average House Value	\$236,234	\$278,421	\$301,859

2020 American Community Survey (ACS)



MICK CONSALVO
Broker
 203.241.5188
 mconsalvo@towercorp.com



TOMMY CONSALVO
Broker
 203.482.5792
 tconsalvo@towercorp.com