

FOR LEASE // PRIME DANBURY INDUSTRIAL SPACE

50 Beaver Brook Rd, Unit 2, Danbury, CT



PROPERTY DESCRIPTION

This 3,000 sq. ft. warehouse space offers a versatile combination of industrial functionality and professional accommodations. Featuring high ceilings that provide excellent vertical storage capacity, the property is well-suited for automotive businesses, contractors, or light manufacturing operations. The space includes durable epoxy flooring, a well-appointed office area, a kitchen, and a dedicated break room. Additional features include full air conditioning for year-round comfort and an oversized overhead door for easy access and logistics.

PROPERTY HIGHLIGHTS

- Office, warehouse and two baths per unit
- IG-80 (Heavy Industrial)
- Built 2005
- 24 Ft. Ceilings
- Full A/C
- City Water, Sewer, Gas
- Excellent Parking

OFFERING SUMMARY

Lease Rate:	\$4,500/month + utilities
Available SF:	3,000 SF
Building Size:	10,000 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	4,110	27,693	47,118
Total Population	10,902	73,386	126,963
Average HH Income	\$70,898	\$75,943	\$86,011



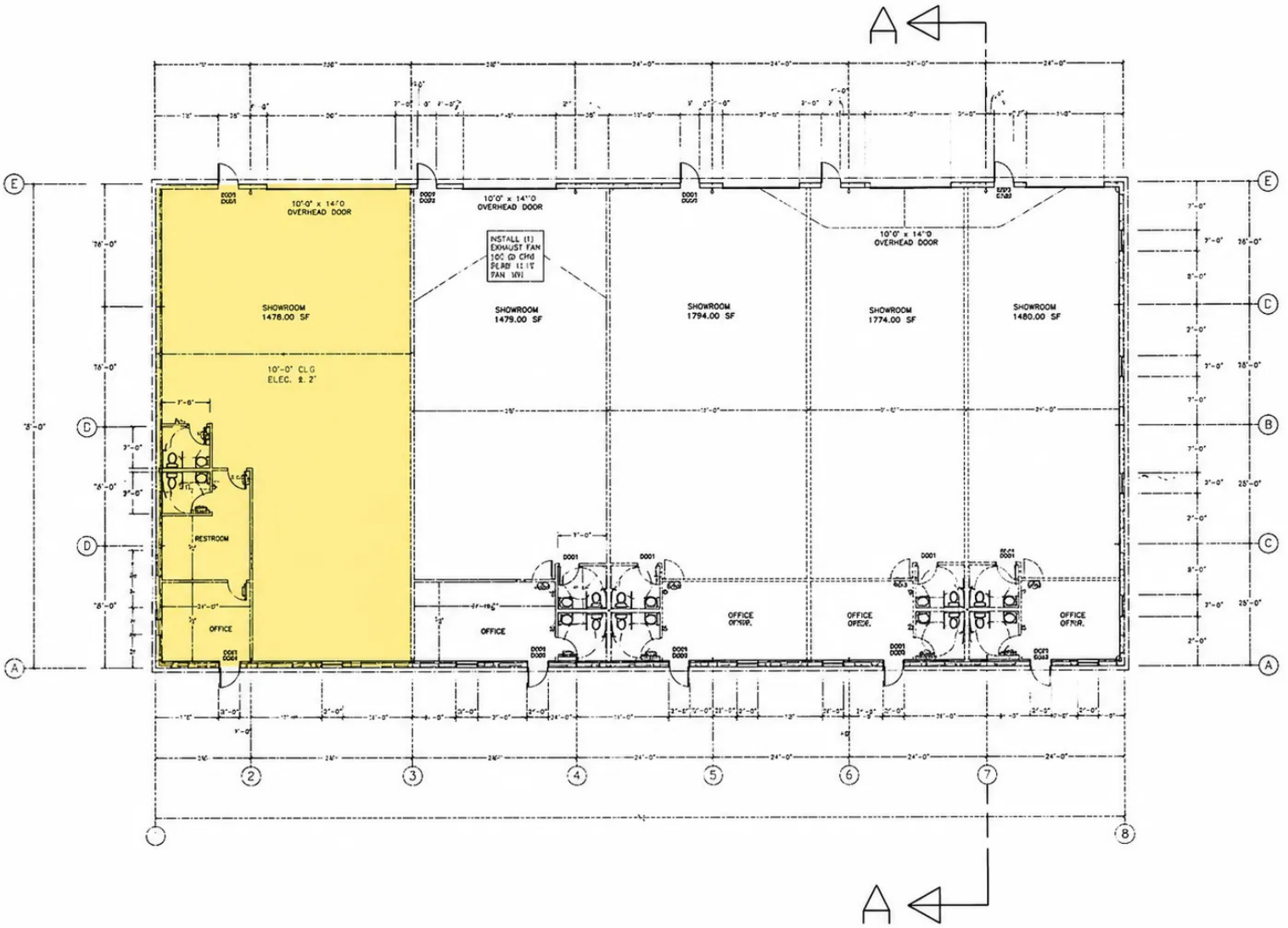
FOR LEASE // PRIME DANBURY INDUSTRIAL SPACE

50 Beaver Brook Rd, Unit 2, Danbury, CT



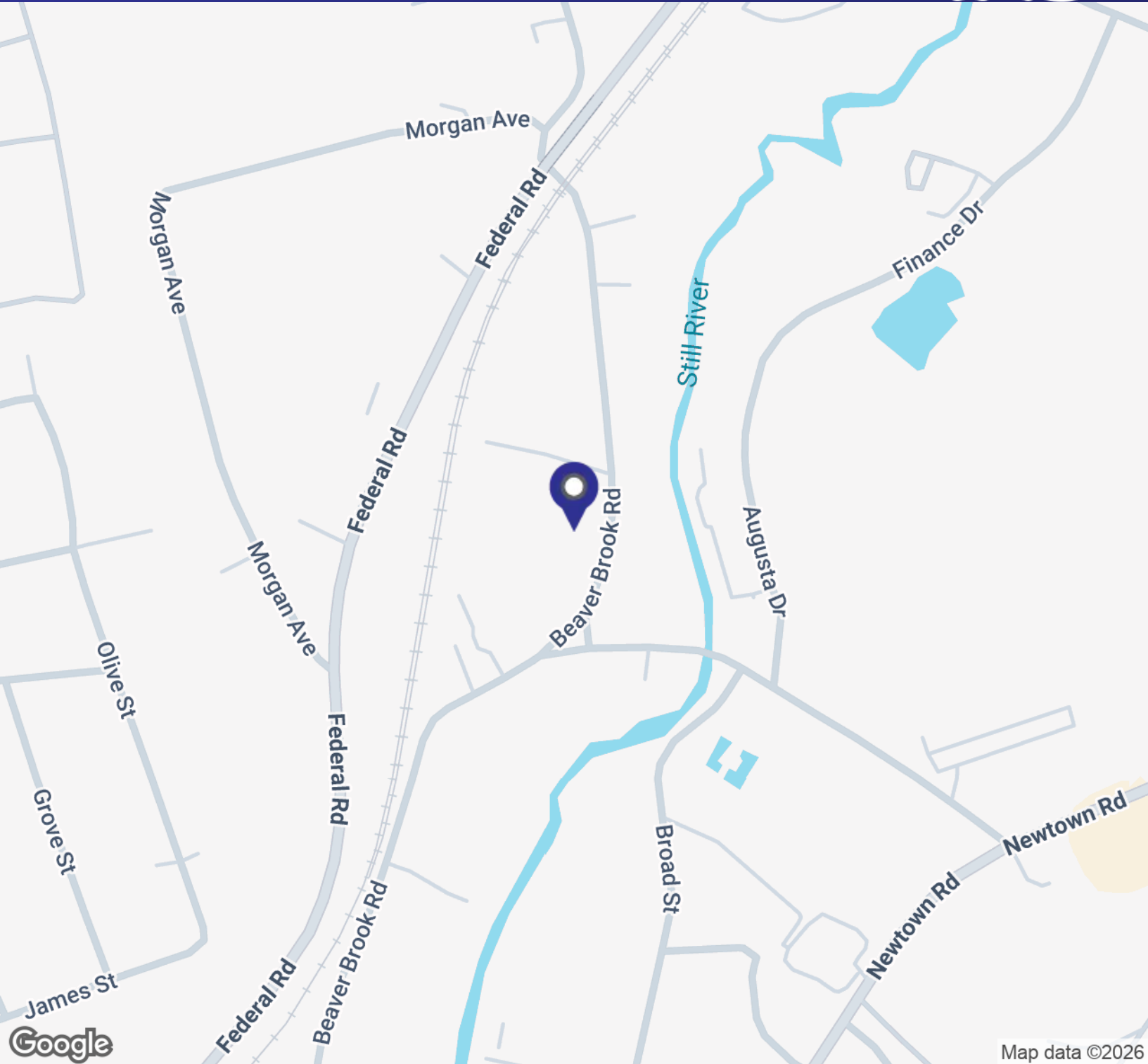
FOR LEASE // PRIME DANBURY INDUSTRIAL SPACE

50 Beaver Brook Rd, Unit 2, Danbury, CT



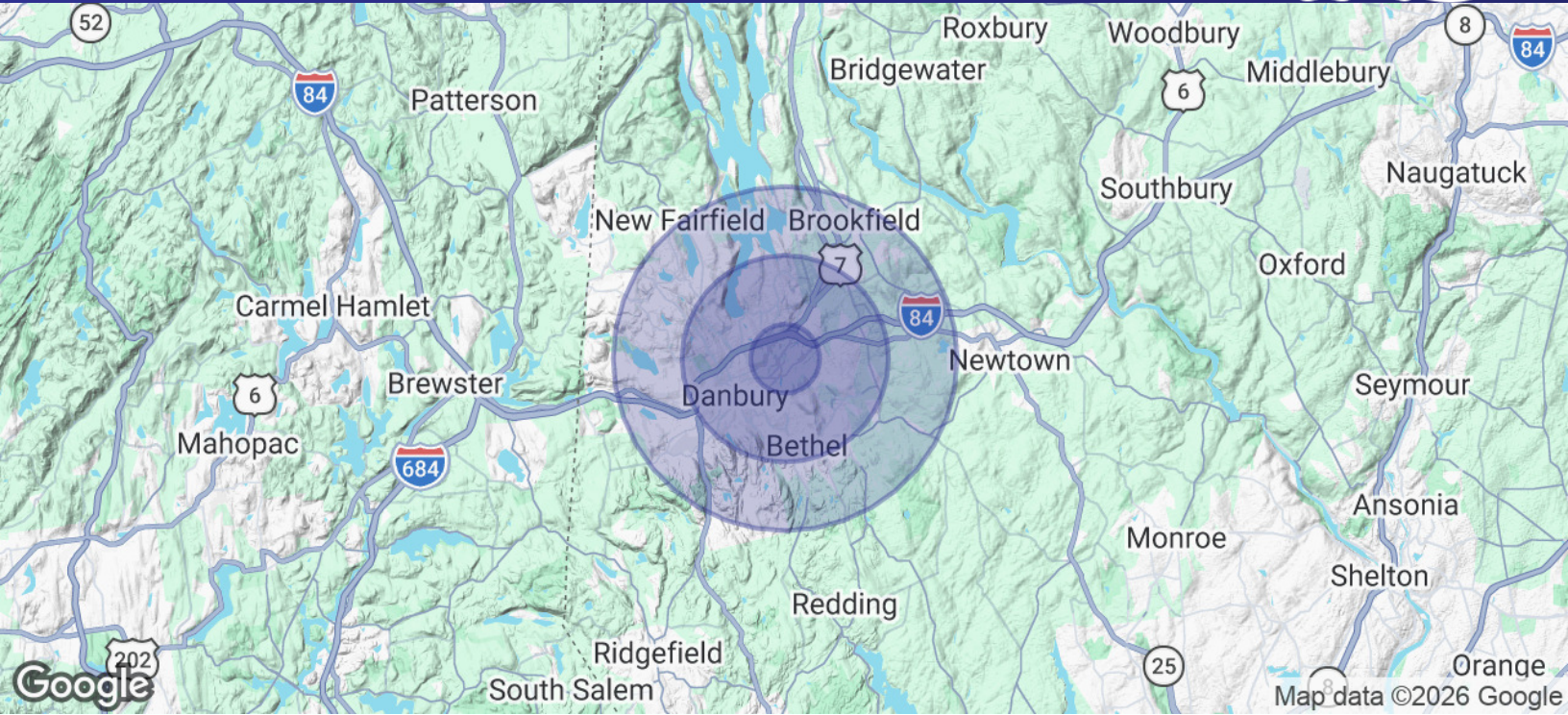
FOR LEASE // PRIME DANBURY INDUSTRIAL SPACE

50 Beaver Brook Rd, Unit 2, Danbury, CT



FOR LEASE // PRIME DANBURY INDUSTRIAL SPACE

50 Beaver Brook Rd, Unit 2, Danbury, CT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,902	73,386	126,963
Average Age	33.6	36.4	37.7
Average Age (Male)	32.3	35.3	36.8
Average Age (Female)	34.9	37.4	38.6

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,110	27,693	47,118
# of Persons per HH	2.7	2.6	2.7
Average HH Income	\$70,898	\$75,943	\$86,011
Average House Value	\$318,787	\$352,106	\$387,690

2020 American Community Survey (ACS)

