

FOR LEASE // WAREHOUSE // STORAGE // INDUSTRIAL

199 Pickett District Rd, unit 1, New Milford CT



PROPERTY DESCRIPTION

Brand new storage units in Southern New Milford. Ideal for contractor, car/boat storage or light industrial uses. 1,250 Sq Ft available with 10' drive in door and 16' ceilings. Easy access to Route 7 and I84.

PROPERTY HIGHLIGHTS

- 10 Ft Drive in Door
- 100 amp, Single Phase Power
- Well and Septic
- LED Lighting
- 16' Ceilings
- Separately Metered for Propane Heat
- Handicap Bath

OFFERING SUMMARY

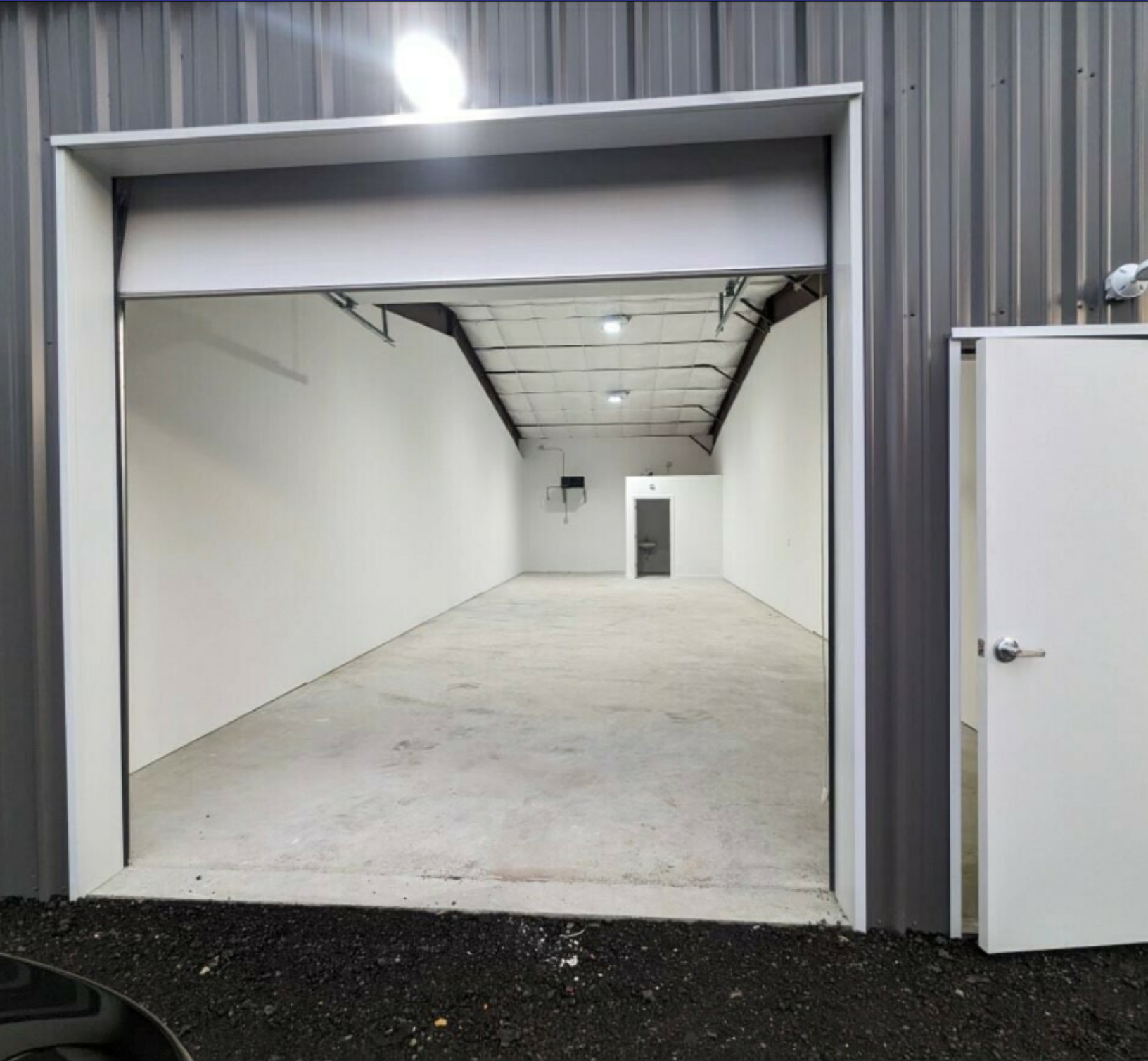
Lease Rate:	\$1,650 Per Month + Util
Available SF:	+/- 1,250

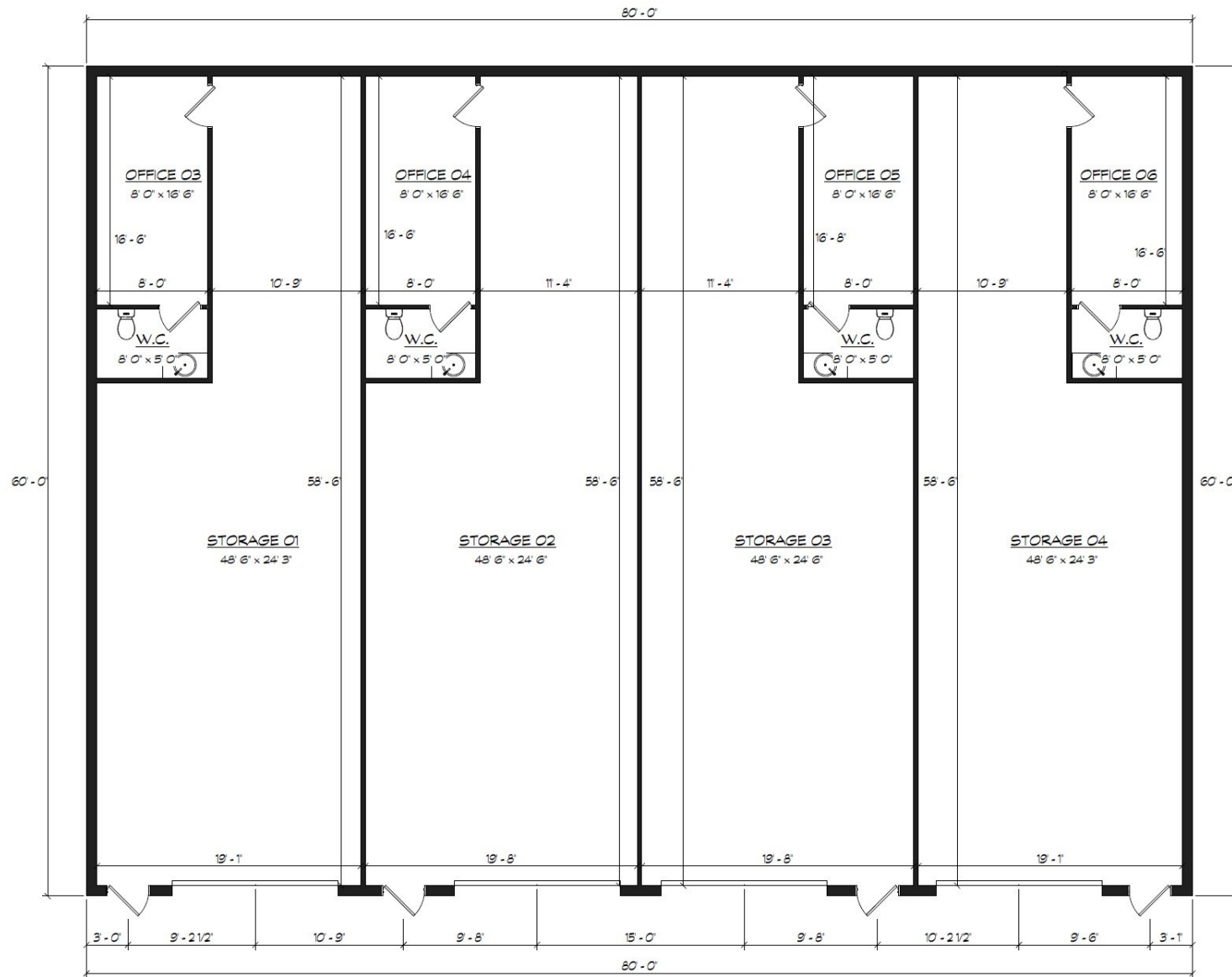
DEMOGRAPHICS	1.5 MILES	3 MILES	5.5 MILES
Total Households	1,697	6,505	15,234
Total Population	4,296	16,076	38,502
Average HH Income	\$127,977	\$128,379	\$147,050



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MAIN FLOOR AREA	
NAME	AREA

Office 03	132 sf
W.C.	55 sf
Storage 01	932 sf
Office 04	132 sf
W.C.	55 sf
Storage 02	966 sf
Office 05	132 sf
W.C.	55 sf
Storage 03	966 sf
Office 06	132 sf
W.C.	55 sf
Storage 04	934 sf

TOTAL FLOOR AREA	
4,800	sf

FLOOR PLAN
PROGRESSIVE PRINT

DRAWN	
APPROVED	
DATE	
SCALE	

REVISIONS

2

UPPER LEVEL

SM01645 - Bruzzi Real Estate

Rev Date: July 6th 2021

GRAPHIC SCALE:



Sheet No:

A-103

Sheet # of #

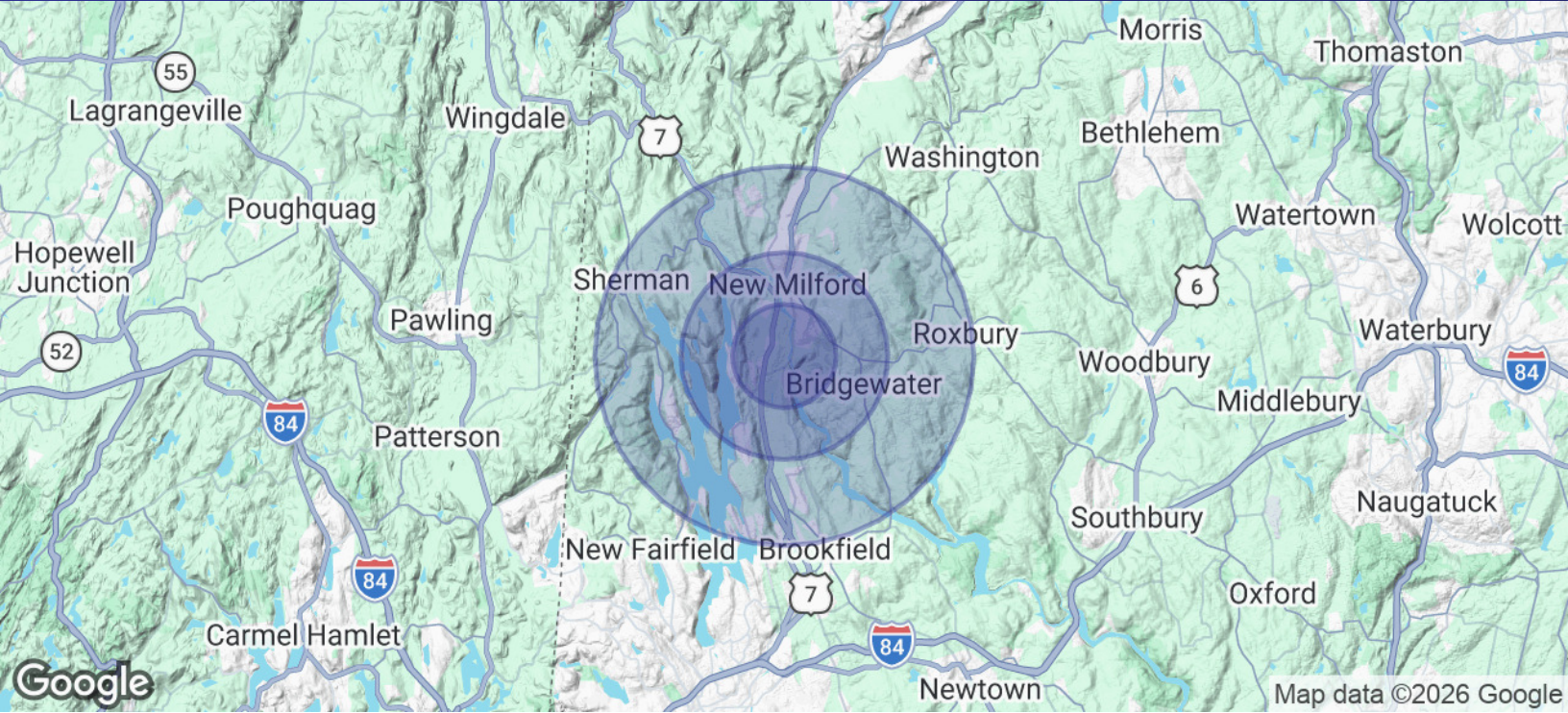
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POPULATION	1.5 MILES	3 MILES	5.5 MILES
Total Population	4,296	16,076	38,502
Average Age	41	43	44
Average Age (Male)	41	42	43
Average Age (Female)	42	44	45

HOUSEHOLDS & INCOME	1.5 MILES	3 MILES	5.5 MILES
Total Households	1,697	6,505	15,234
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$127,977	\$128,379	\$147,050
Average House Value	\$435,987	\$483,080	\$538,688

2020 American Community Survey (ACS)

