

**FOR LEASE // WAREHOUSE // OFFICE // SHOWROOM**

26 Federal Road, Danbury CT



**PROPERTY DESCRIPTION**

Ideal warehouse/ showroom / office with great exposure on Federal Road, Danbury. Featuring 16-foot ceilings and a 12-foot drive-in door. The space includes office/ showroom area and a mezzanine level that adds additional storage. Perfect for contractors, service-based businesses, or any professional industrial/ warehouse use.

**PROPERTY HIGHLIGHTS**

- 16' clear ceiling height
- 12' drive-in overhead door
- Gas Heat
- City Water and Sewer
- Functional warehouse / flex space layout
- Private office area
- Mezzanine for additional storage
- Outdoor parking available
- Easy loading and access

**OFFERING SUMMARY**

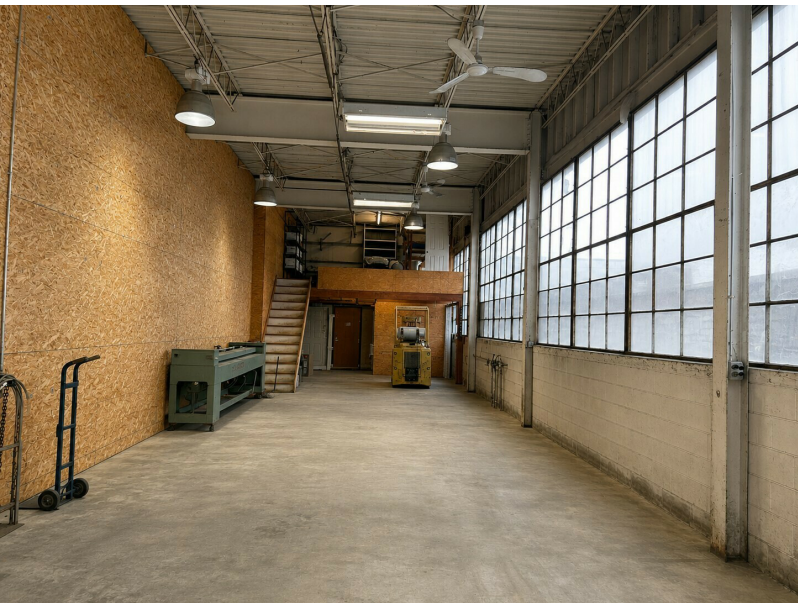
Lease Rate:	\$2,400 (Gross) + Util
Available SF:	1,819 SF

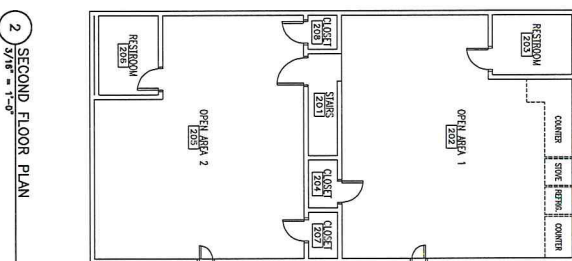
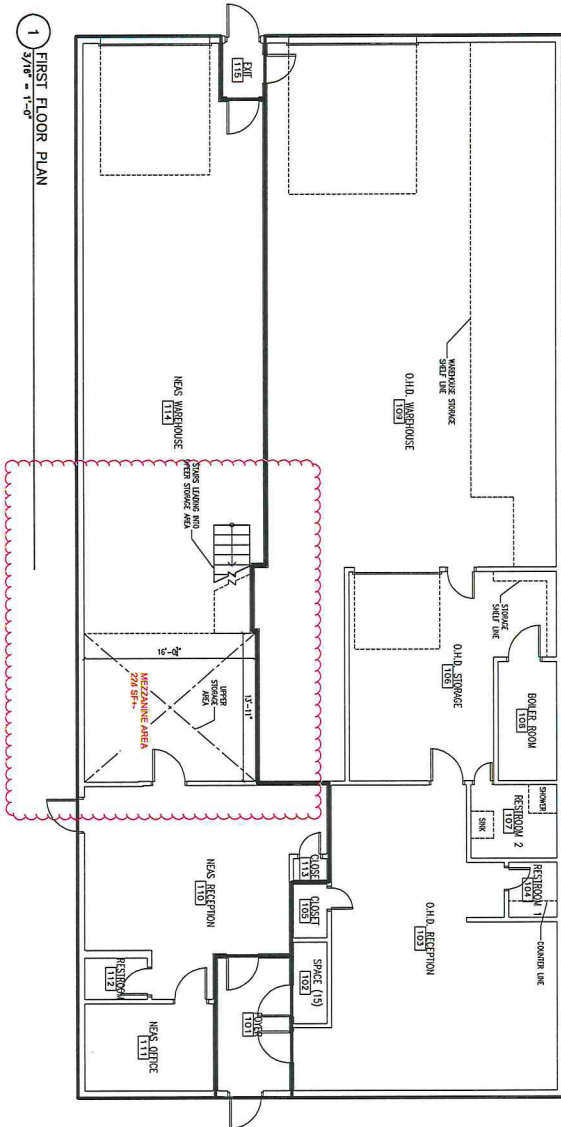
DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	5,614	29,819	44,135
Total Population	15,430	78,774	117,069
Average HH Income	\$82,822	\$109,280	\$126,508



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**COMMON SPACE**

ROOM NAME	Number	Gross Area	FLOOR	WALLS	CEILING	NOTES
OFFICE	110	44.33 SF	2	N S E W	MATL	HEIGHT 8'-6"
OFFICE	115	19.06 SF	2	N S E W	MATL	HEIGHT 8'-6"

**ROOM SCHEDULE**

ROOM NAME	Number	AREA
OFFICE	01	63.39 SF
OFFICE	02	102.53 SF
OFFICE	04	178.53 SF

**SECOND FLOOR**

ROOM NAME	Number	Gross Area	FLOOR	WALLS	CEILING	NOTES
STAIRS	201	27.33 SF	2	N S E W	MATL	HEIGHT 8'-6"
OFFICE AREA 1	202	46.33 SF	2	N S E W	MATL	HEIGHT 8'-6"
OFFICE AREA 2	203	17.33 SF	2	N S E W	MATL	HEIGHT 8'-6"
OFFICE AREA 3	204	17.33 SF	2	N S E W	MATL	HEIGHT 8'-6"
OFFICE AREA 4	205	28.67 SF	2	N S E W	MATL	HEIGHT 8'-6"
OFFICE AREA 5	206	28.67 SF	2	N S E W	MATL	HEIGHT 8'-6"
OFFICE AREA 6	207	11.00 SF	2	N S E W	MATL	HEIGHT 8'-6"
OFFICE AREA 7	208	6.88 SF	2	N S E W	MATL	HEIGHT 8'-6"

**NEAS**

ROOM NAME	Number	Gross Area	FLOOR	WALLS	CEILING	NOTES
NEAS RECEPTION	118	38.67 SF	2	N S E W	MATL	HEIGHT 8'-6"
NEAS OFFICE	119	38.67 SF	2	N S E W	MATL	HEIGHT 8'-6"
NEAS OFFICE	120	6.88 SF	2	N S E W	MATL	HEIGHT 8'-6"
NEAS WAREHOUSE	121	121.50 SF	2	N S E W	MATL	HEIGHT 8'-6"

2 SECOND FLOOR PLAN  
3/16" = 1'-0"

26 FEDERAL ROAD  
DANBURY, CONNECTICUT 06810  
FIRST & SECOND FLOOR PLAN LAYOUT

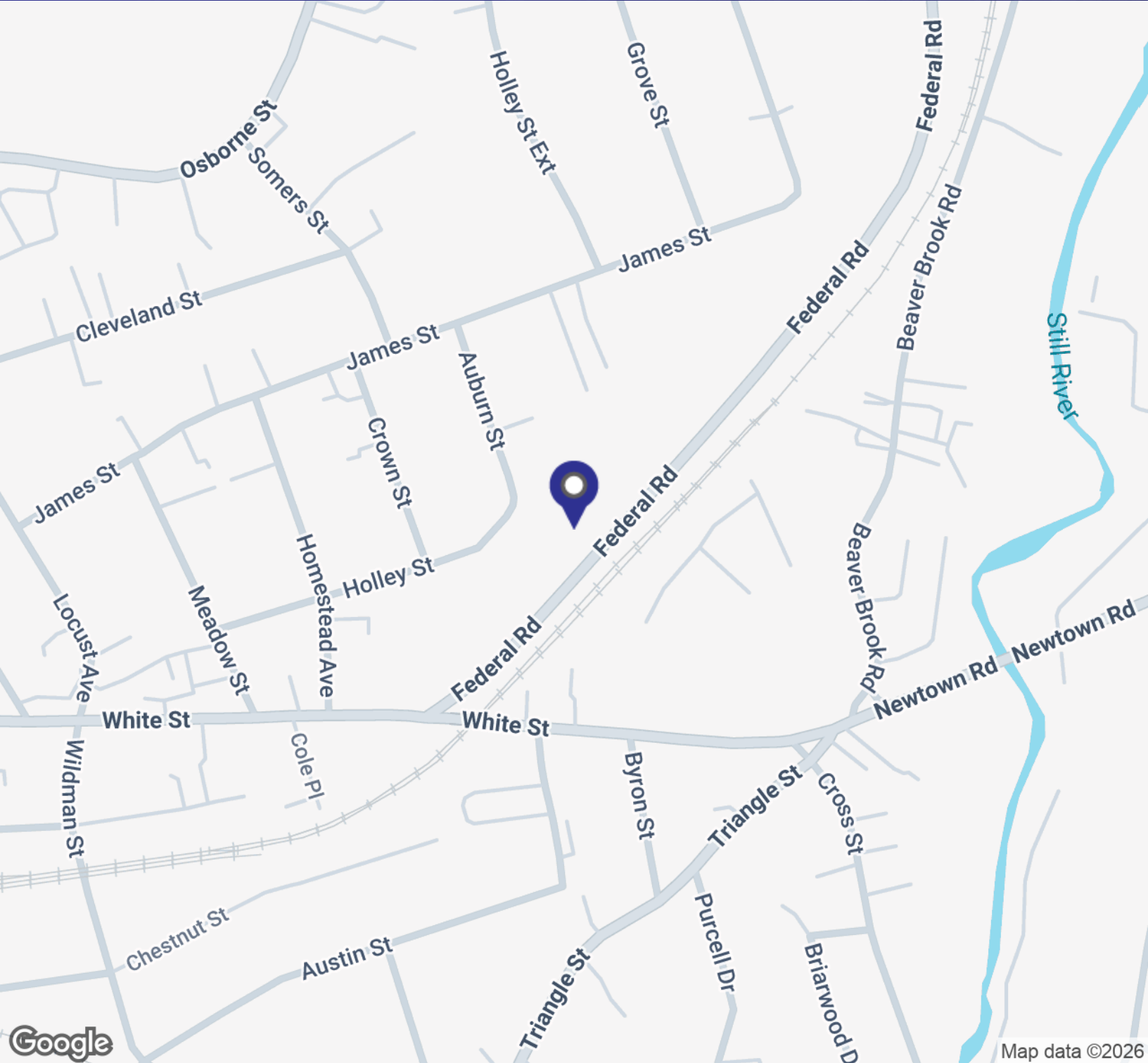
"La Dolce Vita"

**RIZZO CORPORATION**  
General Contractors Construction Managers  
64 Triangle Street Danbury, CT 06810  
Phone: 203-731-3132 Fax: 203-748-8747

REVISIONS	
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Scale:	AS NOTED
Date:	01/17/2012
Drawn By:	EDUARDO RUIZ
Checked By:	
Approved:	
Drawing Number:	A-101
Sheet Number:	1

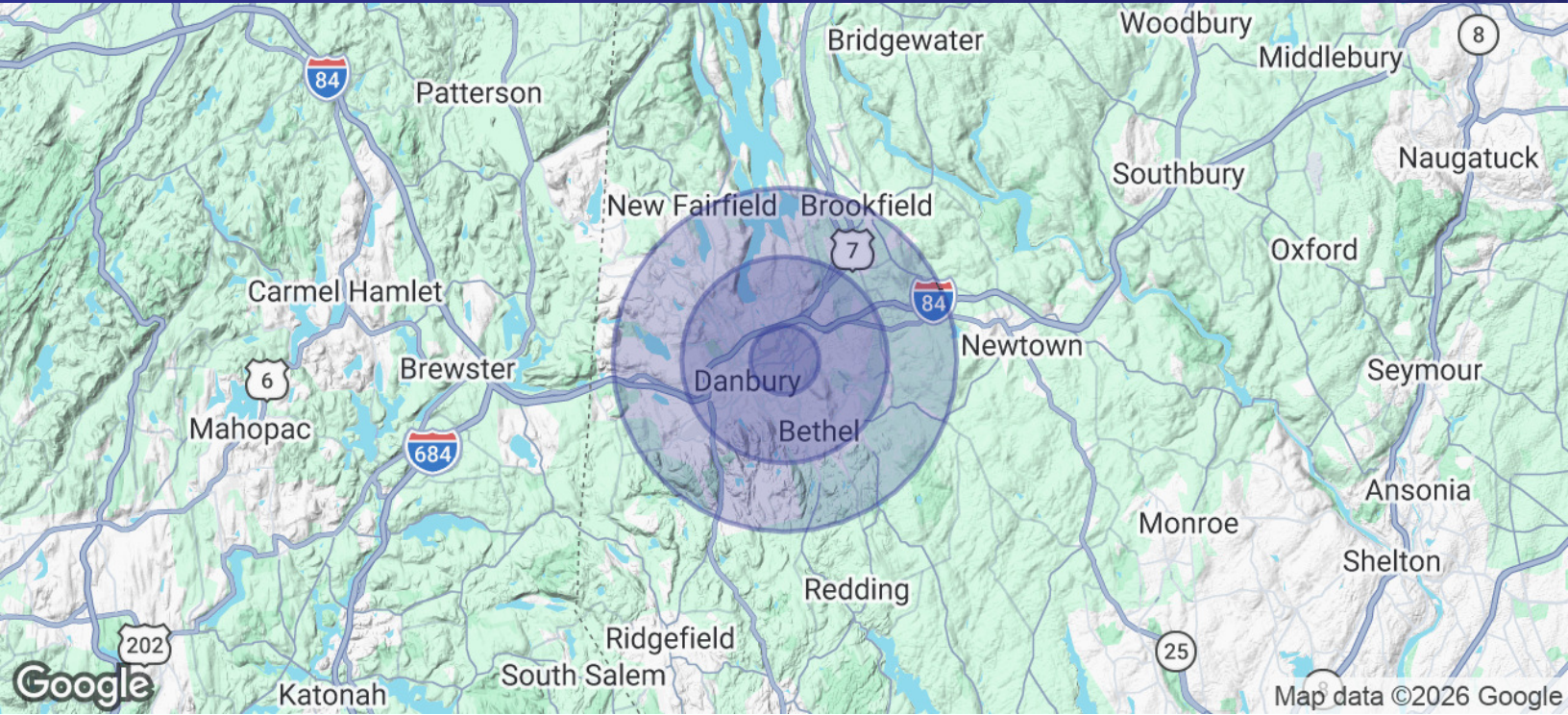
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	15,430	78,774	117,069
Average Age	36.6	40.2	42.1
Average Age (Male)	36.8	38.1	40.7
Average Age (Female)	37.6	41.7	42.8

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,614	29,819	44,135
# of Persons per HH	2.7	2.6	2.7
Average HH Income	\$82,822	\$109,280	\$126,508
Average House Value	\$290,564	\$371,508	\$413,638

2023 American Community Survey (ACS)

