

**FOR SALE // VERSATILE INDUSTRIAL CONDO – FORMER MACHINE SHOP**

44-20 Old State Rd, New Milford, CT



**PROPERTY DESCRIPTION**

Former machine shop space featuring heavy power, multiple electrical drops, compressed air lines, and a utility sink. Well-suited for manufacturing, assembly, warehousing, R&D, or other industrial operations. Conveniently located in southern New Milford with excellent access to Route 7 and Interstate 84, providing easy connectivity throughout Fairfield and Litchfield Counties.

**PROPERTY HIGHLIGHTS**

- End Unit
- Propane Heat
- Fully air conditioned
- +/- 12' ceilings
- +/- 10' drive in door
- 400 Amp, 3 phase power
- Electrical drops
- Air lines

**OFFERING SUMMARY**

Sale Price:	\$499,900
Building Size:	Total: +/- 4,589 SF
	Main Level: +/- 3,853 SF
	Upper-Level Office: +/- 736 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	63	231	866
Total Population	164	603	2,195
Average HH Income	\$119,724	\$124,796	\$133,706



**TOMMY CONSALVO**

Sales Associate  
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**MICK CONSALVO**

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**PROPERTY HIGHLIGHTS**

- Square Footage - +/- 4,589 SF
- Main level square footage - +/- 3,853 SF
- Upper-Level office - +/- +/- 736 sf
- End Unit
- Propane Heat
- Fully air conditioned
- +/- 12' ceilings
- +/- 10' drive in door
- 400 Amp, 3 phase power
- Electrical drops
- Air lines
- 3 Baths (2 on main level, 1 in the upper-level office)
- Slop sink
- Attic Storage
- Zone – B2 (Commercial/Industrial)
- City water and city sewer
- Monthly common charges - \$465.35
- Annual taxes - \$5,606.16
- Asking sale price - \$499,900



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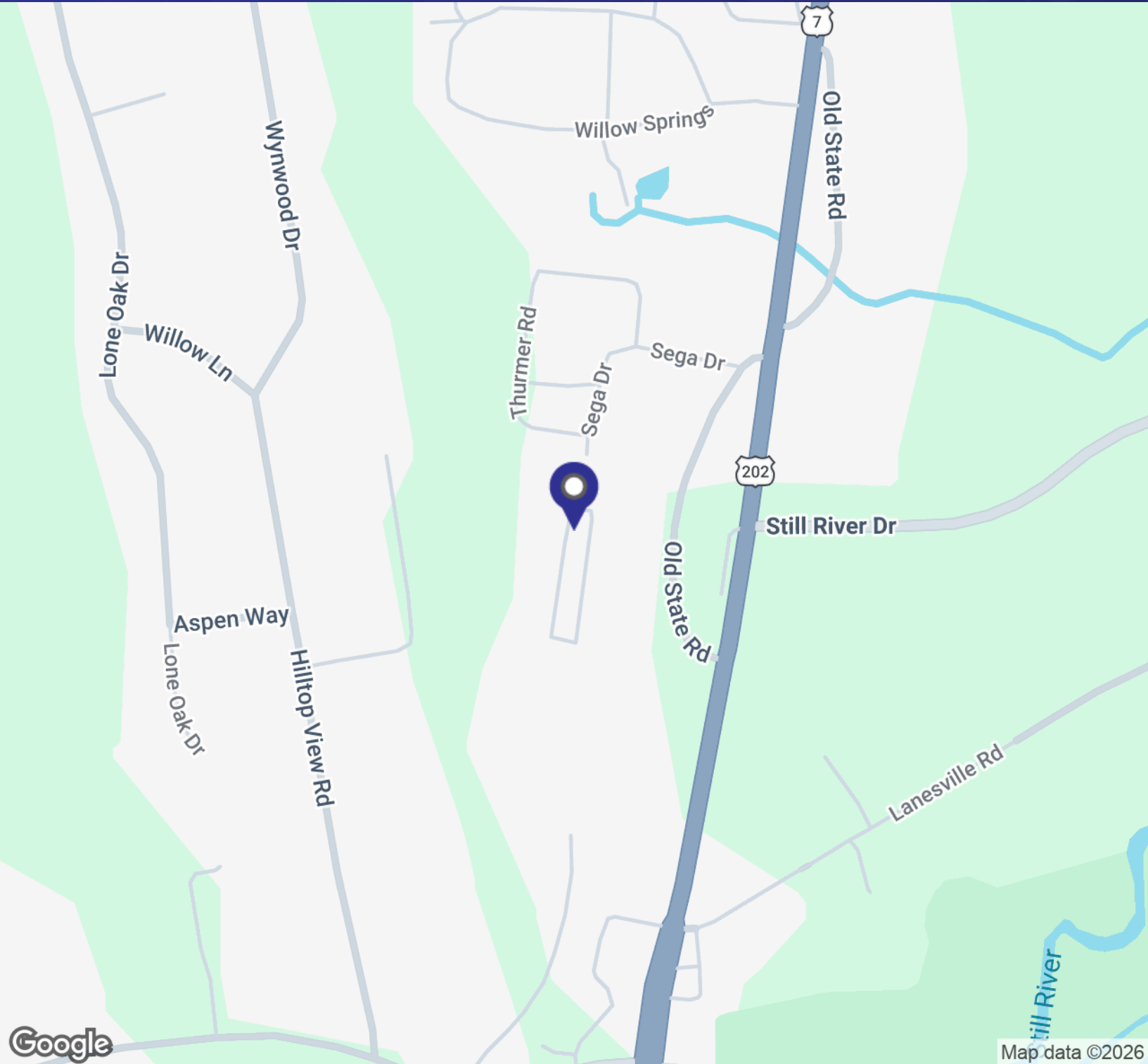
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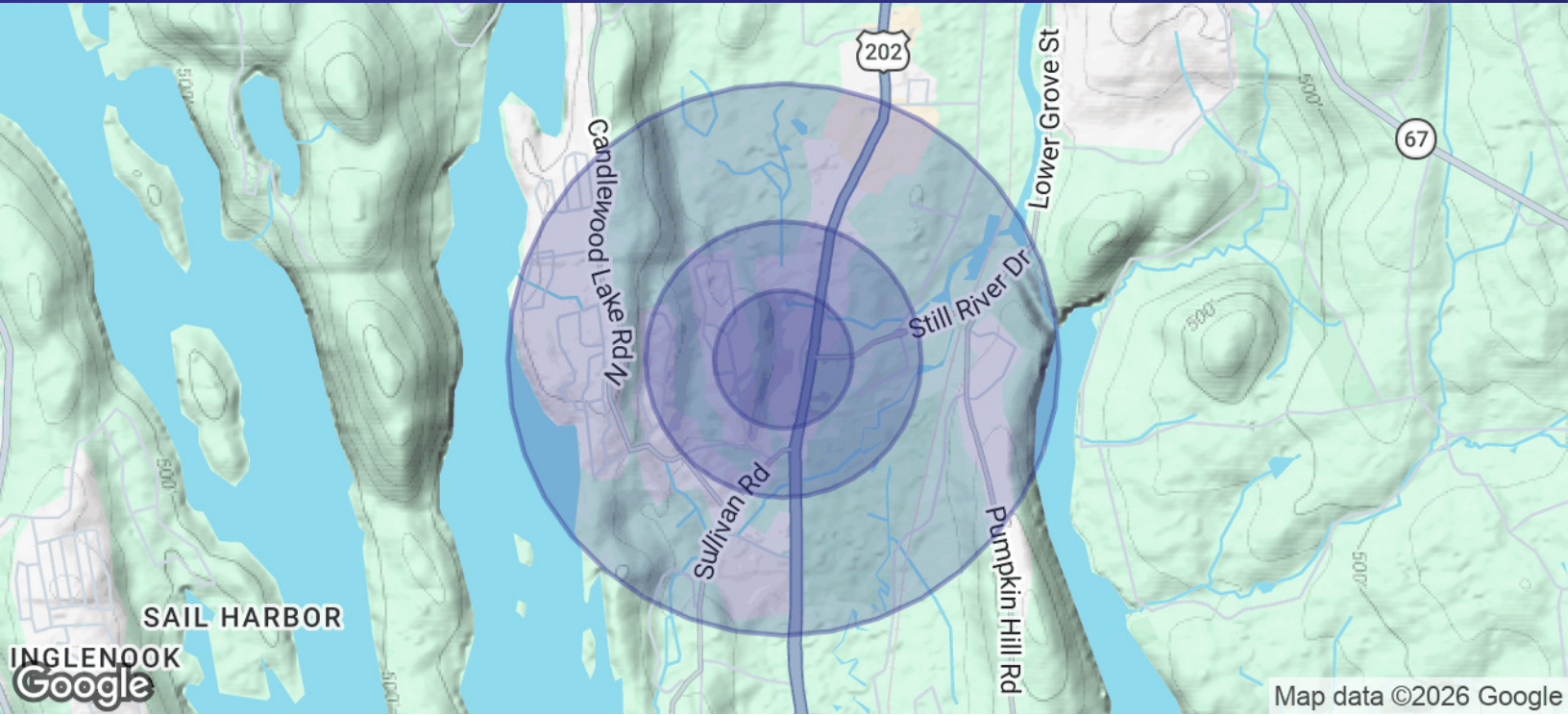
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	164	603	2,195
Average Age	42.2	41.6	42.5
Average Age (Male)	43.1	42.1	41.8
Average Age (Female)	41.3	40.9	42.6

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	63	231	866
# of Persons per HH	2.6	2.6	2.5
Average HH Income	\$119,724	\$124,796	\$133,706
Average House Value	\$323,345	\$349,157	\$383,358

2023 American Community Survey (ACS)



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