

FOR SALE OR LEASE // 1-3 ROGER SHERMAN TPKE, NEW MILFORD CT

New Construction -- Industrial Condos



PROPERTY DESCRIPTION

Exceptional opportunity to purchase or lease brand-new industrial space in one of New Milford's newest commercial developments. Scheduled for completion in 2026, this 5,776 SF building offers flexible ownership and leasing options designed to accommodate businesses of all sizes.

The building consists of four individual units that may be purchased, leased, or combined to meet your specific needs. Units 1, 2, and 3 each contain approximately 1,392 SF (40' x 34.8'), while Unit 4 offers approximately 1,600 SF (40' x 40'). Buyers and tenants have the flexibility to acquire a single unit, multiple contiguous units, or the entire building. The units are also designed to be combined, creating larger spaces as your business grows.

Units 1 and 2 each feature two drive-in doors, providing additional functionality for businesses requiring increased loading and vehicle access.

Ideal for contractors, trades, warehousing, distribution, light manufacturing, service businesses, and a variety of industrial and flex uses. Available for Sale or Lease. Individual units, multiple units, or the entire building available.

Engineered renderings shown. Images are conceptual only and may not reflect final design.

OFFERING SUMMARY

Sale Price Entire Building:	\$1,175,000
Unit 1 - 1,392 Sq Ft:	\$304,000
Unit 2 - 1,392 Sq Ft:	\$304,000
Unit 3 - 1,392 Sq Ft:	\$290,000
Unit 4 - 1,600 Sq Ft:	\$330,000
Lease Rate:	\$14 SF/yr (Gross) + Util
Available SF:	5,776 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	537	6,137	11,223
Total Population	1,254	15,101	29,201
Average HH Income	\$112,504	\$124,550	\$141,037



TOMMY CONSALVO

Sales Associate

203.482.5792

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JOE DIMYAN

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PROPERTY HIGHLIGHTS

- New Construction
- Private office
- Restroom
- 14-foot drive-in overhead door
- Unit 1 & 2 Have 2 Drive In Door's
- 200-amp, 3-phase electrical service
- Propane Heat
- AC in Office
- Designated outdoor storage area
- Available for Sale or Lease
- Individual units, multiple units, or the entire building available
- Units 1, 2, and 3 +/- 1,392 SF Each (40' x 34.8')
- Unit 4 +/- 1,600 SF (40' x 40')
- Engineered renderings shown. Images are conceptual only and may not reflect final design.



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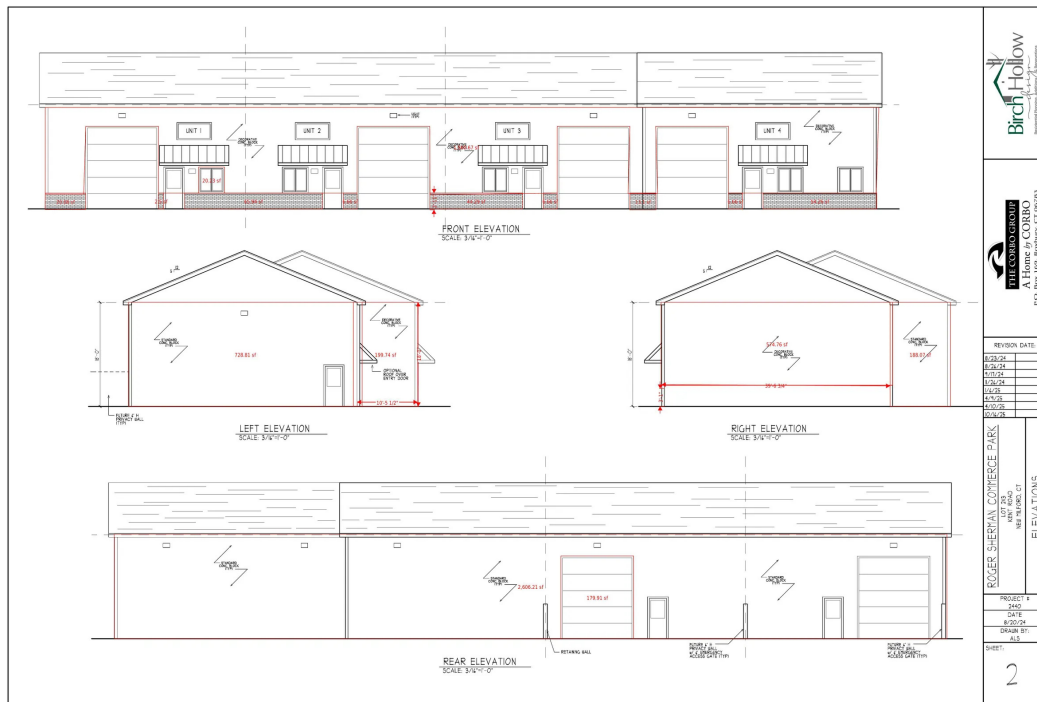
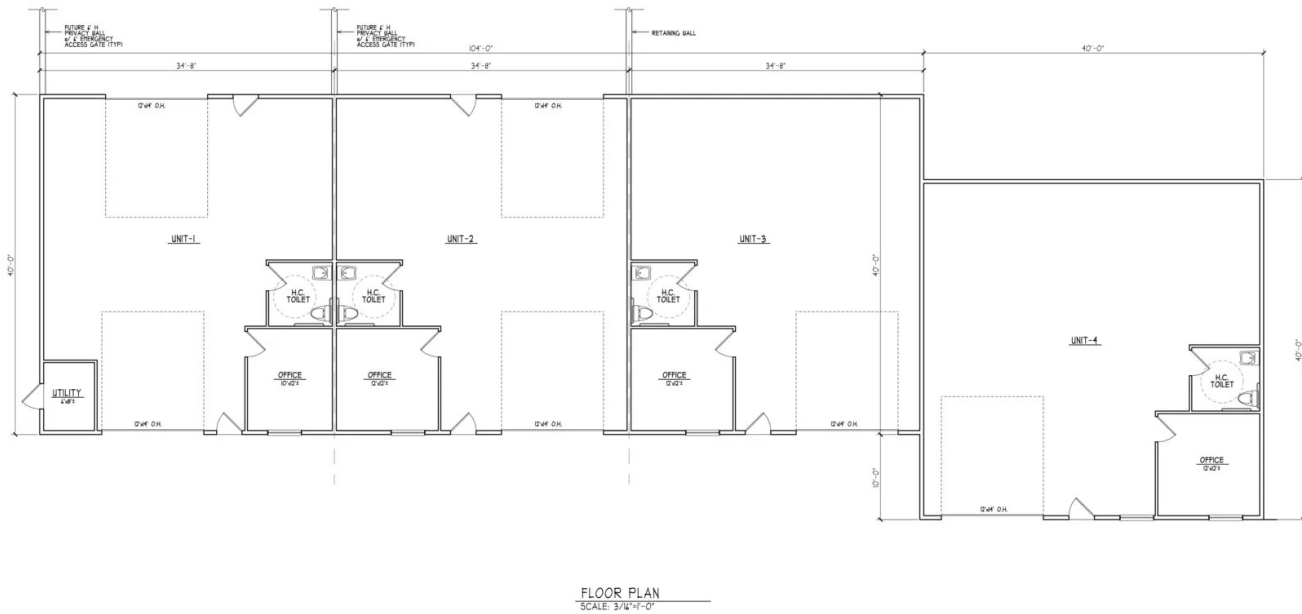


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A Home by CORBO P.O. Box 1000, Roadway, CT 06478 860-662-1234 • WWW.CORBOGROUP.COM	
REVISION DATE:	
8/23/24	
4/17/24	
1/24/24	
5/4/23	
4/4/23	
4/10/23	
10/16/22	
ROGER SHERMAN COMMERCE PARK LOT 280 NEW MILFORD, CT	
FLOOR PLAN	
PROJECT # 2440	SHEET # 2



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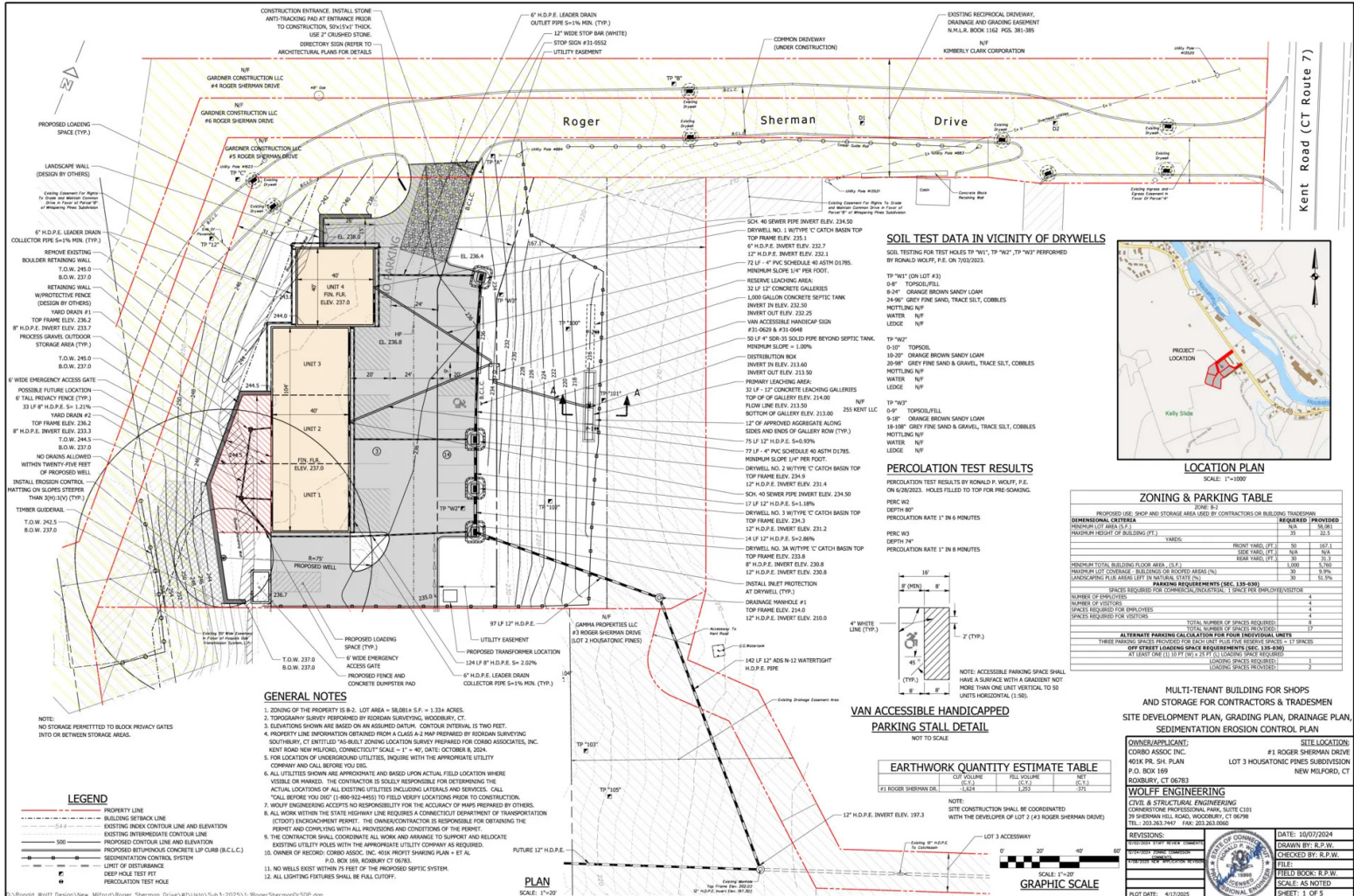
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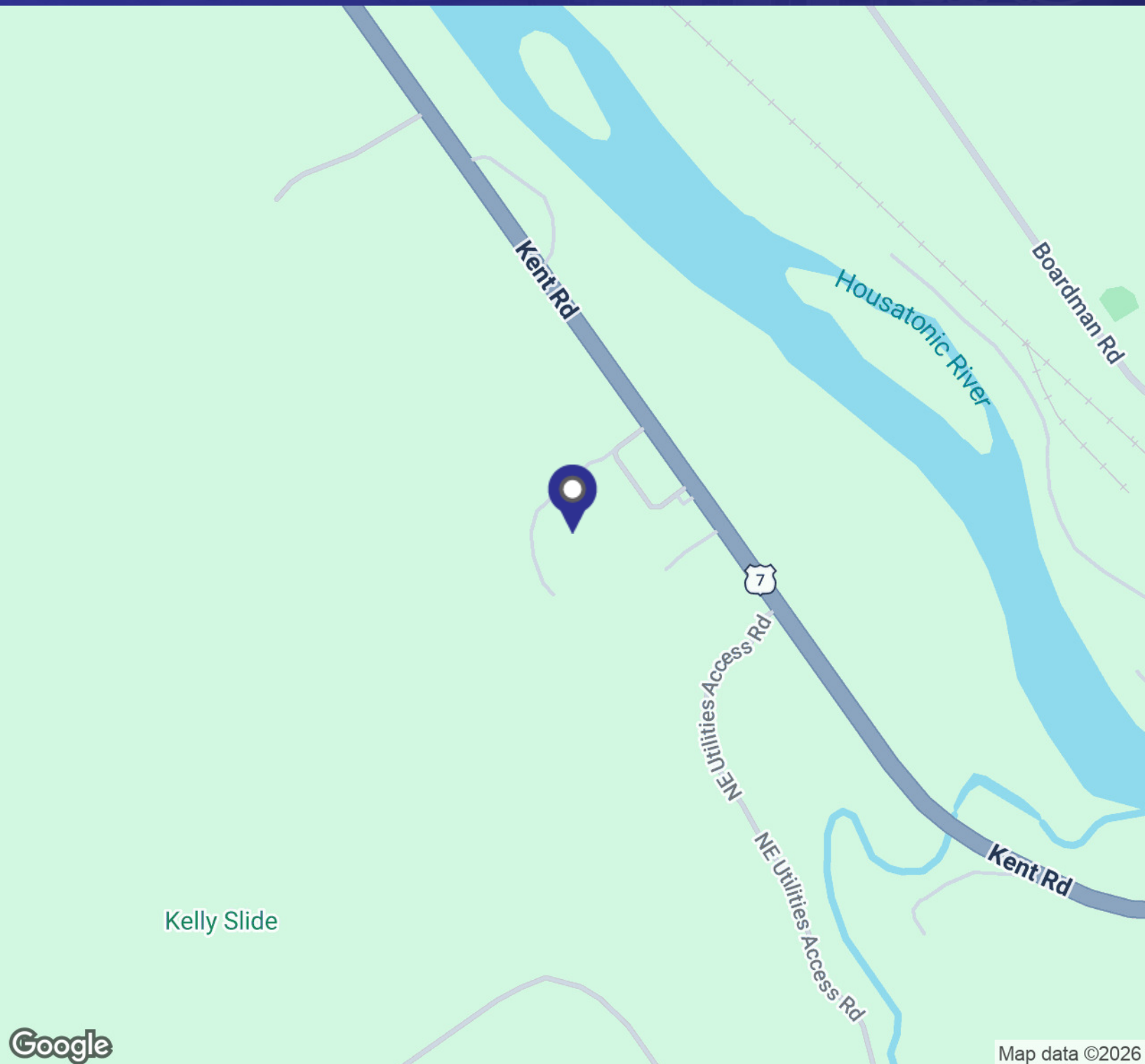


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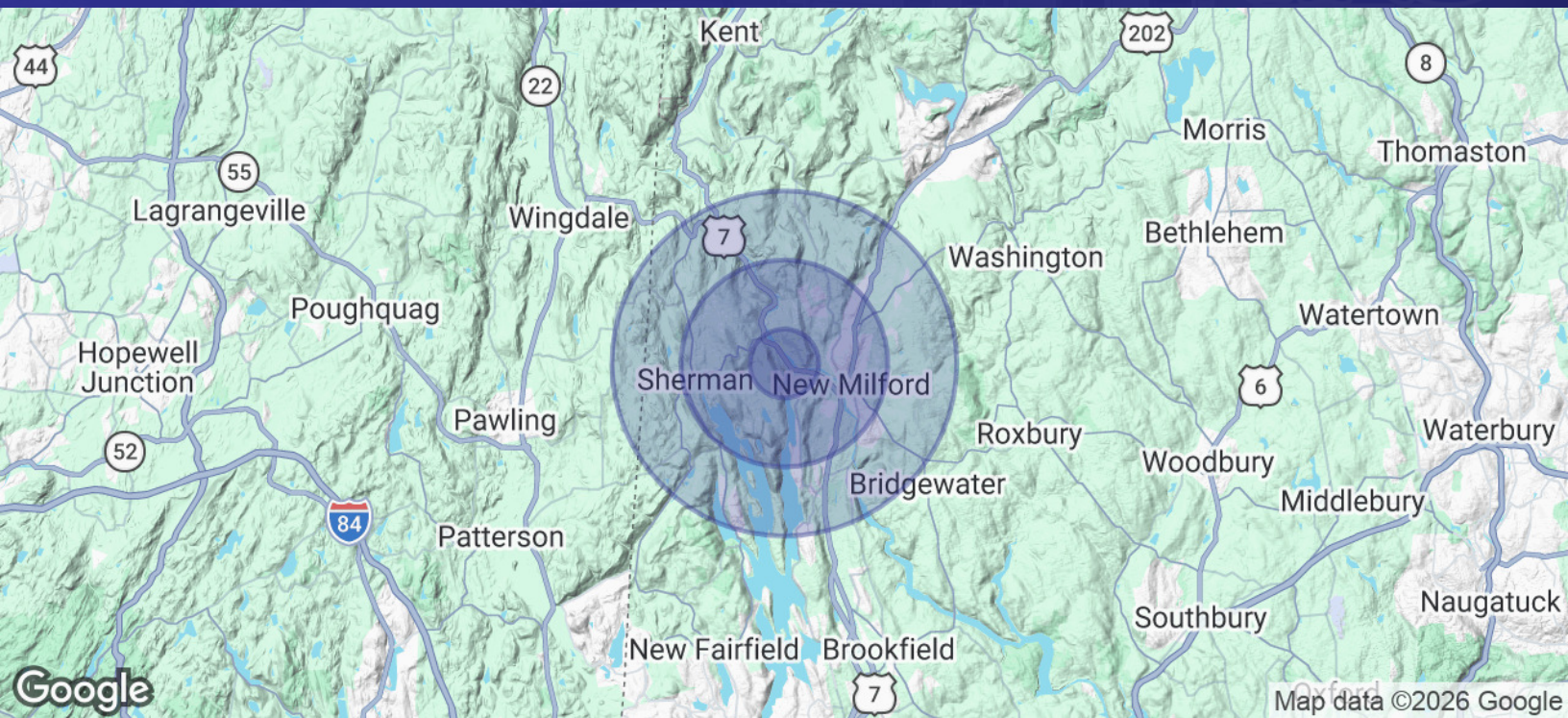
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,254	15,101	29,201
Average Age	43.6	46.1	45.4
Average Age (Male)	44.9	46.1	45.7
Average Age (Female)	42.0	43.2	42.0

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	537	6,137	11,223
# of Persons per HH	2.3	2.5	2.6
Average HH Income	\$112,504	\$124,550	\$141,037
Average House Value	\$417,434	\$396,233	\$437,028

2023 American Community Survey (ACS)



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