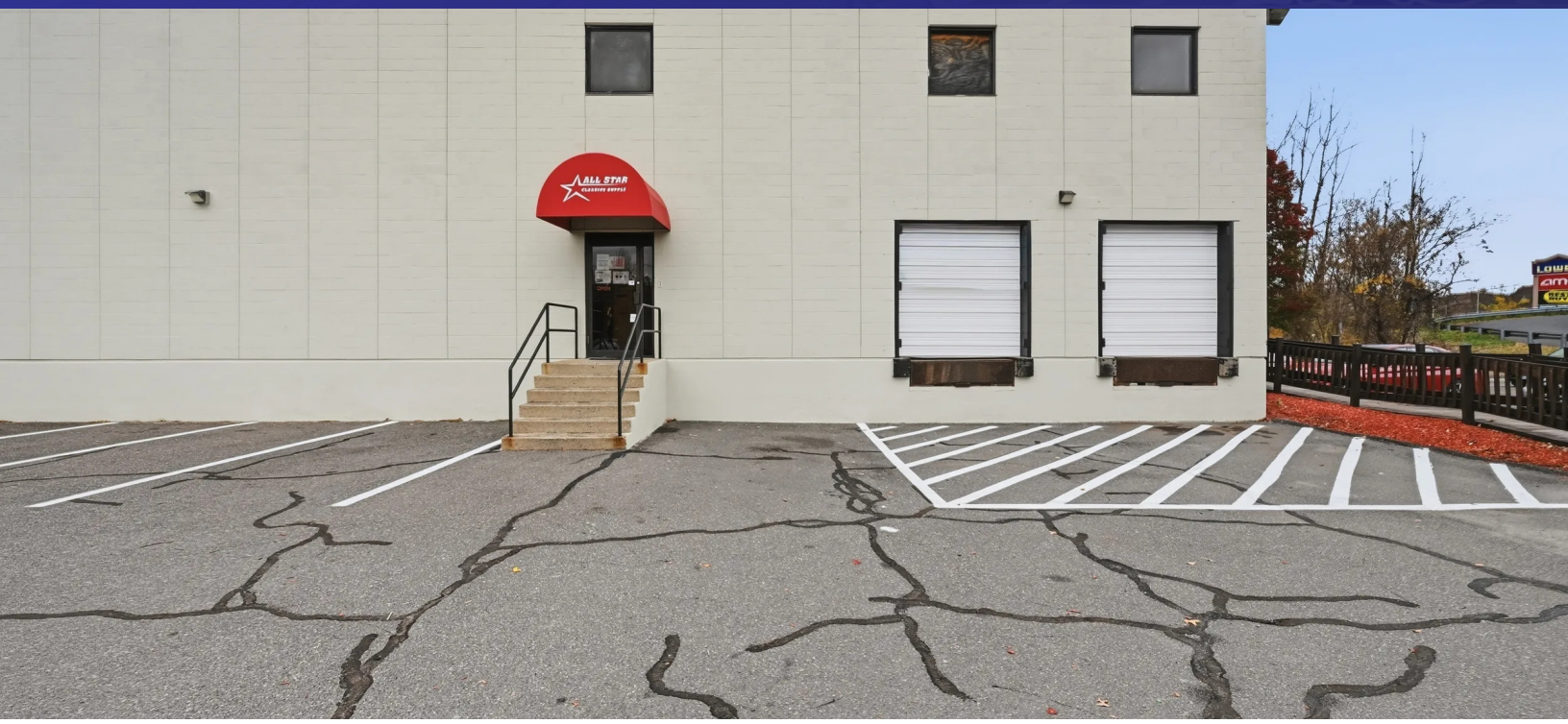
FOR LEASE // HIGH-BAY WAREHOUSE

59-67 Federal Road, Danbury CT



PROPERTY DESCRIPTION

Excellent opportunity to lease high-bay industrial space in a prime Danbury location with convenient access directly off I-84. This versatile space features 20.7' ceiling heights, 22.7' to the deck, two loading docks, and a fully sprinklered interior. The property is equipped with full heating and air conditioning, exhaust fans, and city utilities, making it ideal for a variety of industrial, warehouse, distribution, and flex uses.

Additional features include mezzanine storage and office space with plumbing, a private entrance, handicap-accessible ramp, and ample on-site parking with designated employee spaces. Strategically located along Federal Road, the property offers excellent accessibility and convenience for businesses seeking a well-equipped industrial facility in the Greater Danbury market.

OFFERING SUMMARY	
Lease Rate:	$14.00 SF/yr (Gross)
Available SF:	10,800 SF

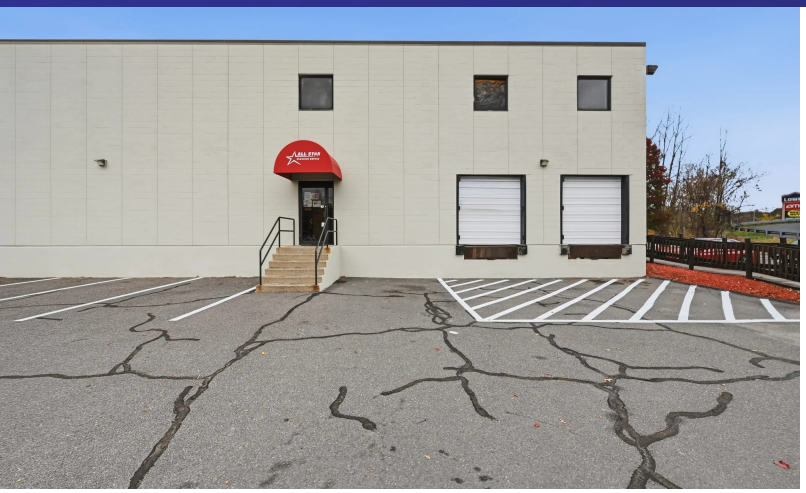
DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,372	25,480	44,104
Total Population	5,564	66,143	117,765
Average HH Income	$129,086	$115,595	$127,532



JOE DIMYAN
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FOR LEASE // HIGH-BAY WAREHOUSE

59-67 Federal Road, Danbury CT







LOCATION INFORMATION	
Street Address	59 - 67 Federal Rd
City, State, Zip	Danbury, CT 06810
County	Fairfield

BUILDING INFORMATION	
Number of Floors	2
Year Built	1983
Number of Buildings	1

PROPERTY HIGHLIGHTS

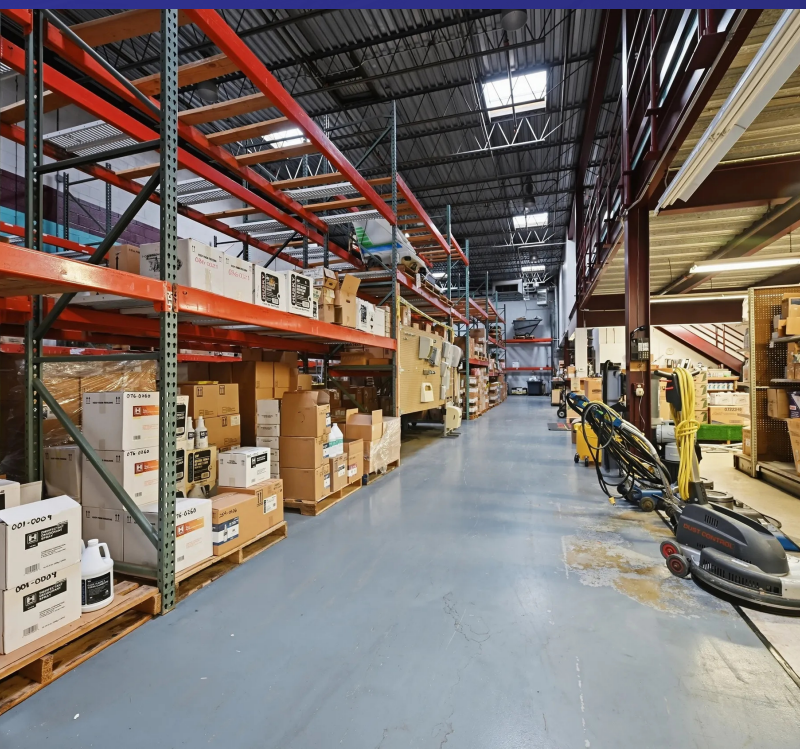
- High-bay industrial / warehouse space
- 20.7' ceiling height
- 22.7' clear to deck
- Fully sprinklered
- Full heating and air conditioning
- Two loading docks
- Mezzanine storage and office with plumbing
- One bathroom
- Exhaust fans
- City water, sewer, and natural gas
- Private entrance
- Handicap-accessible ramp
- Ample on-site parking
- Designated employee parking
- Convenient access directly off I-84
- Prime Federal Road location



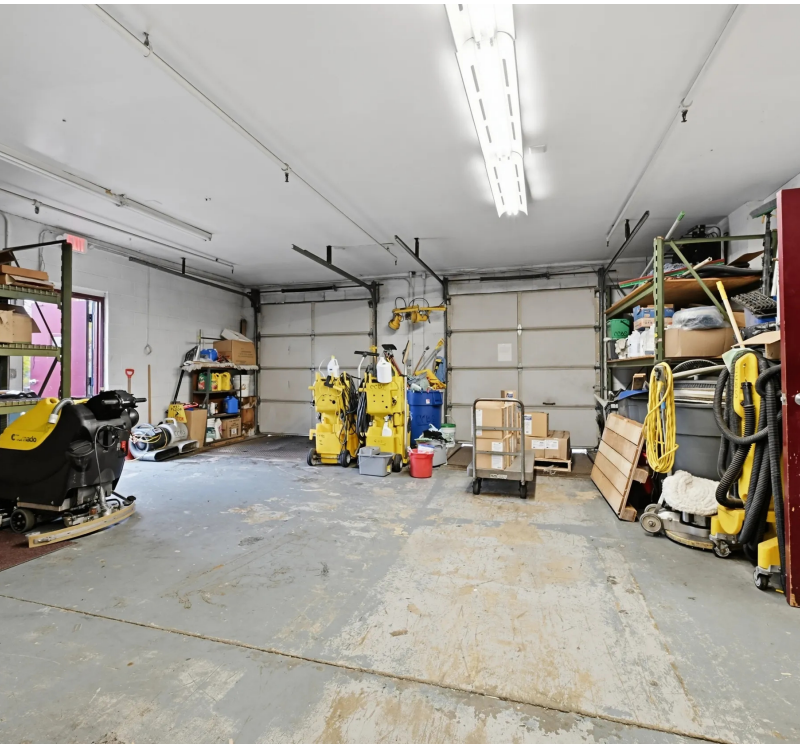
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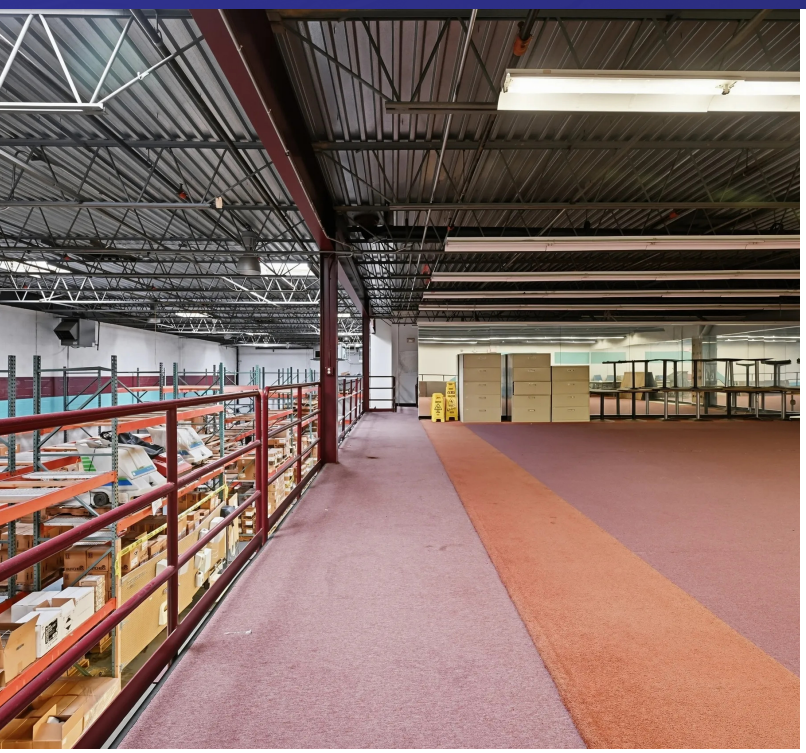




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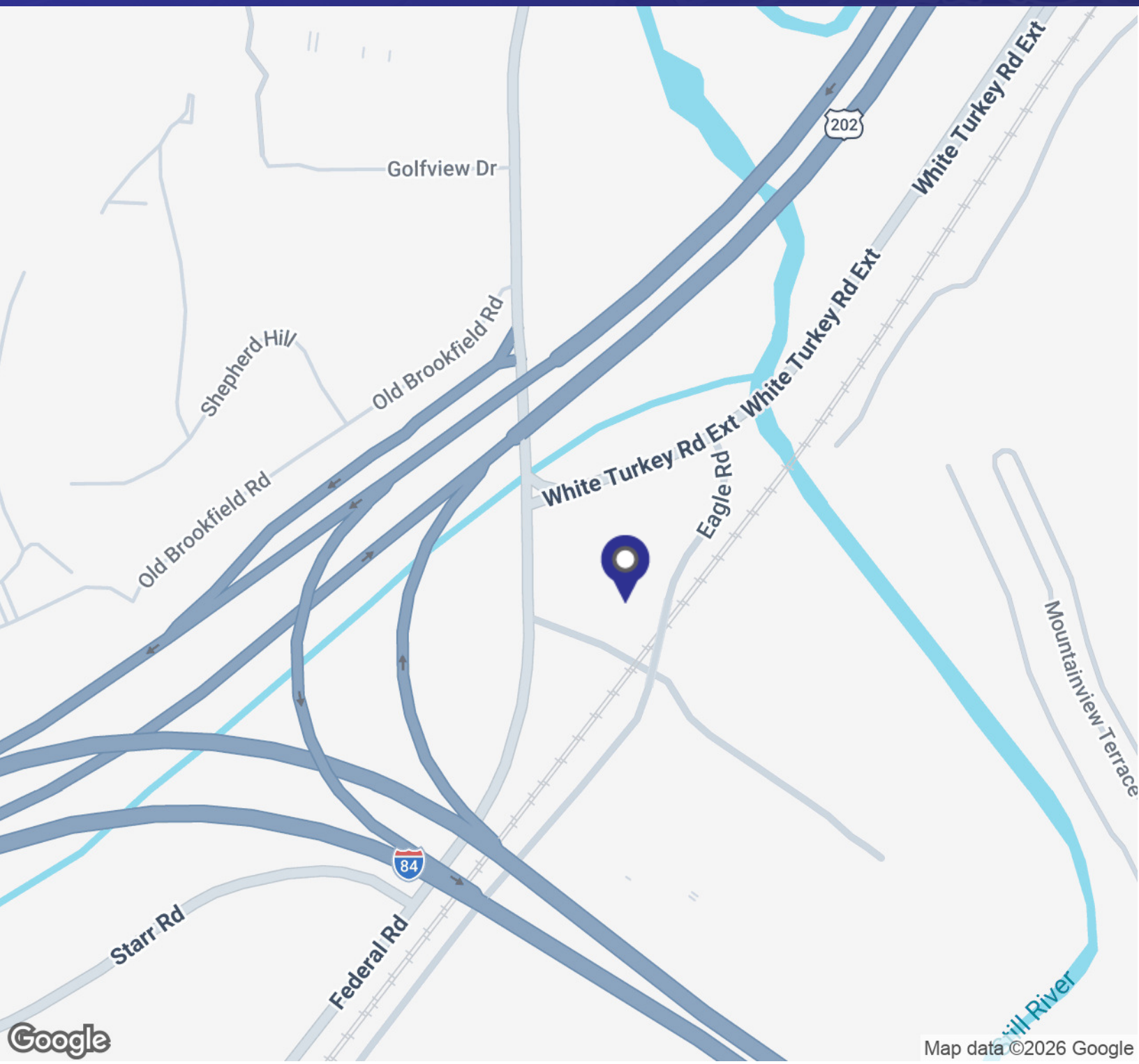




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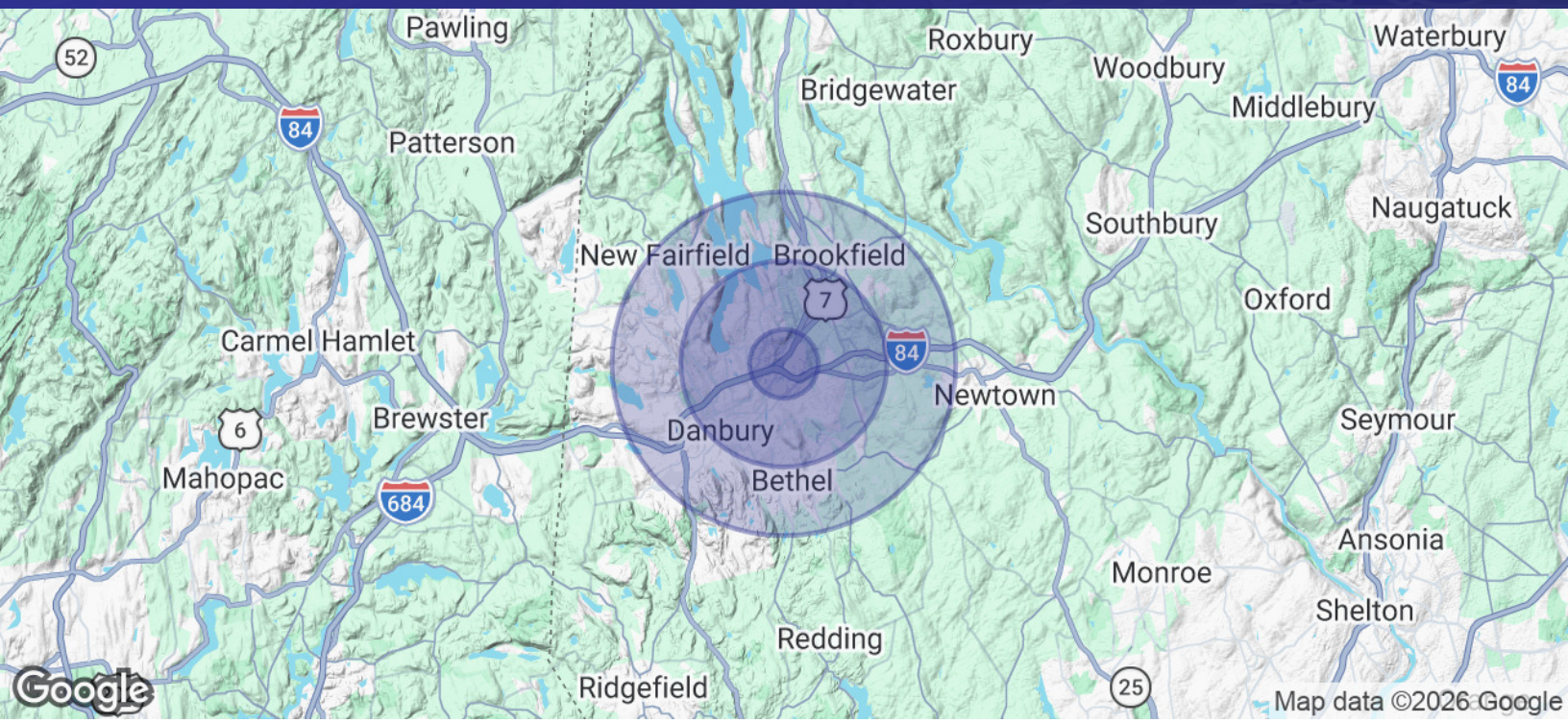




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59-67 Federal Road, Danbury CT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,564	66,143	117,765
Average Age	43.1	41.8	42.2
Average Age (Male)	39.9	40.5	40.9
Average Age (Female)	48.4	43.2	42.7

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,372	25,480	44,104
# of Persons per HH	2.3	2.6	2.7
Average HH Income	$129,086	$115,595	$127,532
Average House Value	$370,371	$380,875	$413,807

2023 American Community Survey (ACS)



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