

FOR LEASE // 3 EXECUTIVE CENTER DRIVE, NEW MILFORD CT



PROPERTY DESCRIPTION

Brand new Warehouse space! Units have 14 Ft Drive in Doors, 200 Amp, 3 Phase Power and Ample Parking. Easy access to Route 7 and I-84.

PROPERTY HIGHLIGHTS

- I Zone (Commercial)
- Built 2021/2022
- 14' Drive in Door
- 15' Ceilings
- 200 Amp, 3 Phase Power
- Gas Heater
- City Water, Sewer and Gas
- 1 Private Bath Each
- +/- 110 Parking Spaces

OFFERING SUMMARY

Lease Rate:	Starting at \$1,800 Gross + Util
Number of Units:	6
Unit Sizes:	865 Ft - 1,032 Ft
Building Size:	7,200 SF

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	842	13,877	50,704
Total Population	1,891	35,760	138,082
Average HH Income	\$76,028	\$104,768	\$108,157



MICK CONSALVO
Broker
 203.241.5188
 mconsalvo@towercorp.com



JOE DIMYAN
Broker
 203.313.3920
 jdimyan@towercorp.com

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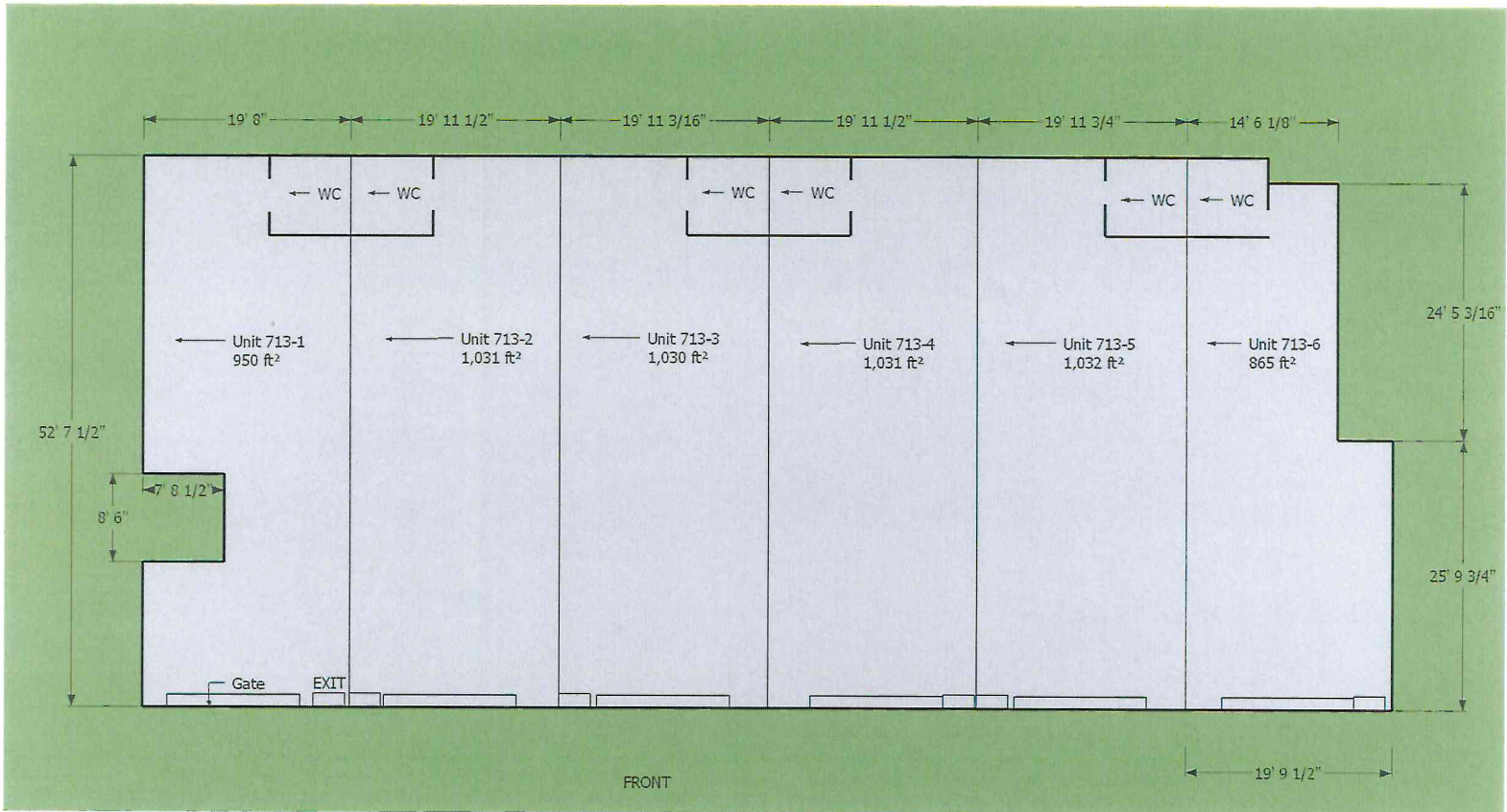
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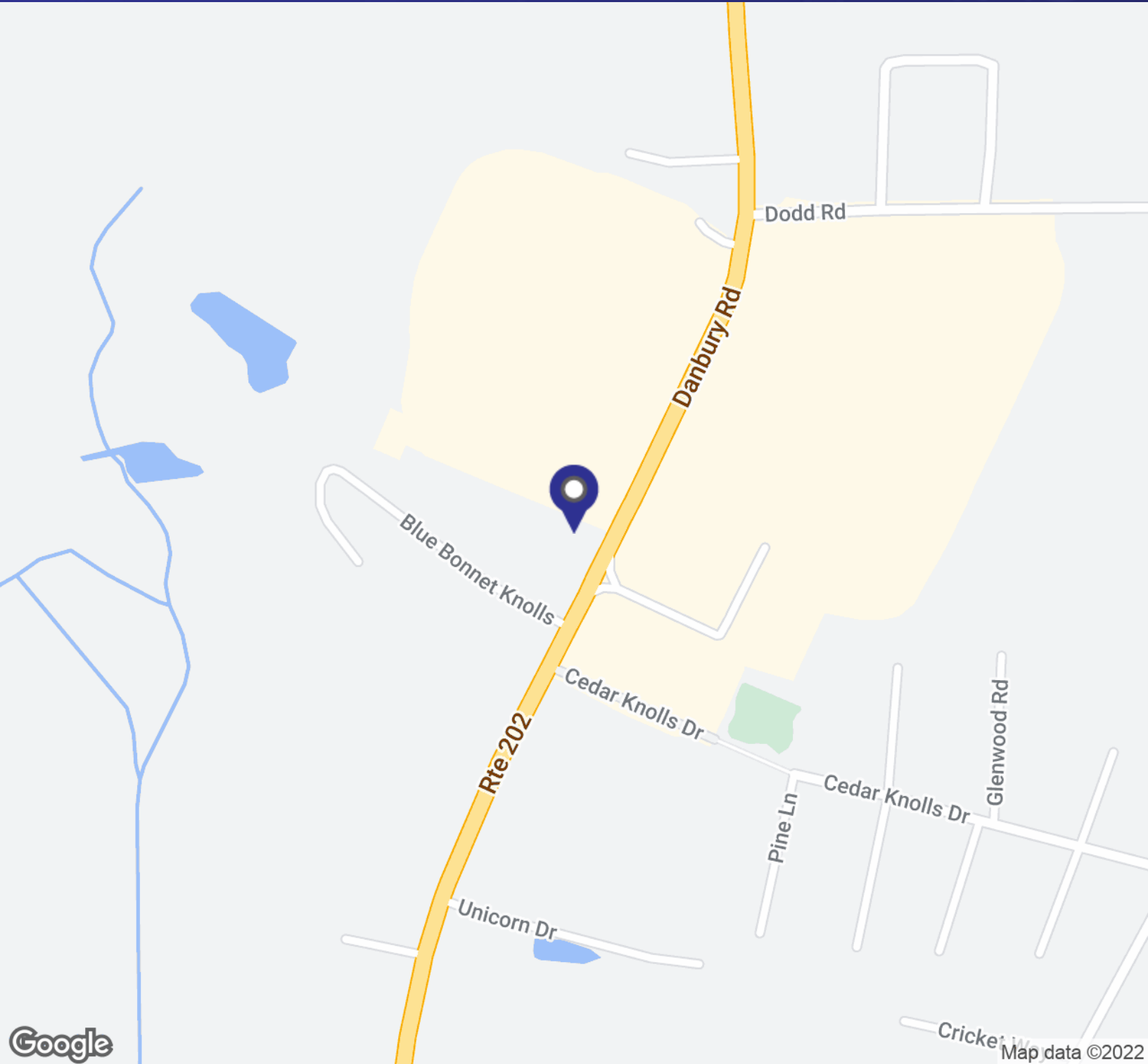
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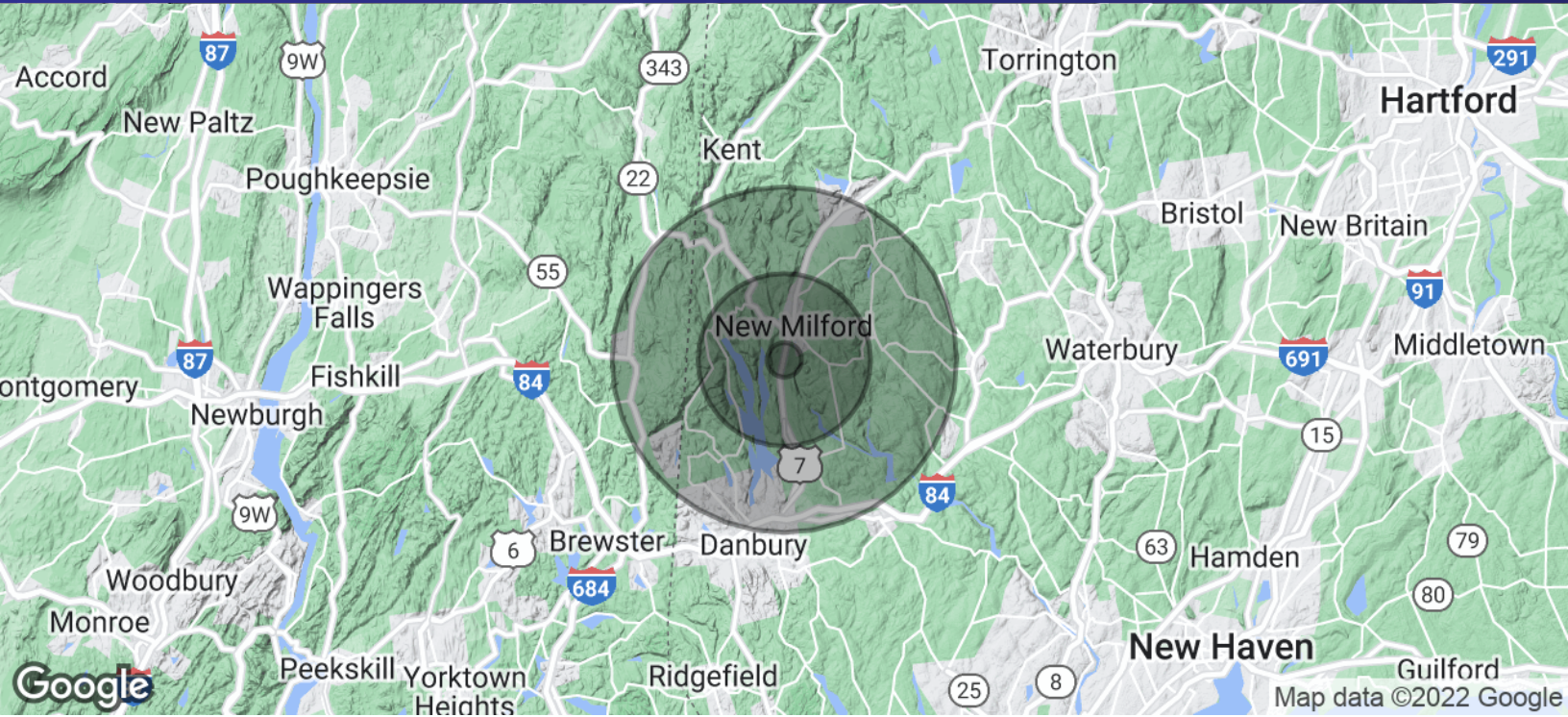
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	1,891	35,760	138,082
Average Age	38.8	41.5	41.4
Average Age (Male)	38.5	41.4	40.6
Average Age (Female)	39.7	41.8	41.9

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	842	13,877	50,704
# of Persons per HH	2.2	2.6	2.7
Average HH Income	\$76,028	\$104,768	\$108,157
Average House Value	\$285,164	\$418,265	\$436,299

* Demographic data derived from 2010 US Census



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