

**~ FOR LEASE ~  
INDUSTRIAL SPACE**



**TOWER REALTY CORP.**

***3 Commerce Drive, Danbury CT***



**Size Available:** +/- 7,000 Sq. Ft.  
**Zone:** IG80 (Industrial)  
**Loading:** One—10Ft. Drive in Door  
**Power:** 600 Amp , 3 Phase  
**Ceiling Height:** 10 Ft.  
**Year Built:** 1963  
**Heating/Cooling:** Gas Heat/Full A/C  
**Sprinkler:** Yes  
**Plumbing:** 2 Baths/Slop Sink  
**Utilities:** City Water, Sewer & Gas  
**Lease Prices:** \$9.45NNN



**7,000 sq. ft. freestanding industrial building with easy access to Rt. 7, Rt. 6, and I84. Space features: Full A/C, fully sprinklered, 10 Ft. drive in door, 600 Amp /3 Phase power, VCT floors throughout, air lines, city water, sewer and gas. Ideal for manufacturing, assembly or lab use.**



**Mick Consalvo**  
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**Michael Dimyan**  
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**Tower Realty Corp. / 246 Federal Rd., Suite D26, Brookfield, CT 06804 / [www.towercorp.com](http://www.towercorp.com)  
203-775-5000 Office / 203-546-7793 Fax**

No warranty of representation, expressed or implied is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental, sale or other conditions, withdrawal without notice, and to any special listing conditions imposed by our principals.



*~INTERIOR PHOTOS~*



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