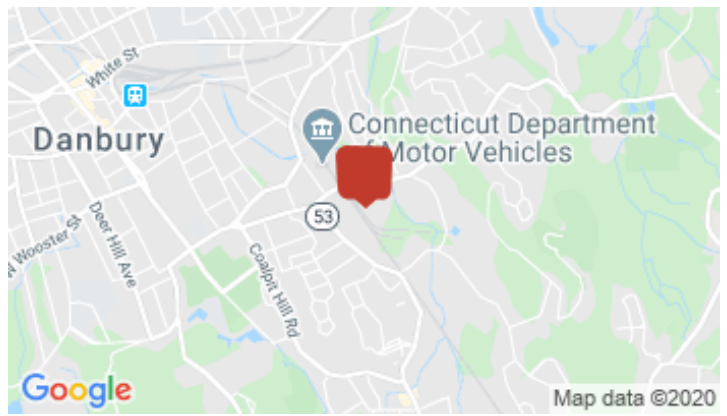
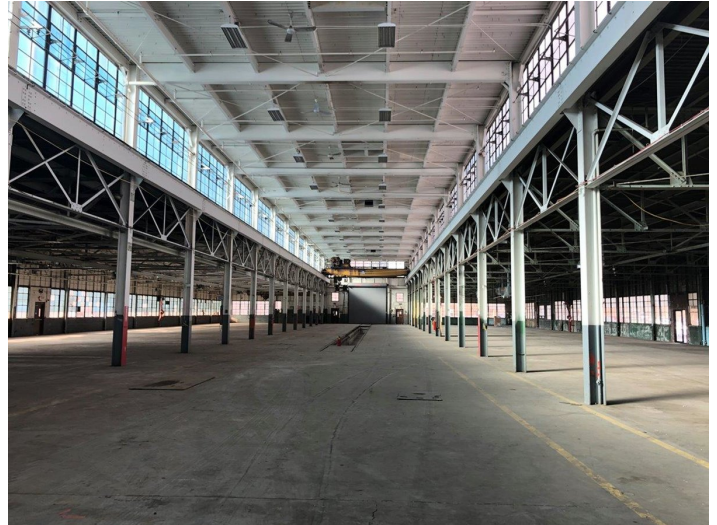


# 46 Shelter Rock Road - Danbury

## 46 Shelter Rock Rd, Danbury, CT 06810



Listing ID:	30198221
Status:	Active
Property Type:	Industrial For Lease
Industrial Type:	Cold Storage, Flex Space
Contiguous Space:	42,884 SF
Total Available:	42,884 SF
Gross Land Area:	9.44 SF
Lease Rate:	\$9.95 PSF (Annual)
Base Monthly Rent:	\$35,557
Lease Type:	Gross Lease
Nearest MSA:	Bridgeport-Stamford-Norwalk
County:	Fairfield
Ceiling:	14 - 30 ft.
Drive-In Bays:	2 Bays
Tax ID/APN:	K15108
Zoning:	IL-40 (LIGHT INDUSTRIAL)
Gross Building Area:	42,884 SF
Building/Unit Size (RSF):	42,884 SF
Road Type:	2-Track
Highway Access:	5 minutes to Exit 5 of I-84.
Rail Access:	Yes
Tenancy:	Multiple Tenants
Year Built:	1949
Construction/Siding:	Block, Brick, Metal Siding, Steel Frame
Parking Ratio:	3 (per 1000 SF)
Parking Type:	Surface



### Overview/Comments

This building is located on a large 22 acres office and industrial campus that was the previous location of the Sperry Rail world headquarters. This industrial building contains a total of 42,884 s.f. of space. The building currently has indoor rail with a concrete structured work pit under the rail area. Alongside the building there is room for an additional rail siding for the staging of rail cars or additional parking. The ceilings heights range from 14' along both sides to 30' along the center of the building. Plenty of natural light. An additional 10,000 s.f. cold storage building could also be available. There is a 35-ton structured crane in place which can service the entire center line of the building. For rail or truck access, there are two 14' X 16' overhead doors one ...

#### More Information Online

<https://advantagerealtyinc.catylist.com//listing/30198221>

#### QR Code

Scan this image with your mobile device:



### Property Contacts



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