

**FOR SUBLEASE // 43 OLD RIDGEBURY, DANBURY CT**



**PROPERTY DESCRIPTION**

Location, location, location! Beautiful Westside Danbury industrial flex space available. Unit has 24' ceilings, up to 2 loading docks, 1 Drive in Door, full AC, 1200 AMP 3 phase power and full sprinkler system. Easy access to I-84 and 684!

**PROPERTY HIGHLIGHTS**

- 24' Ceilings
- IL 40 Zone
- Up to 2 Loading Docks
- 1 Drive in Door
- 40X40 Column Spacing
- City Water, Sewer and Gas
- Full AC
- Easy Access to I-84 and 684

**OFFERING SUMMARY**

Lease Rate:	\$11.00 (NNN)
Available SF:	15,000 - 25,000 SF

DEMOGRAPHICS	0.5 MILES	1 MILE	1.5 MILES
Total Households	621	1,845	3,398
Total Population	1,159	3,662	7,396
Average HH Income	\$106,541	\$117,164	\$122,061



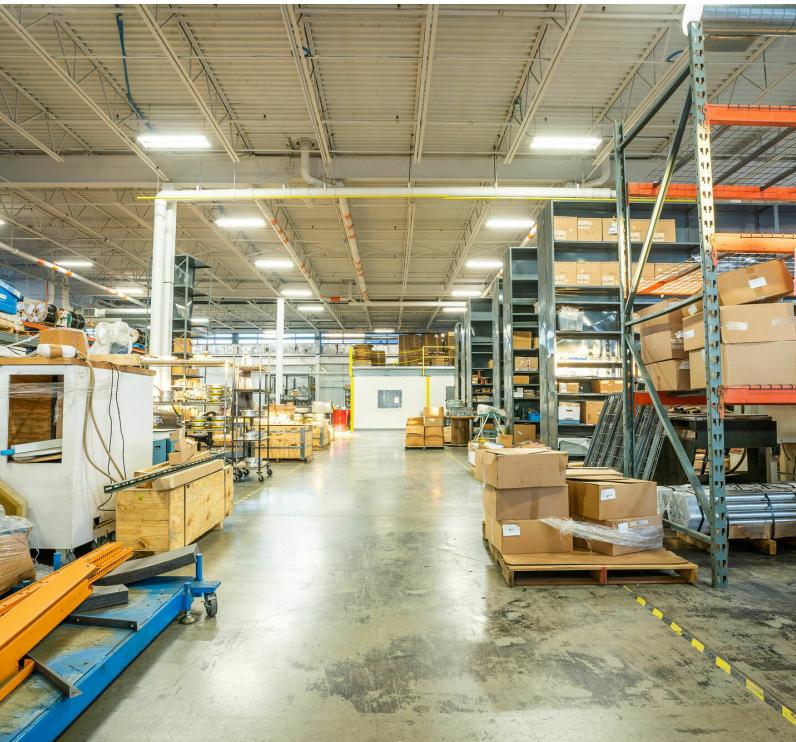
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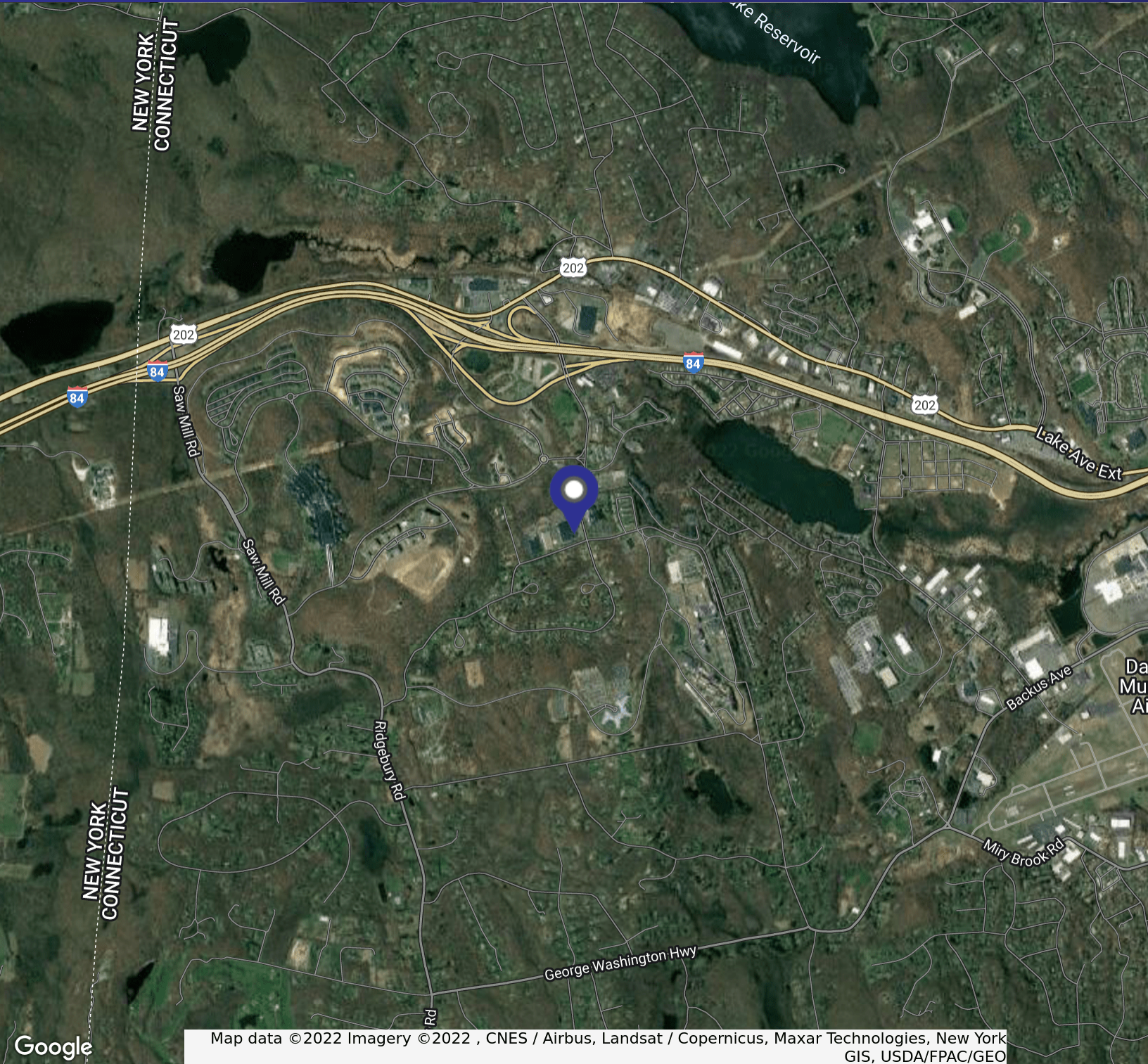
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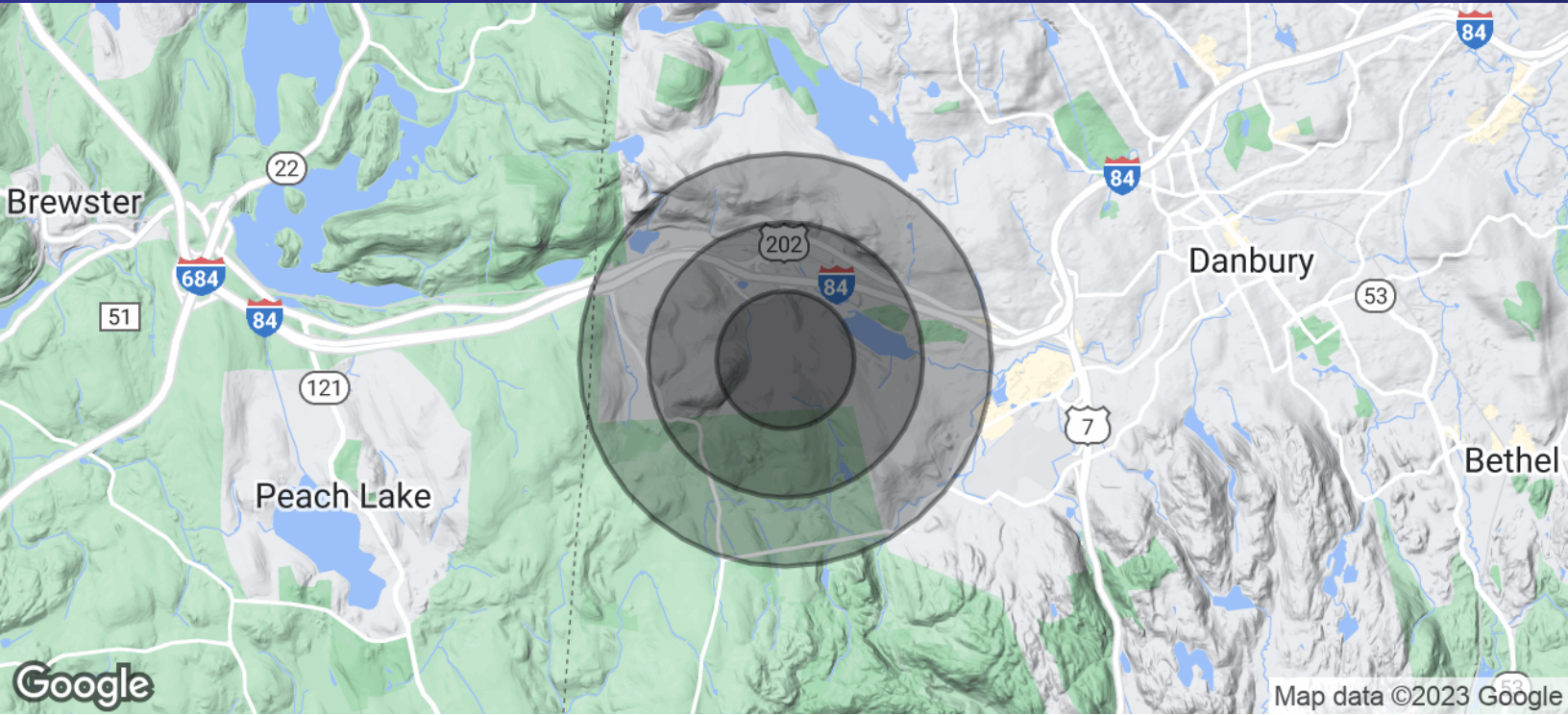
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POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	1,159	3,662	7,396
Average Age	43.3	43.5	41.3
Average Age (Male)	41.2	41.4	39.7
Average Age (Female)	43.5	42.6	40.0

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	621	1,845	3,398
# of Persons per HH	1.9	2.0	2.2
Average HH Income	\$106,541	\$117,164	\$122,061
Average House Value	\$369,635	\$396,682	\$404,410

\* Demographic data derived from 2020 ACS - US Census



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