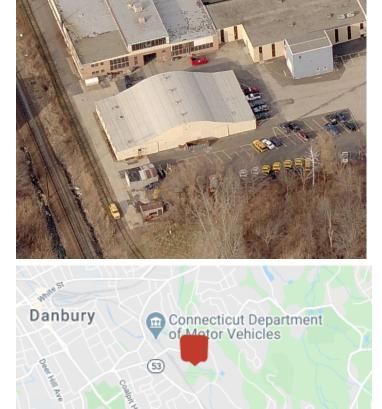
48 Shelter Rock Road - Danbury 48 Shelter Rock Rd, Danbury, CT 06810

Listing ID:	19
Status:	Act
Property Type:	Ind
Industrial Type:	Co
Contiguous Space:	11
Total Available:	11
Lease Rate:	\$5.
Base Monthly Rent:	\$5
Lease Type:	Мо
Nearest MSA:	Bri
County:	Fai
Drive-In Bays:	2 E
Tax ID/APN:	K1
Zoning:	IL-
Gross Building Area:	11
Building/Unit Size (RSF):	11
Road Type:	Pa
Highway Access:	Exc
Ingiway Access.	an
Rail Access:	Yes
Tenancy:	Sir
Construction/Siding:	Me
Parking Type:	Su

74496 tive dustrial For Lease old Storage, Flex Space ,000 SF .000 SF 5.75 PSF (Annual) ,270 odified Gross ridgeport-Stamford-Norwalk airfield Bays 5108 -40 ,000 SF .000 SF aved, 2-Track cellent access to I-84 at Exit 5 nd Exit 8. s ngle Tenant etal Siding irface





Overview/Comments

Ideal for unheated storage or indoor storage of construction and landscaping equipment. Large industrial building with 2 large 14' overhead doors. Two overhead cranes in place. Some office space available within the space or could be removed for additional warehouse space. Building is not winterized. Possible outside storage for full building rental. Located in central Danbury with possible access to rail siding. If the building was to be heated....sprinklers could be available. Minutes from Exit 5 or Exit 8 of I-84. Rent is on a "gross" basis plus heat and electric.

Call J. Michael Struna or Chris Cosio for an appointment at 203-798-9345.



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