

# 48 Shelter Rock Road - Danbury

## 48 Shelter Rock Rd, Danbury, CT 06810



Listing ID:	1974496
Status:	Active
Property Type:	Industrial For Lease
Industrial Type:	Cold Storage, Flex Space
Contiguous Space:	11,000 SF
Total Available:	11,000 SF
Lease Rate:	\$5.75 PSF (Annual)
Base Monthly Rent:	\$5,270
Lease Type:	Modified Gross
Nearest MSA:	Bridgeport-Stamford-Norwalk
County:	Fairfield
Drive-In Bays:	2 Bays
Tax ID/APN:	K15108
Zoning:	IL-40
Gross Building Area:	11,000 SF
Building/Unit Size (RSF):	11,000 SF
Road Type:	Paved, 2-Track
Highway Access:	Excellent access to I-84 at Exit 5 and Exit 8.
Rail Access:	Yes
Tenancy:	Single Tenant
Construction/Siding:	Metal Siding
Parking Type:	Surface



### 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.

### More Information Online

<https://advantagerealtyinc.catylist.com/listing/1974496>

### QR Code

Scan this image with your mobile device:



### Property Contacts



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