44-B Shelter Rock Road - Danbury

44-B Shelter Rock Road, Danbury, CT 06810



Listing ID: 2024294 Status: Active

Office For Lease Property Type:

Business Park, High-Tech Office Type: Contiguous Space: 8,860 - 17,873 SF Total Available: 17,873 SF Gross Land Area: 9.44 SF

Lease Rate: \$9.75 PSF (Annual) Base Monthly Rent: \$7,198 - 7,323 Lease Type: Gross Lease

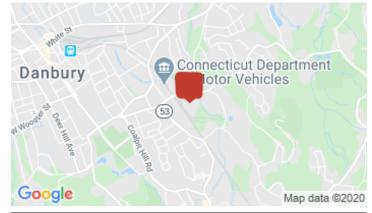
Nearest MSA: Bridgeport-Stamford-Norwalk

Fairfield County: Ceiling: 9 ft. Tax ID/APN: K15108 II - 40Zoning: Class of Space: Class B Gross Building Area: 18,000 SF 18.000 SF Building/Unit Size (RSF): Road Type: 2-Track Property Visibility: Good

5 minutes to Exit 5 of I-84. **Highway Access:**

Construction/Siding: Block, Brick Parking Ratio: 3 (per 1000 SF) Parking Type: Surface





Overview/Comments

The corporate campus at 44-A and 44-B and 46 Shelter Rock Road is located just 5 minutes from Exit 5 or Exit 8 of I-84 in Danbury Ct. Scientech and AIRES Relocation are now occupying the 25 acres campus. An unnamed international company is currently in negotiations to relocate their new world headquarters at this location. With its unique combination of Office / R & D / Industrial warehouse type building this location has historically been attractive to well know companies. The Danbury area is known for its highly trained labor force. The entire facility is serviced with level and well lighted parking lots at no additional charge. The campus is minutes from downtown Danbury and Bethel where there are numerous business support services, hotels, and restaurants. The partially ...

More Information Online

https://advantagerealtyinc.catylist.com//listing/2024294

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