

44-B Shelter Rock Road - Danbury

44-B Shelter Rock Road, Danbury, CT 06810



Listing ID:	2024294
Status:	Active
Property Type:	Office For Lease
Office Type:	Business Park, High-Tech
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
County:	Fairfield
Ceiling:	9 ft.
Tax ID/APN:	K15108
Zoning:	IL-40
Class of Space:	Class B
Gross Building Area:	18,000 SF
Building/Unit Size (RSF):	18,000 SF
Road Type:	2-Track
Property Visibility:	Good
Highway Access:	5 minutes to Exit 5 of I-84.
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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Property Contacts



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