

# 2 Augusta Drive-Danbury

## 2 Augusta Drive, Danbury, CT 06810



Listing ID:	29919865
Status:	Active
Property Type:	Industrial For Lease
Industrial Type:	Cold Storage, Flex Space
Contiguous Space:	4,960 - 14,000 SF
Total Available:	18,960 SF
Lease Rate:	\$9.25 - 9.75 PSF (Annual)
Base Monthly Rent:	\$4,030 - 10,791
Lease Type:	Gross Lease
Nearest MSA:	Bridgeport-Stamford-Norwalk
County:	Fairfield
Loading:	3 Docks (Varies by space)
Ceiling:	12 - 14 ft.
Drive-In Bays:	1 Bay (Varies by space)
Tax ID/APN:	K11153
Zoning:	IG-80/40
Gross Building Area:	75,000 SF
Building/Unit Size (RSF):	75,000 SF
Road Type:	Paved, 2-Track, Private
Highway Access:	2 Miles to I-84
Tenancy:	Multiple Tenants
Construction/Siding:	Brick, Concrete
Parking Type:	Surface



### Overview/Comments

The building is located in Danbury in the Commerce Industrial Park. The site is convenient to Danbury, Bethel, and Brookfield and has easy access to Exit 5 or 8 of I-84. The spaces in the building are ideal for contractors who can be on and off the highway with minimal commute times. Nearby are many of your day to day services of restaurants, banks, hotels, and other contractor locations. Only 2 spaces remain available. Several new leases have been completed recently with many interior and exterior improvements having been made to the property. #1 4,960 s.f. – This is ground floor space. Large overhead door. Ideal for auto or vehicle repair. Also great central location for contractor shop and warehouse. 12' ceiling height with gas heat and bathroom. Offering 5-year leases at ...

#### More Information Online

<https://advantagerealtyinc.catylist.com//listing/29919865>

#### QR Code

Scan this image with your mobile device:



### Property Contacts



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