

93 Triangle Street

93 Triangle St, Danbury, CT 06810



Listing ID:	30624245
Status:	Active
Property Type:	Industrial For Lease
Industrial Type:	Flex Space, Manufacturing
Contiguous Space:	24,000 SF
Total Available:	24,000 SF
Lease Rate:	\$8.95 PSF (Annual)
Base Monthly Rent:	\$17,899
Lease Type:	Modified Gross
Loading:	2 Doors
Ceiling:	18 - 19 ft.
Office SF:	1,800 SF
Drive-In Bays:	1 Bay



Overview/Comments

New to the market! 24,000 s.f. of industrial space available in a great location right in the heart of Danbury. You will have a large open space with 18' high ceilings, 2 loading docks, and 1 large drive-in door which makes it perfect for, warehousing and distribution, storage, light manufacturing, research and development, or other industrial uses. The building sits on 4 acres and has plenty of shared parking to accommodate trucks, employee parking, and outdoor storage.

Inside there is 1,800 s.f. of office space with office and warehouse bathrooms. The space is well kept and has gas heat with AC units for the office.

The site is located 5 minutes from Exit 5 of I-84 and is convenient to New York State line, Danbury, Bethel, Brookfield, Newtown, and New Milford. The zoning is IL40 which allows a large range of uses.

This is a quality space at a competitive listing price of \$8.95/s.f. gross. Call Chris Cosio and J. Michael Struna to discuss your industrial needs today at 203-798-9345!!

More Information Online

<https://advantagerealtyinc.catalist.com//listing/30624245>

QR Code

Scan this image with your mobile device:



General Information

Tax ID/APN:	L274	Zoning:	IL40
Industrial Type:	Flex Space, Manufacturing, Mixed Use, Light Industrial, Research & Development, Warehouse/Distribution	Building/Unit Size (RSF):	24,000 SF
		Usable Size (USF):	24,000 SF
		Land Area:	4.33 Acres

Available Space

Suite/Unit Number:	1	Rent Escalators:	Step-Up Lease
Space Available:	24,000 SF	Office SF:	1,800 SF
Minimum Divisible:	24,000 SF	Parking Spaces:	0
Maximum Contiguous:	24,000 SF	Loading Doors:	2
Space Type:	Relet	Drive In Bays:	1
Date Available:	10/01/2020	Ceiling Height:	19
Lease Rate:	\$8.95 PSF (Annual)	Clear Height:	18
Lease Type:	Modified Gross		

Area & Location

Property Located Between:	On Triangle Street between South Street and Newtown Road	Airports:	Danbury Municipal Airport
Highway Access:	I-84	Area Description:	Industrial area of Danbury near Shelter Rock neighborhood

Building Related

Tenancy:	Single Tenant	Parking Description:	Plenty of parking up front and a large area around back for parking or outdoor storage
Total Number of Buildings:	1	Passenger Elevators:	0
Number of Stories:	1	Freight Elevators:	0
Office Space SF:	1,800 SF	Heat Type:	Natural Gas
Property Condition:	Average	Heat Source:	Ceiling Units
Year Built:	1979	Air Conditioning:	Window Unit
Roof Type:	Flat	Internet Access:	Cable
Construction/Siding:	Block, Concrete		
Parking Type:	Surface		

Land Related

Lot Frontage:	160 Feet
Water Service:	Municipal
Sewer Type:	Municipal

Zoning Description Light Industrial - The purpose of this district is to provide an area for expansion of the industrial base in the City. The uses allowed in this district are of a limited and light industrial nature that if appropriately developed can be compatible with abutting commercial and residential uses.

Location

Address:	93 Triangle St, Danbury, CT 06810
County:	Fairfield
MSA:	Bridgeport-Stamford-Norwalk



Property Images



93 Triangle Street



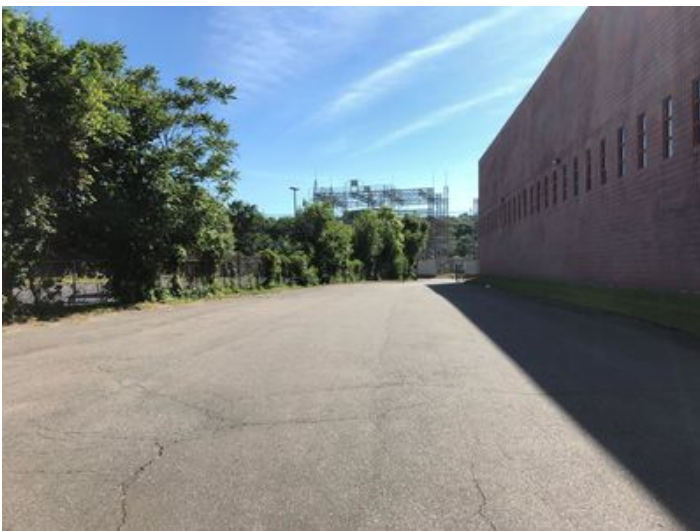
93 Triangle Street



93 Triangle Street



93 Triangle Street



93 Triangle Street



93 Triangle Street



93 Triangle Street



93 Triangle Street



93 Triangle Street

Property Contacts



Chris Cosio

Advantage Realty Commercial
203-524-8635 [M]
203-798-9345 [O]
Chris@AdvantageRealtyInc.Com



J. Michael Struna

Advantage Realty Commercial
203-733-1290 [M]
203-798-9345 [O]
Mike@AdvantageRealtyInc.Com