

**FOR LEASE // 85 DANBURY RD, NEW MILFORD, CT**



**PROPERTY DESCRIPTION**

Ideal space for any industrial or storage use. Sizes available from 2,000 to 5,000 sf. Units have new LED lighting, gas heat, 12' drive in doors. 14'-16' ceilings and 200-amp 3 phase power. Easy access to RT. 7 and I84.

**PROPERTY HIGHLIGHTS**

- Zone: B2 (commercial/industrial)
- Plumbing: 1 Bath
- Heating: Propane
- Utilities: City water & septic

**OFFERING SUMMARY**

Lease Rates	Units 1, 2 & 3 - \$13 PSF gross + utilities, water and refuse Units 1 & 2 - \$3,400 + utilities, water, and refuse Unit 3 - \$2,400 + utilities, water, refuse
Available SF:	Units 1, 2 & 3 - +/- 5,000 SF Units 1 & 2 - +/- 3,000 SF Unit 3 - +/- 2,000 SF
Building Size:	5,000 SF

DEMOGRAPHICS	0.5 MILES	1 MILE	1.5 MILES
Total Households	301	1,546	2,895
Total Population	727	3,231	6,211
Average HH Income	\$78,451	\$77,936	\$88,290



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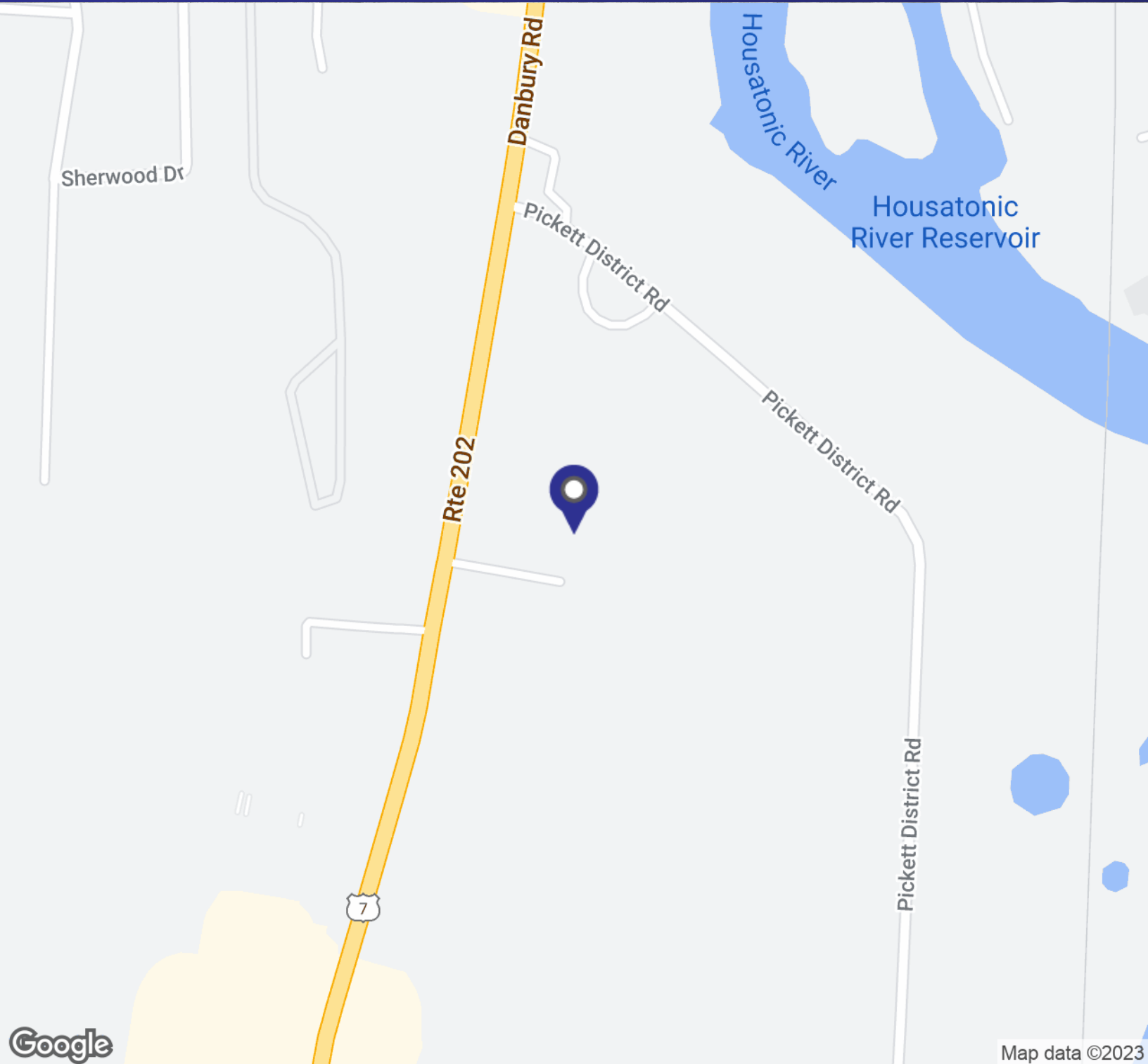
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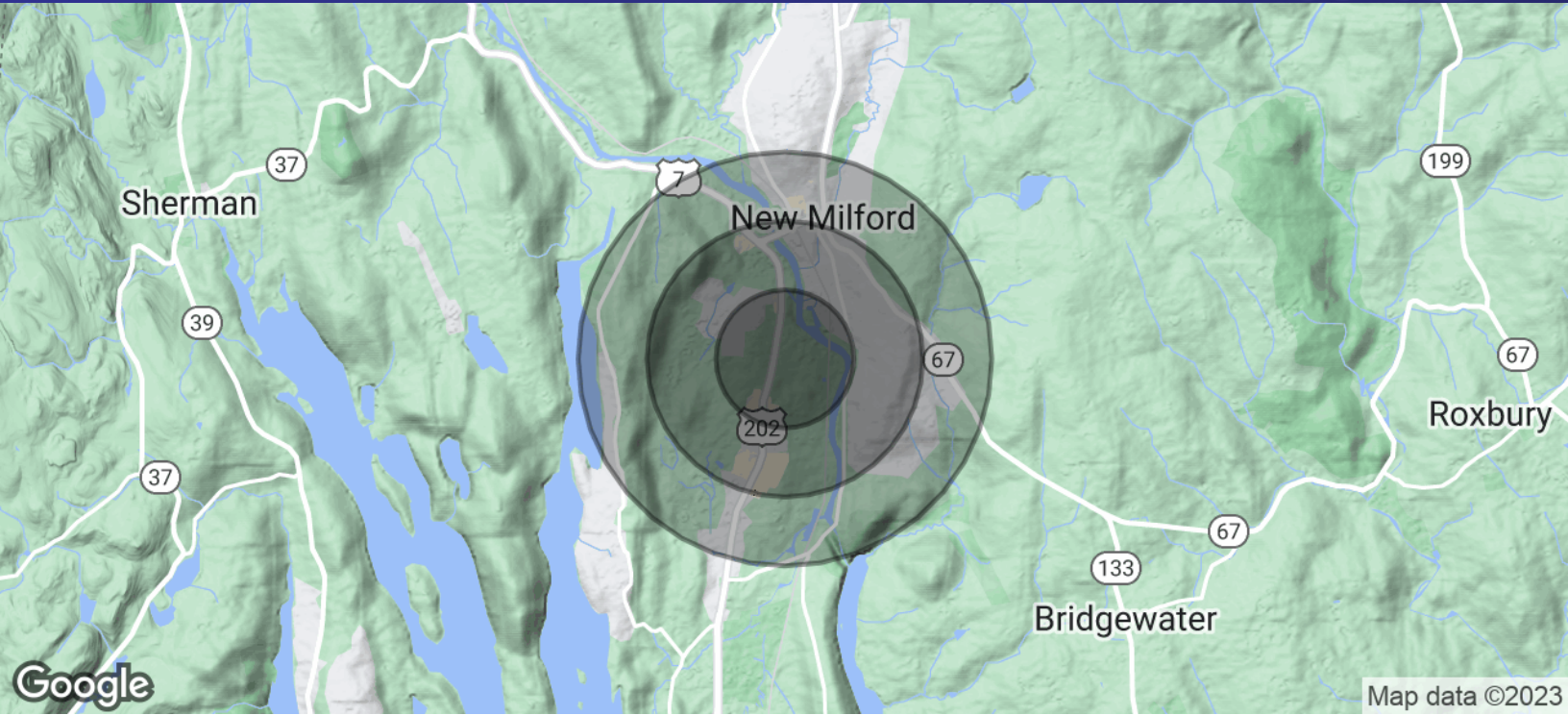
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POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	727	3,231	6,211
Average Age	39.3	38.6	40.2
Average Age (Male)	31.0	35.2	37.2
Average Age (Female)	42.7	39.6	40.8

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	301	1,546	2,895
# of Persons per HH	2.4	2.1	2.1
Average HH Income	\$78,451	\$77,936	\$88,290
Average House Value	\$233,335	\$236,234	\$259,484

\* Demographic data derived from 2020 ACS - US Census



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