

**24,000 SF Available for Sublease**

**Available Immediately**



**93 TRIANGLE ST.  
DANBURY, CONNECTICUT**

**CBRE**



# PROPERTY OVERVIEW

93 Triangle Street is a prime 24,000 SF industrial sublease opportunity available in Danbury, Connecticut. With clean warehouse and office areas throughout, this industrial building is ready for immediate occupancy. The sublease runs until February 28, 2029. Located just 1.8 miles from I-84, 93 Triangle is a perfect connection point to the Northeast region.



**18' CEILING HEIGHTS**



**2 LOADING AREAS, 1 DRIVE-IN**



**IL-40 ZONING**



**GATED PARKING & OUTDOOR STORAGE**



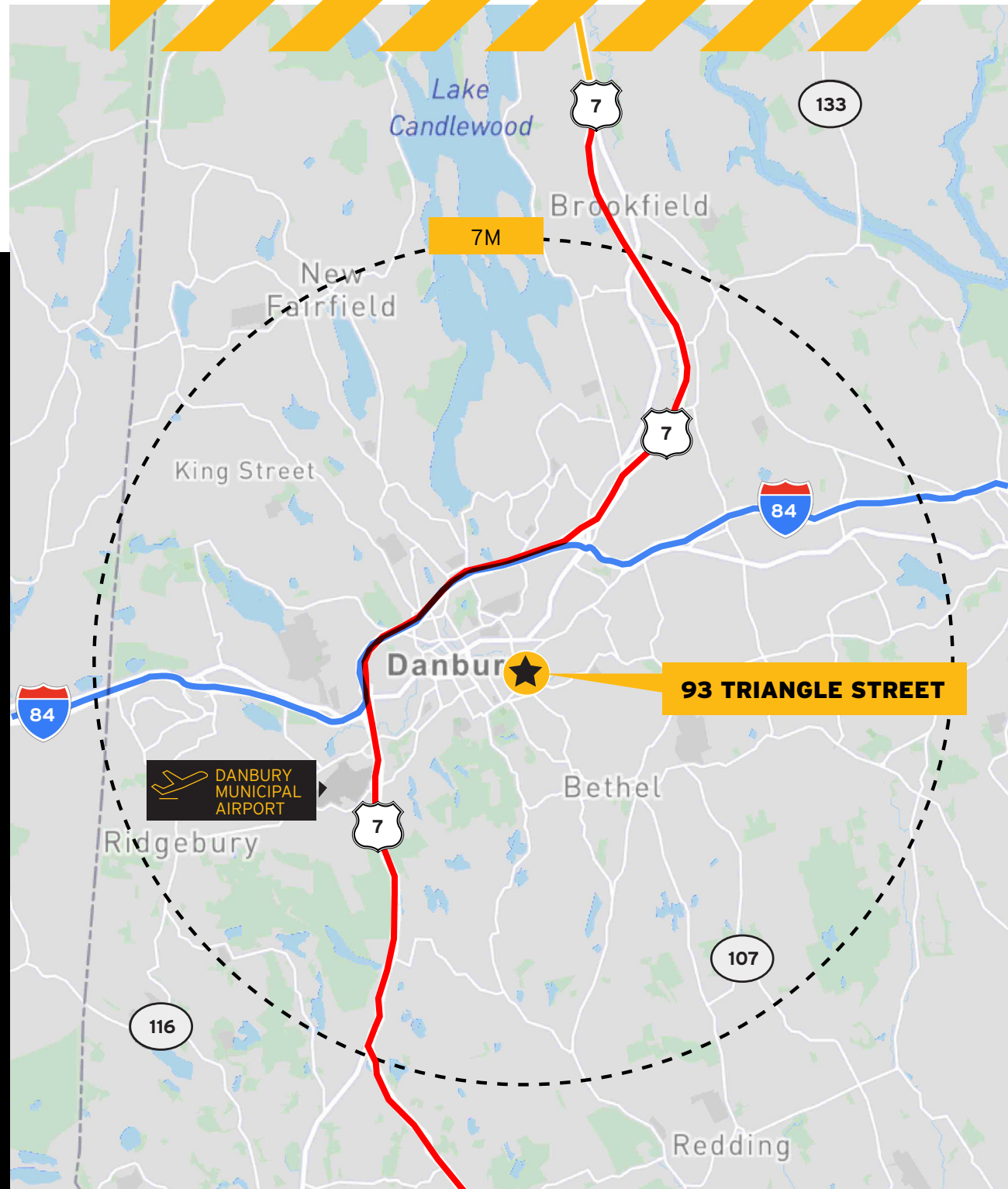
**ATTRACTIVE GROUND FLOOR & FURNISHED MEZZANINE OFFICES WITH KITCHEN & BREAKROOM**





# DANBURY, CONNECTICUT

Danbury, Connecticut is a vibrant residential and economic hub with a solid, established infrastructure. It thrives on a diverse market economy, supported by major institutions like Danbury Hospital Medical Center and Western Connecticut State University. Its economic strength is fueled by healthcare, finance, technology, and manufacturing sectors. The city's strategic location, including its interstate highway access and train station, offers easy access to Westchester County, New York, and New York City (a 75-minute drive or train ride), making it a prime business center in the Northern Fairfield Market, benefiting both corporations and employees. This accessibility, combined with its robust infrastructure, has fostered a stable employment base and a strong real estate market, attracting businesses and residents alike.



# 93 TRIANGLE ST. DANBURY, CONNECTICUT

## CONTACT

**PAUL HOFFMANN**

(M) +1 914 582 6580

(W) +1 203 352 8956

Paul.Hoffmann@cbre.com

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