

FOR SALE AND LEASE // 16 BEAVER BROOK RD, DANBURY, CT



PROPERTY DESCRIPTION

16 Beaver Brook Rd is a well-positioned, multi-tenant industrial property spanning 24,000 SF, complete with a 1,456 SF single-family home on-site. Located in the heart of Danbury, this property is ideal for contractors, light manufacturing, distribution, warehouse and various commercial/industrial uses. The building is currently home to a martial arts studio, CrossFit gym, and an auto repair shop. This along with the 3 Bedroom House, provide steady rental income. The owners occupy 12,000 SF on the upper level and will be vacating the space for a buyer. This is a prime opportunity for an owner-user or investor looking to generate income while utilizing industrial space.

FOR LEASE: 10,000 SF - 12,000 SF available served by drive-in doors, one loading dock, 14'-17' ceiling heights, and 400 amps of power. 4,800 SF of the 12,000 SF is air-conditioned office space and there is mezzanine throughout for extra storage.

OFFERING SUMMARY

| | |
|----------------|--|
| Sale Price: | \$2,700,000 |
| Lease Rate: | \$7.25 SF/yr (NNN) |
| Available SF: | 10,000 SF - 12,000 SF |
| Lot Size: | +/- 1.75 Acres |
| Building Size: | +/- 24,000 SF Industrial +/- 1,456 SF Residential |

DEMOGRAPHICS

| | 0.3 MILES | 0.5 MILES | 1 MILE |
|-------------------|-----------|-----------|----------|
| Total Households | 568 | 1,718 | 5,615 |
| Total Population | 1,571 | 4,827 | 16,084 |
| Average HH Income | \$86,470 | \$84,370 | \$86,525 |



MICK CONSALVO
Broker
 203.241.5188
 mconsalvo@towercorp.com



TOMMY CONSALVO
Broker
 203.482.5792
 tconsalvo@towercorp.com

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PROPERTY HIGHLIGHTS:

- Construction: Metal and Steel
- Zone: IL - 40 (Industrial)
- Year Built 1929
- Clear Ceiling Height 17'
- 7 Overhead Doors; 2 Loading Docks
- City Water, Sewer and Gas
- Gas Heat; Partial A/C
- Power: 800 Amp, 3 Phase (Upper) - 200 Amp, 3 Phase (Lower)
- Parking +/- 45 Spaces

• **MAIN BUILDING:**

- Construction: Metal and Steel
- Zone: IL - 40 (Industrial)
- Year Built 1929
- Clear Ceiling Height 17'
- 7 Overhead Doors; 2 Loading Docks
- City Water, Sewer and Gas
- Gas Heat; Partial A/C
- Power: 800 Amp, 3 Phase
- Parking +/- 45 Spaces

• **HOUSE:**

- 3-Bedrooms
- 1 Bath



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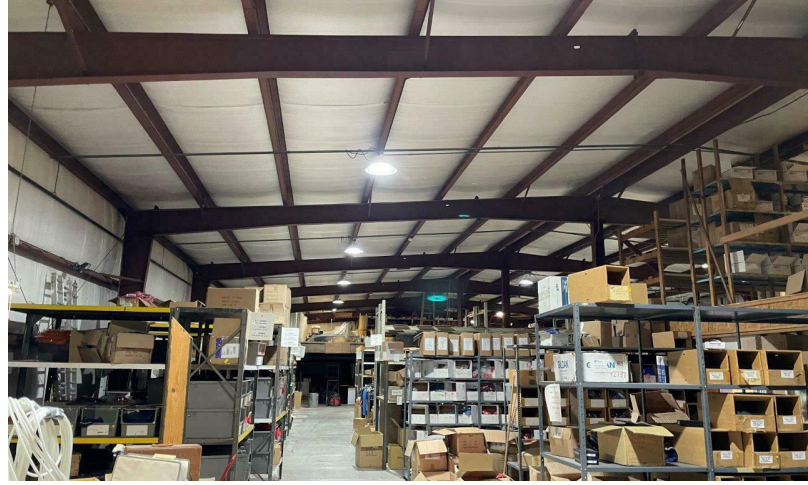


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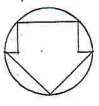
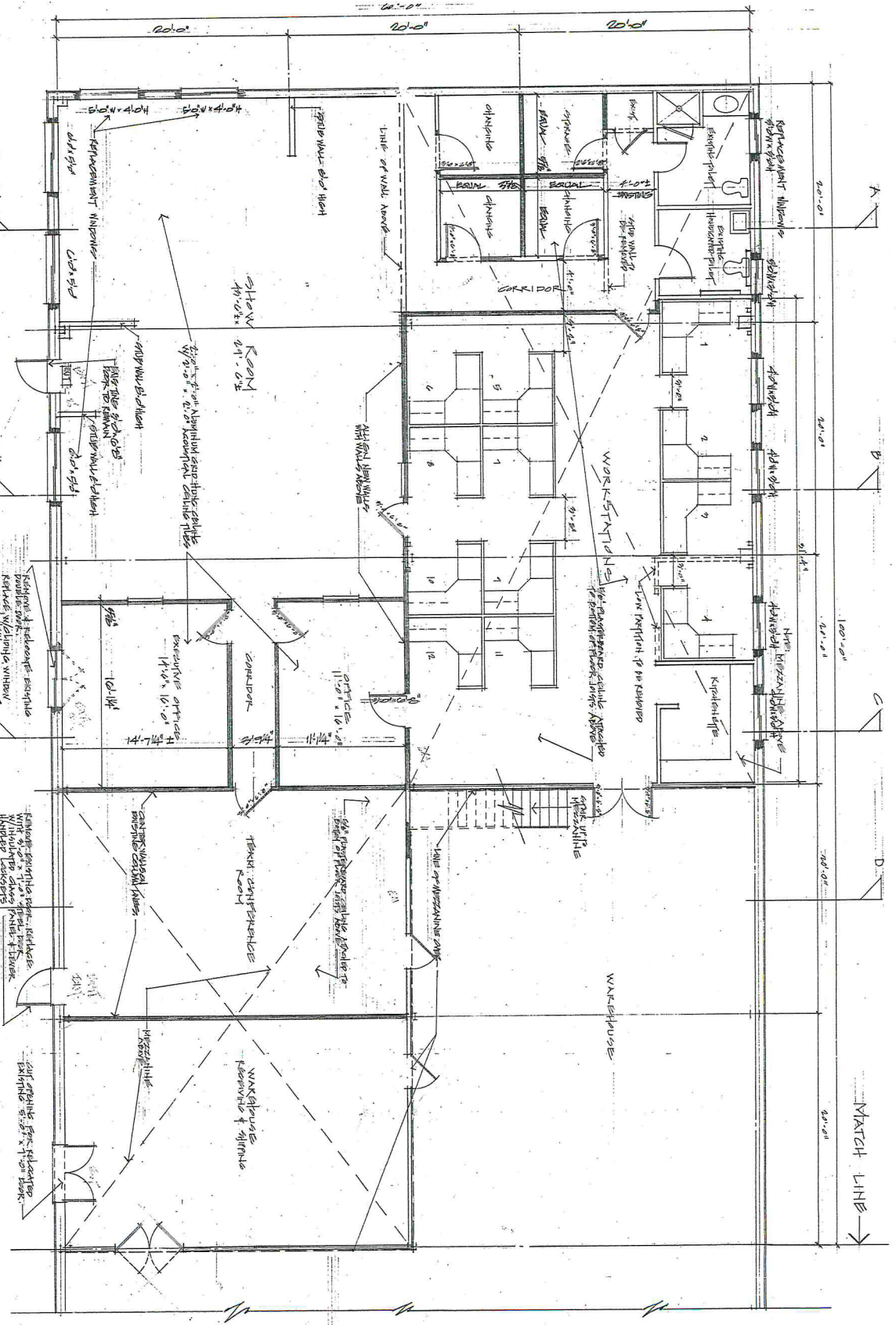
Main Level (Left Side)

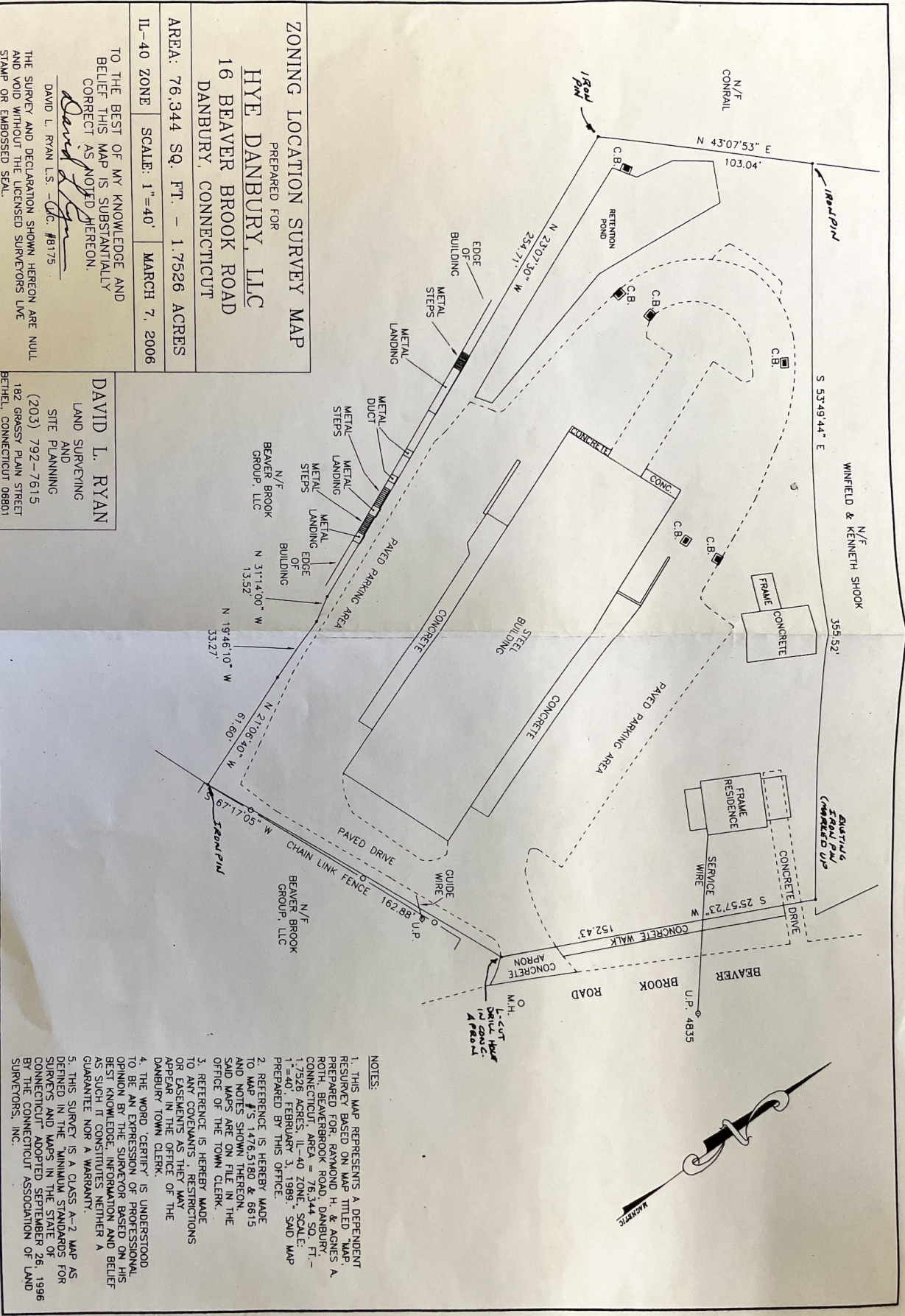
Window Note:
 Remove existing aluminum framed double windows
 Remove & install new insulated glass windows with
 all necessary trim, sashes, sills & awnings.
 All window openings to be finished with
 in the field.

Plaster Note:
 Repair existing plaster in all rooms & replace
 with new plaster in all rooms to be finished
 with plaster. Repair all cracks &
 remove loose plaster.

Door Note:
 Remove existing doors & install
 new doors with 1/2" lead stop w/
 new weatherstripping & door
 hardware.

Wall Note:
 Existing to remain
 Existing to be removed
 New work





ZONING LOCATION SURVEY MAP
 PREPARED FOR
HYE DANBURY, LLC
16 BEAVER BROOK ROAD
DANBURY, CONNECTICUT

AREA: 76,344 SQ. FT. - 1.7526 ACRES
 IL-40 ZONE SCALE: 1"=40' MARCH 7, 2006

TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

David L. Ryan
 DAVID L. RYAN L.S. - C.C. #8175

DAVID L. RYAN
 LAND SURVEYING
 AND
 SITE PLANNING
 (203) 792-7615
 182 GRASSY PLAIN STREET
 BETHEL, CONNECTICUT 06801

- NOTES:**
1. THIS MAP REPRESENTS A DEPENDENT RESURVEY BASED ON MAP TITLED "MAP PREPARED FOR DANBURY, LLC, 16 BEAVER BROOK ROAD, DANBURY, CONNECTICUT, AREA = 76,344 SQ. FT. - 1.7526 ACRES, IL-40 ZONE, SCALE: 1"=40', FEBRUARY 3, 1999", SAID MAP PREPARED BY THIS OFFICE.
 2. REFERENCE IS HEREBY MADE TO MAP #15 1476-5180 & 6615 AND NOTES SHOWN THEREON. SAID MAPS ARE ON FILE IN THE OFFICE OF THE TOWN CLERK.
 3. REFERENCE IS HEREBY MADE TO ANY COVENANTS, RESTRICTIONS OR EASEMENTS AS THEY MAY APPEAR IN THE OFFICE OF THE DANBURY TOWN CLERK.
 4. THE WORD "CERTIFY" IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL OPINION BY THE SURVEYOR BASED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF AS SUCH IT CONSTITUTES NEITHER A GUARANTEE NOR A WARRANTY.
 5. THIS SURVEY IS A CLASS A-2 MAP AS DEFINED IN THE "MINIMUM STANDARDS FOR SURVEY'S AND MAPS IN THE STATE OF CONNECTICUT" ADOPTED SEPTEMBER 26, 1996 BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC.

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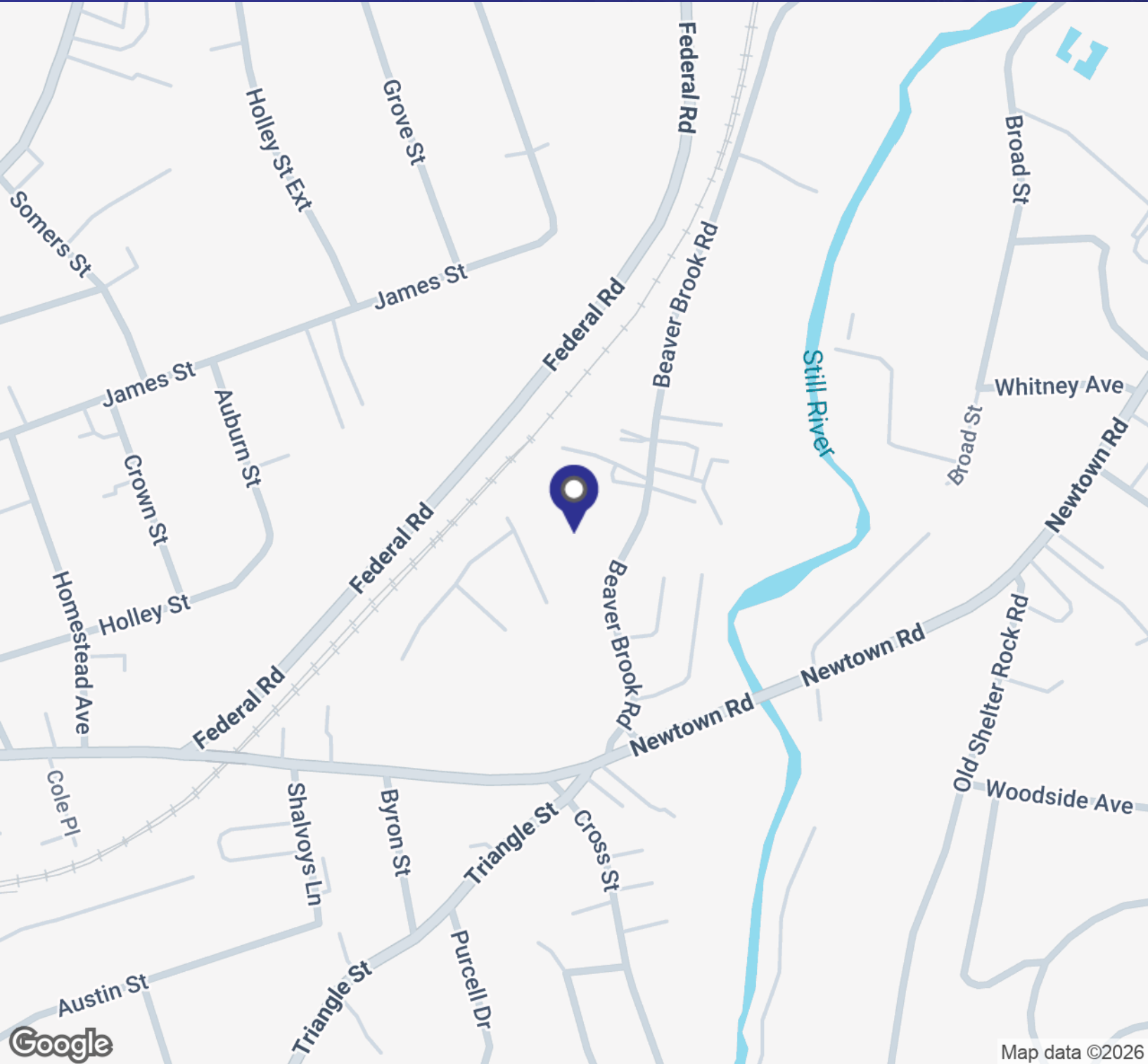
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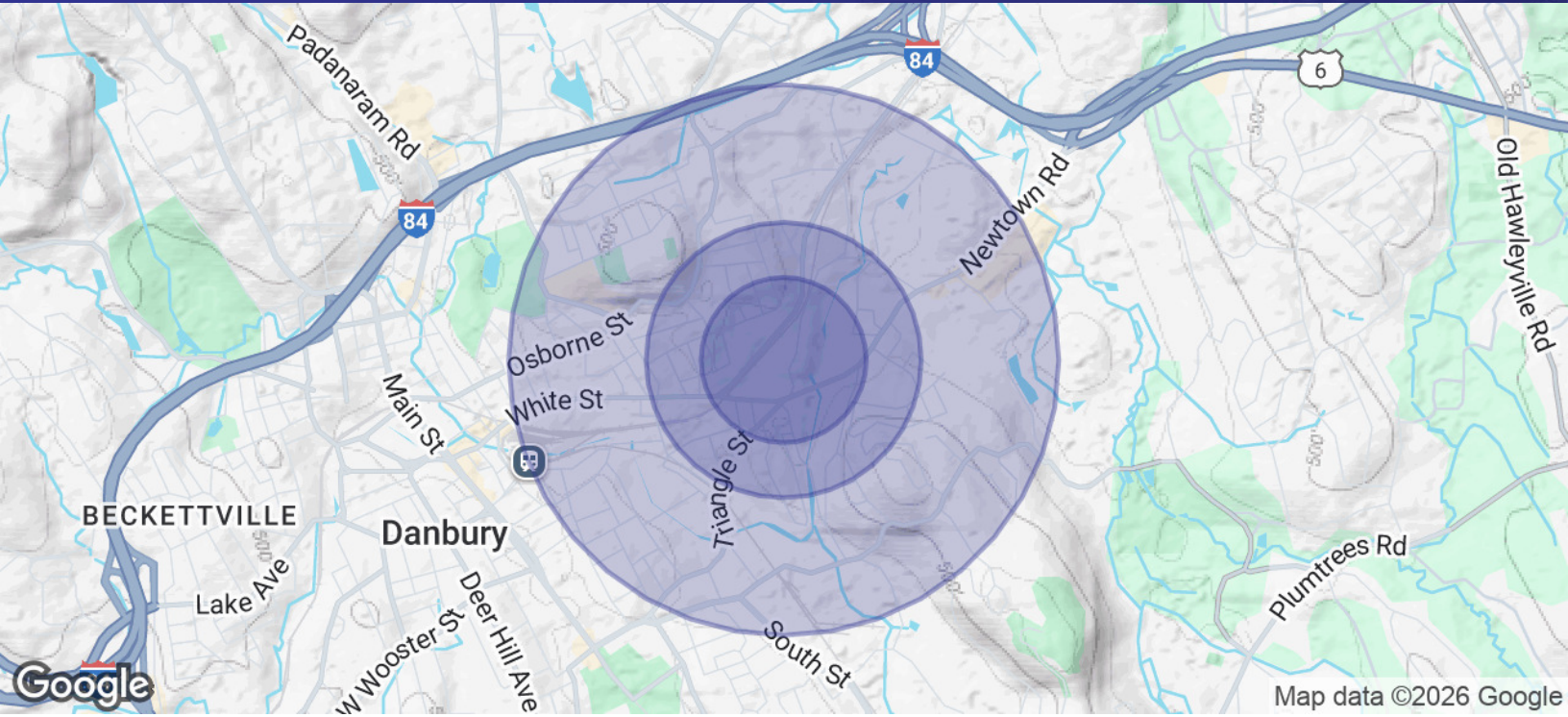
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| POPULATION | 0.3 MILES | 0.5 MILES | 1 MILE |
|----------------------|-----------|-----------|--------|
| Total Population | 1,571 | 4,827 | 16,084 |
| Average Age | 36 | 37 | 38 |
| Average Age (Male) | 35 | 36 | 37 |
| Average Age (Female) | 37 | 38 | 38 |

| HOUSEHOLDS & INCOME | 0.3 MILES | 0.5 MILES | 1 MILE |
|---------------------|-----------|-----------|-----------|
| Total Households | 568 | 1,718 | 5,615 |
| # of Persons per HH | 2.8 | 2.8 | 2.9 |
| Average HH Income | \$86,470 | \$84,370 | \$86,525 |
| Average House Value | \$314,436 | \$307,514 | \$323,692 |

Demographics data derived from AlphaMap



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