

FOR LEASE // 60 SHELTER ROCK ROAD, DANBURY, CT

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LOCATION INFORMATION

Street Address	60 Shelter Rock Road, Unit 8
City, State, Zip	Danbury, CT 06811
County	Fairfield

BUILDING INFORMATION

Available Size	+/- 7,522 SF
Lease Rate	\$9.25 NNN
Nets	+/- \$2.85 PSF
Zone	IL-40
Building Size	103,716 SF

PROPERTY HIGHLIGHTS

- Ideal for any warehouse or manufacturing use. Building has three shared loading docks, one common 14'X14' overhead door, one private drive-in door, and excellent signage. Units are separately metered for gas and electric. Convenient access to I-84 and Route 6 and 53.
- Well maintained +/- 7.00 Acres
- Fully Sprinklered
- 200 Amp 3 Phase Power
- 3 Common Loading Docks
- 1 Common Overhead Door
- 1- 14' Private Drive In Door
- 18' Ceiling Heights
- +/- 220 Parking Spaces
- Wired for Security
- Gas Heat
- City Water, Sewer and Gas
- LED Lighting
- Common Baths



TOMMY CONSALVO

Broker

203.482.5792

tconsalvo@towercorp.com



MICK CONSALVO

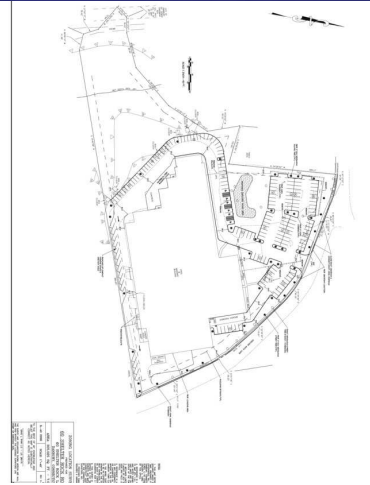
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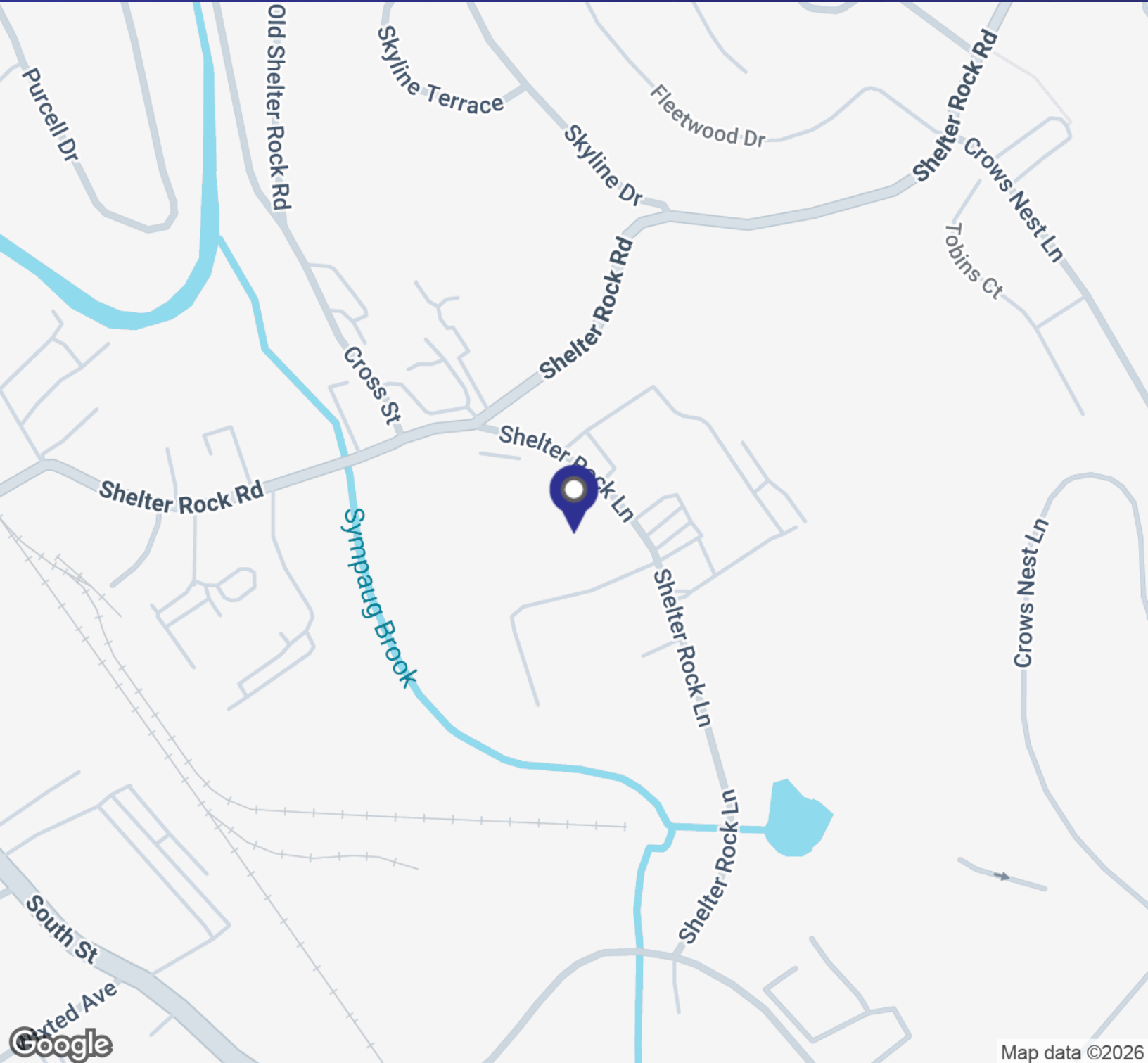
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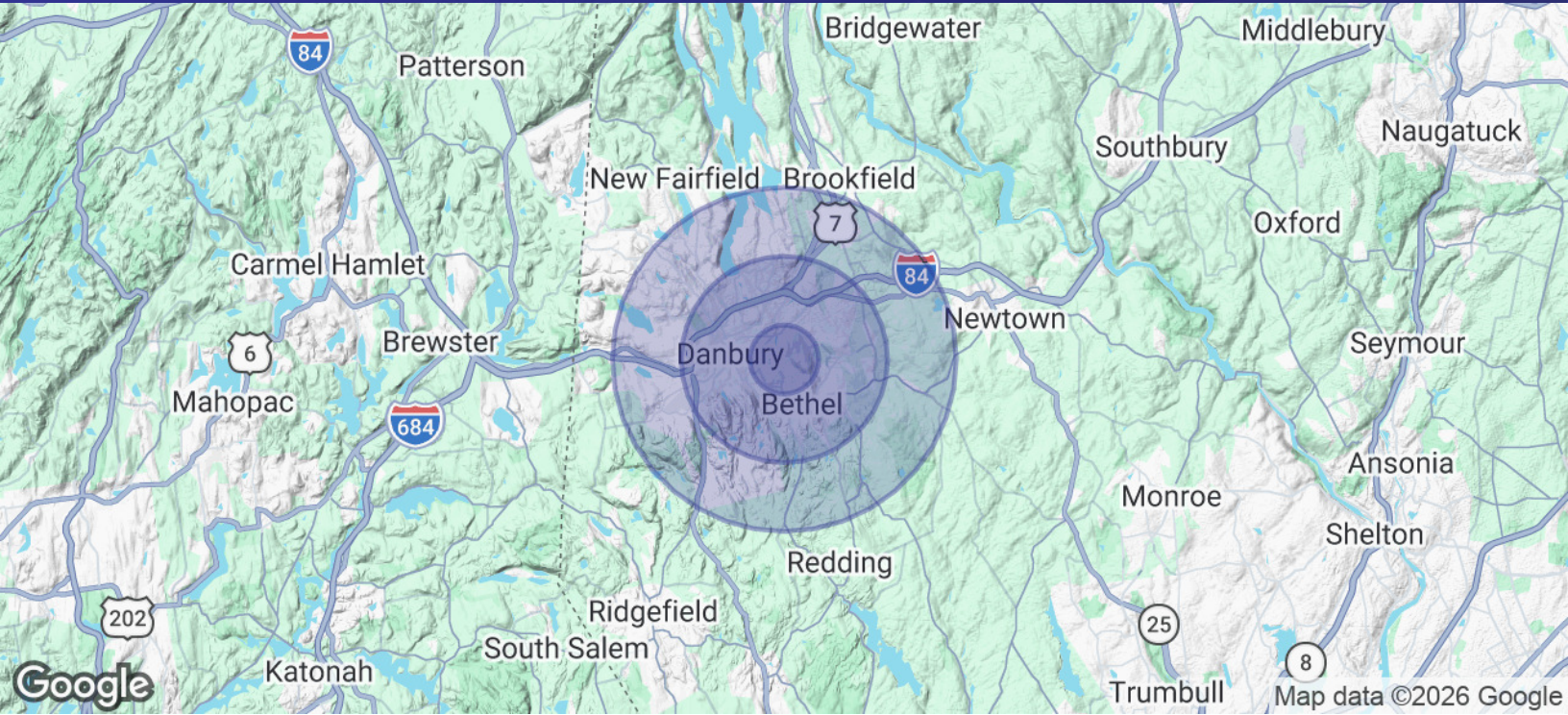


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,854	70,466	120,918
Average Age	33.5	36.0	37.6
Average Age (Male)	31.6	34.8	36.7
Average Age (Female)	35.3	37.2	38.6

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,429	26,681	44,861
# of Persons per HH	2.6	2.6	2.7
Average HH Income	\$71,594	\$73,764	\$85,833
Average House Value	\$320,974	\$350,665	\$381,113

* Demographic data derived from 2020 ACS - US Census



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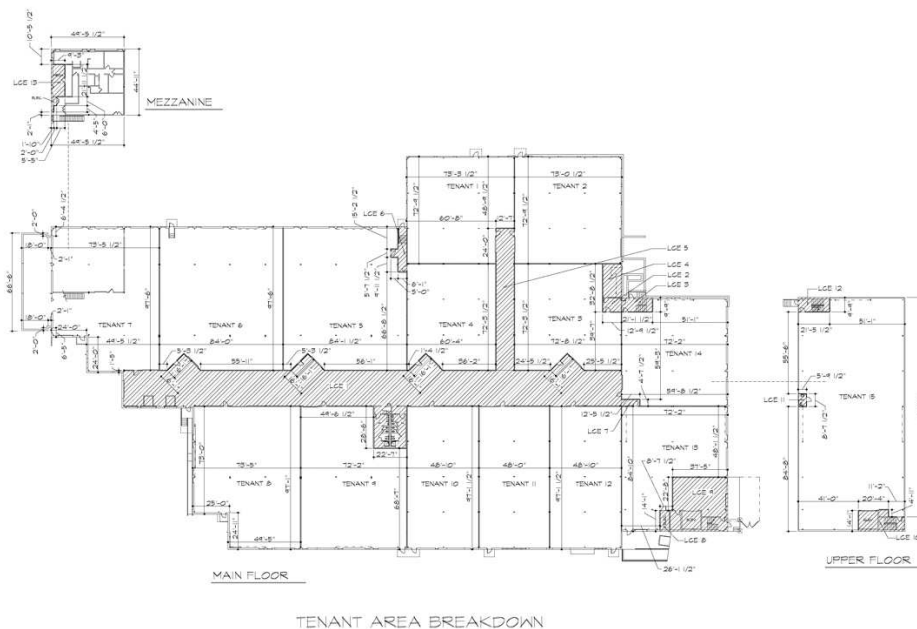


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