

FOR LEASE // INDUSTRIAL CONDO FOR LEASE

8 Dunham Dr, New Fairfield, CT



PROPERTY DESCRIPTION

1,200 Sq. Ft. industrial condominium. Unit has 14' overhead door, 20' ceilings. Heating and bathroom can be installed. 200 Amp 3 Phase Power

PROPERTY HIGHLIGHTS

- 14' Drive In Door
- 20' ft+ Ceiling Height
- Heating and Bathroom can be added
- I Zone (Industrial)
- 2-3 Car parking

OFFERING SUMMARY

Lease Rate:	\$1,800/month + utilities
Available SF:	1,200 SF
Building Size:	6,000 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	45	179	734
Total Population	114	484	2,047
Average HH Income	\$147,629	\$149,846	\$151,832



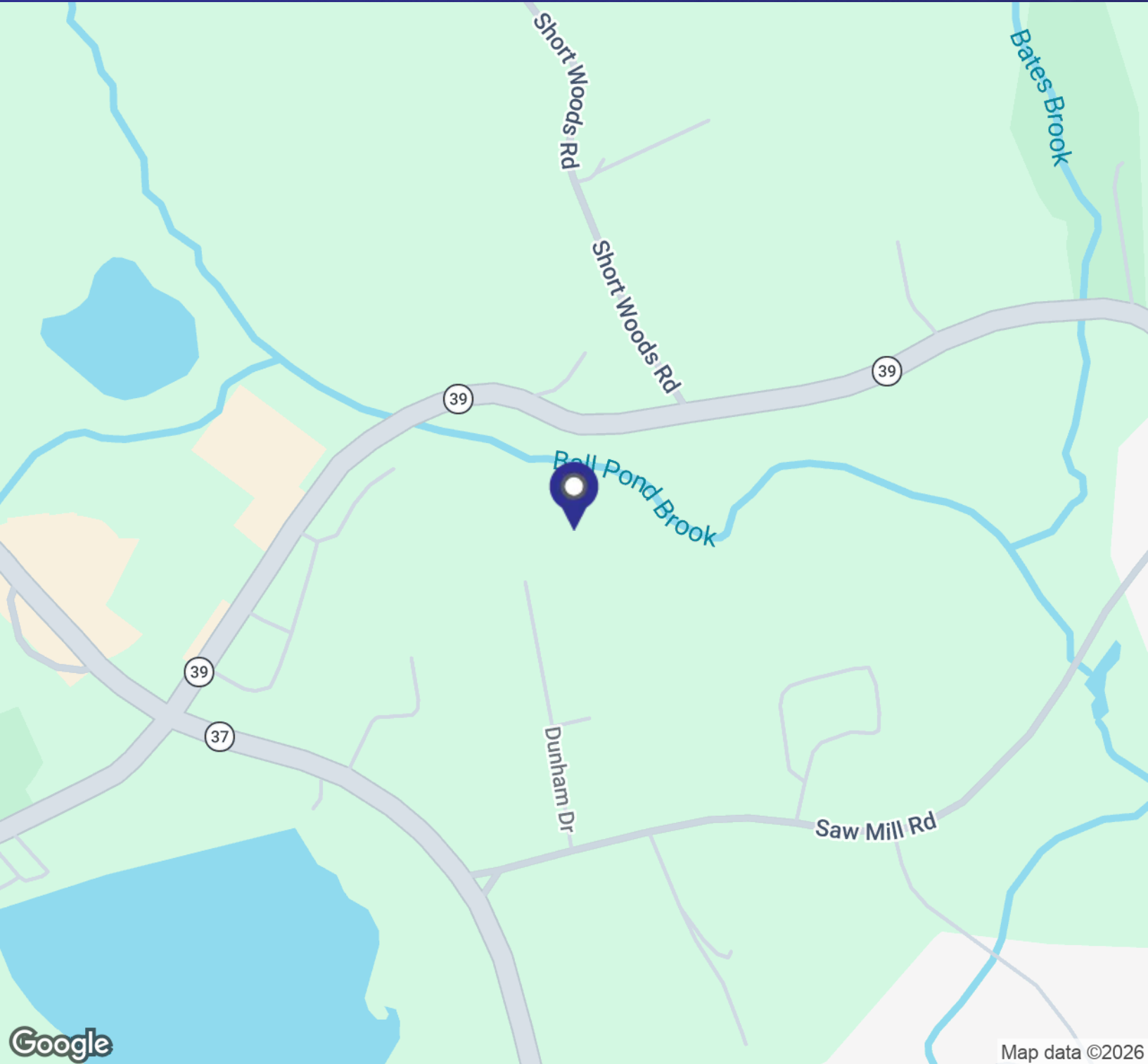
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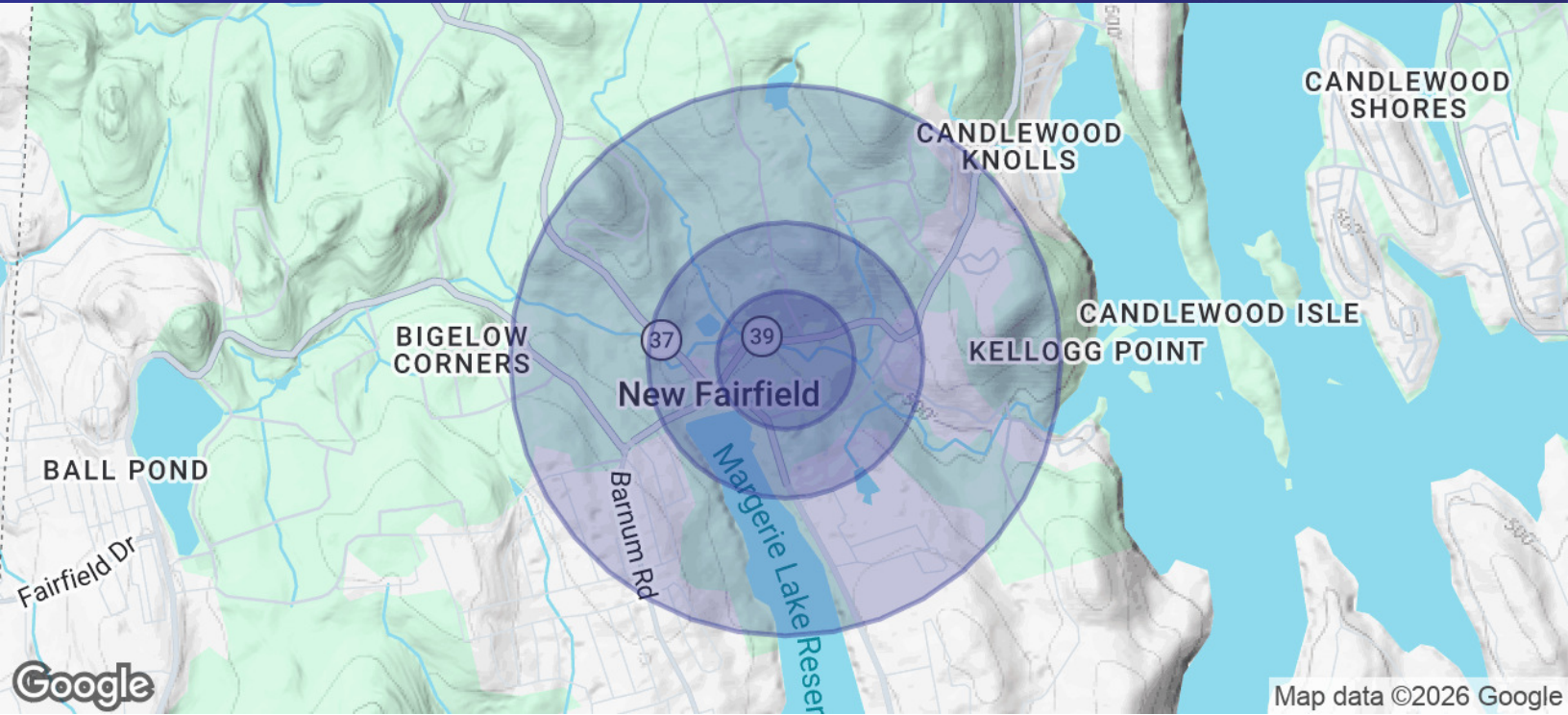
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	114	484	2,047
Average Age	50.2	48.0	46.1
Average Age (Male)	51.8	45.7	43.0
Average Age (Female)	47.7	47.5	45.4

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	45	179	734
# of Persons per HH	2.5	2.7	2.8
Average HH Income	\$147,629	\$149,846	\$151,832
Average House Value	\$453,792	\$437,827	\$438,343

2023 American Community Survey (ACS)

