

FOR LEASE // RARE INDUSTRIAL CONDO OPPORTUNITY

28 Shelter Rock, Danbury, CT



PROPERTY DESCRIPTION

1,600 SF industrial condo featuring 500 SF of office space and 600 SF loft storage. The unit offers functional warehouse layout with additional outdoor storage potential. Ideal for a variety of light industrial, contractor, or service-based uses.

PROPERTY HIGHLIGHTS

- 200 Amp, 3-Phase electrical service
- Gas heat in warehouse; heat & A/C in office area
- Connected to city water, sewer, and gas
- Fully sprinklered
- Two (2) bathrooms
- Warehouse sink for utility use

OFFERING SUMMARY

Lease Rate:	\$2,500/month + utilities
Available SF:	1,600 SF
Building Size:	5,000 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	390	1,800	6,470
Total Population	998	4,452	15,228
Average HH Income	\$82,454	\$97,523	\$88,509



FOR LEASE // RARE INDUSTRIAL CONDO OPPORTUNITY

28 Shelter Rock, Danbury, CT



PROPERTY HIGHLIGHTS

- 200 Amp, 3-Phase electrical service
- Gas heat in warehouse; heat & A/C in office area
- Connected to city water, sewer, and gas
- Fully sprinklered
- Two (2) bathrooms
- Warehouse sink for utility use



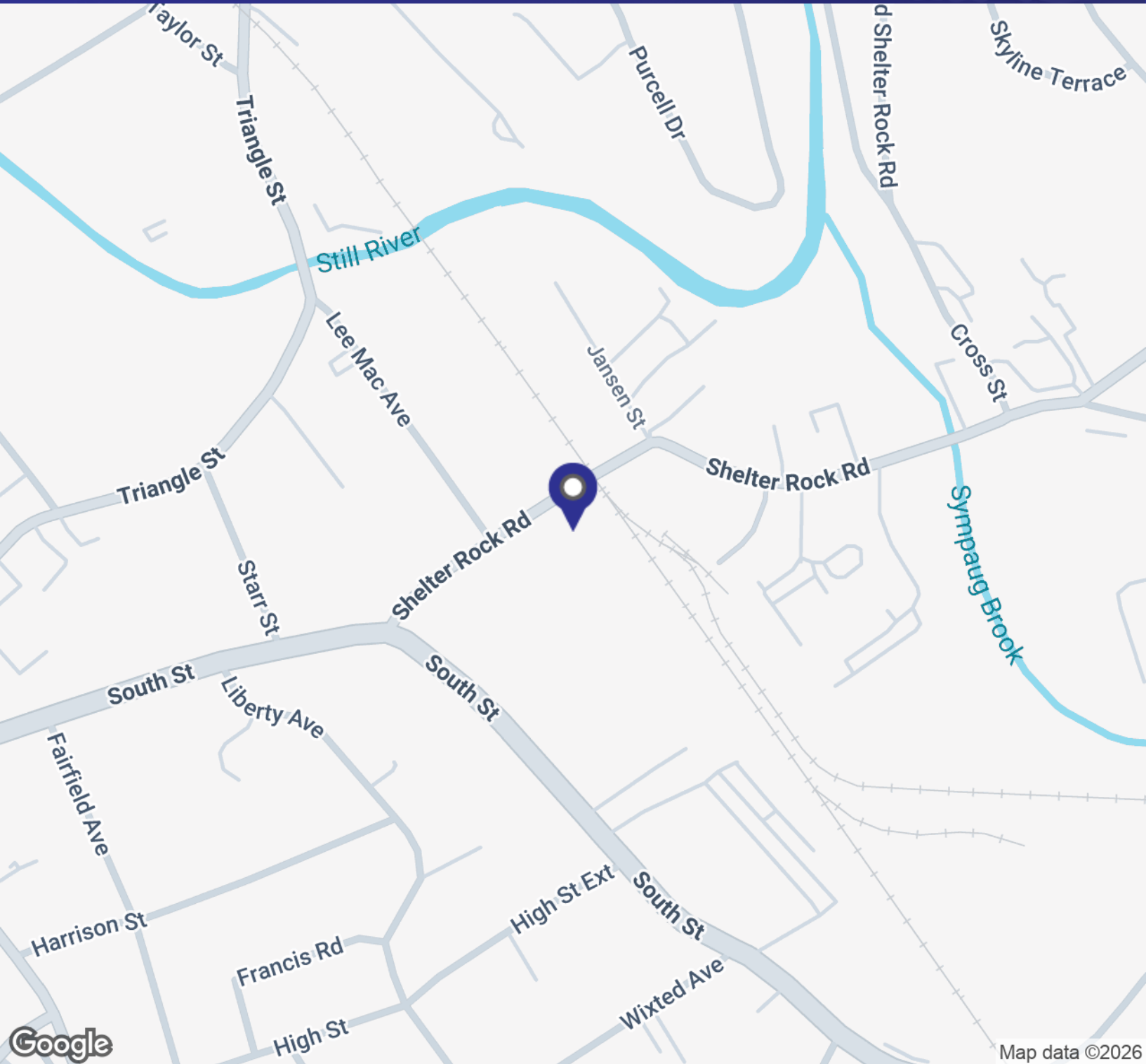
FOR LEASE // RARE INDUSTRIAL CONDO OPPORTUNITY

28 Shelter Rock, Danbury, CT



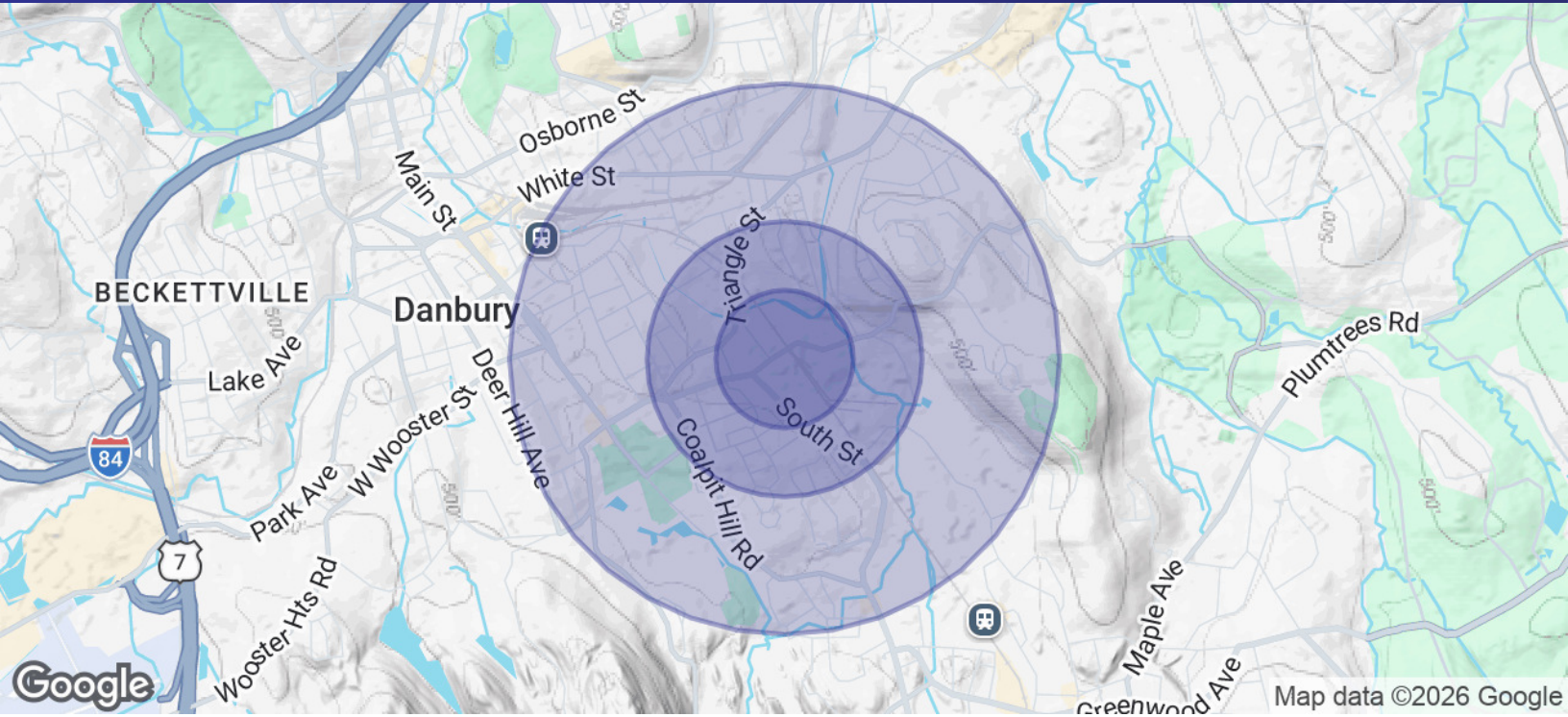
FOR LEASE // RARE INDUSTRIAL CONDO OPPORTUNITY

28 Shelter Rock, Danbury, CT



FOR LEASE // RARE INDUSTRIAL CONDO OPPORTUNITY

28 Shelter Rock, Danbury, CT



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	998	4,452	15,228
Average Age	35.3	38.8	40.2
Average Age (Male)	34.9	37.9	40.0
Average Age (Female)	39.2	41.1	41.9

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	390	1,800	6,470
# of Persons per HH	2.6	2.5	2.4
Average HH Income	\$82,454	\$97,523	\$88,509
Average House Value	\$310,630	\$291,277	\$306,405

2023 American Community Survey (ACS)



FOR LEASE // RARE INDUSTRIAL CONDO OPPORTUNITY

28 Shelter Rock, Danbury, CT



It turns out, you don't have any Floor Plans Published!

(be sure to tag an image "**Floor Plan**" in the **Media Tab**)

