

# FOR SALE OR LEASE // 1-3 ROGER SHERMAN TPKE, NEW MILFORD CT

## New Construction -- Industrial Condos



### PROPERTY DESCRIPTION

Exceptional opportunity to purchase or lease brand-new industrial space in one of New Milford's newest commercial developments. Scheduled for completion in 2026, this 5,776 SF building offers flexible ownership and leasing options designed to accommodate businesses of all sizes.

The building consists of four individual units that may be purchased, leased, or combined to meet your specific needs. Units 1, 2, and 3 each contain approximately 1,392 SF (40' x 34.8'), while Unit 4 offers approximately 1,600 SF (40' x 40'). Buyers and tenants have the flexibility to acquire a single unit, multiple contiguous units, or the entire building. The units are also designed to be combined, creating larger spaces as your business grows.

Units 1 and 2 each feature two drive-in doors, providing additional functionality for businesses requiring increased loading and vehicle access.

Ideal for contractors, trades, warehousing, distribution, light manufacturing, service businesses, and a variety of industrial and flex uses. Available for Sale or Lease. Individual units, multiple units, or the entire building available.

Engineered renderings shown. Images are conceptual only and may not reflect final design.

### OFFERING SUMMARY

|                             |                           |
|-----------------------------|---------------------------|
| Sale Price Entire Building: | \$1,050,000               |
| Unit 1 - 1,392 Sq Ft:       | \$279,000                 |
| Unit 2 - 1,392 Sq Ft:       | \$279,000                 |
| Unit 3 - 1,392 Sq Ft:       | \$265,000                 |
| Unit 4 - 1,600 Sq Ft:       | \$305,000                 |
| Lease Rate:                 | \$14 SF/yr (Gross) + Util |
| Available SF:               | 5,776 SF                  |

| DEMOGRAPHICS      | 1 MILE    | 3 MILES   | 5 MILES   |
|-------------------|-----------|-----------|-----------|
| Total Households  | 537       | 6,137     | 11,223    |
| Total Population  | 1,254     | 15,101    | 29,201    |
| Average HH Income | \$112,504 | \$124,550 | \$141,037 |



**JOE DIMYAN**

203.313.3920

jdimyan@towercorp.com

**FOR SALE OR LEASE // 1-3 ROGER SHERMAN TPKE, NEW MILFORD CT**  
**New Construction -- Industrial Condos**



**PROPERTY HIGHLIGHTS**

- New Construction
- Private office
- Restroom
- 14-foot drive-in overhead door
- Unit 1 & 2 Have 2 Drive In Door's
- 200-amp, 3-phase electrical service
- Propane Heat
- AC in Office
- Designated outdoor storage area
- Available for Sale or Lease
- Individual units, multiple units, or the entire building available
- Units 1, 2, and 3 +/- 1,392 SF Each (40' x 34.8')
- Unit 4 +/- 1,600 SF (40' x 40')
- Engineered renderings shown. Images are conceptual only and may not reflect final design.



**JOE DIMYAN**

203.313.3920

[jdimyan@towercorp.com](mailto:jdimyan@towercorp.com)

**FOR SALE OR LEASE // 1-3 ROGER SHERMAN TPKE, NEW MILFORD CT**  
New Construction -- Industrial Condos



**JOE DIMYAN**

203.313.3920

[jdimyan@towercorp.com](mailto:jdimyan@towercorp.com)

**FOR SALE OR LEASE // 1-3 ROGER SHERMAN TPKE, NEW MILFORD CT**  
New Construction -- Industrial Condos

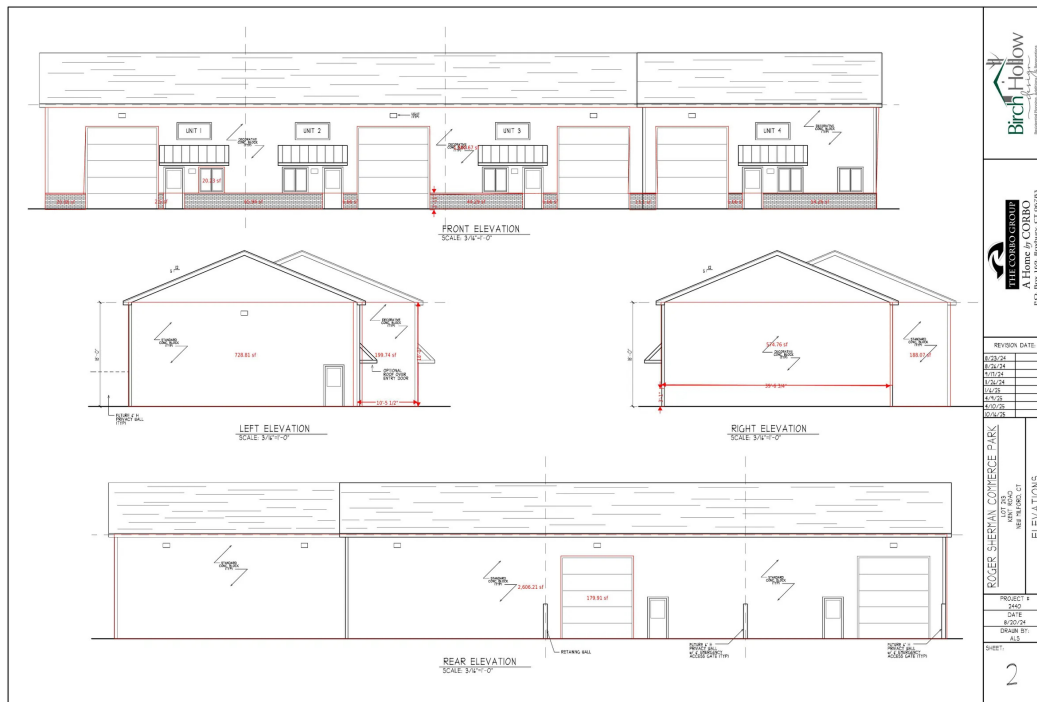
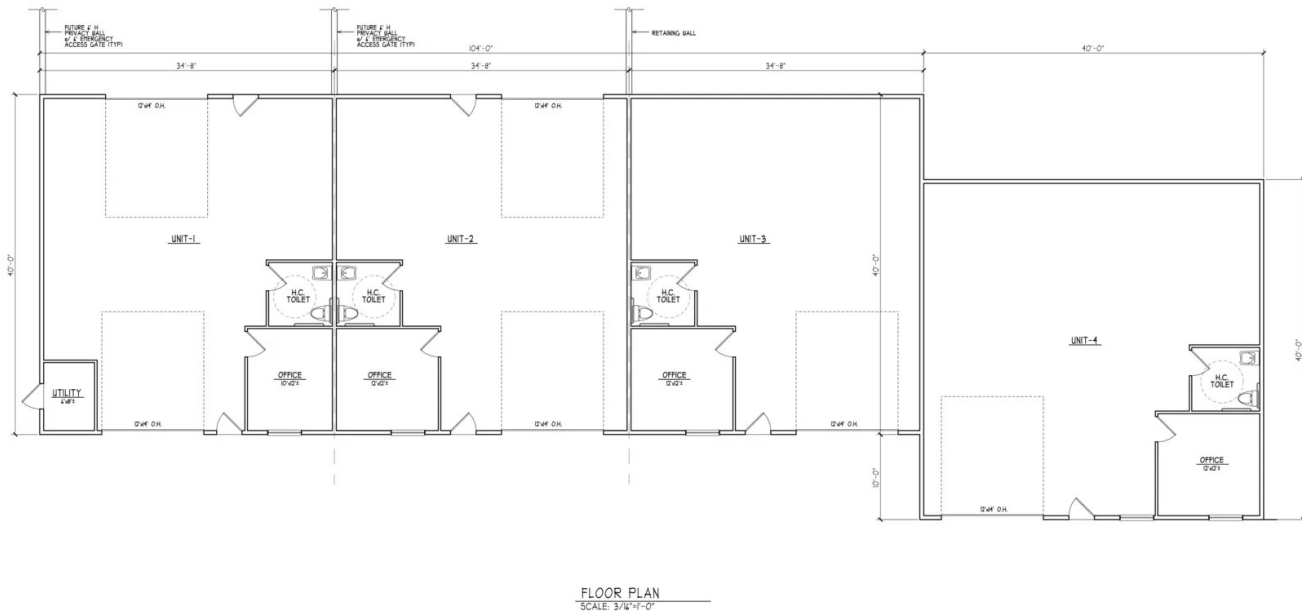


**JOE DIMYAN**

203.313.3920

[jdimyan@towercorp.com](mailto:jdimyan@towercorp.com)

**FOR SALE OR LEASE // 1-3 ROGER SHERMAN TPKE, NEW MILFORD CT**  
New Construction -- Industrial Condos



**Bio**  
Bioscience  
Bioscience

**THE CORBO GROUP**  
A Home by CORBO  
P.O. Box 1000, Roadway, CT 06478  
860-662-1234 • WWW.CORBOGROUP.COM

| REVISION DATE: |
|----------------|
| 8/23/24        |
| 4/17/24        |
| 1/21/24        |
| 1/12/24        |
| 1/12/24        |
| 4/10/23        |
| 4/10/23        |
| 10/16/23       |

**ROGER SHERMAN COMMERCE PARK**  
LOT 250  
NEW MILFORD, CT  
**FLOOR PLAN**

PROJECT # 2440



**JOE DIMYAN**  
203.313.3920  
jdimyan@towercorp.com

**GENERAL NOTES**

1. ZONING OF THE PROPERTY IS B-2, LOT AREA = 18,826 ± S.F. = 1.33 ± ACRES.
2. TOPOGRAPHY SURVEY PERFORMED BY ROBERTSON SURVEYING, WOODBRIDGE, CT.
3. ELEVATIONS SHOWN ARE BASED ON AN ASSIGNED DATUM. CONTOUR INTERVAL IS TWO FEET.
4. PROPERTY LINE INFORMATION OBTAINED FROM A CLASS 2 ± MAP PREPARED BY ROBERTSON SURVEYING, SOUTHERN, CT. ENTITLED "B-2 ZONING LOCATION SURVEY PREPARED FOR CORBO ASSOCIATES, INC. KENT ROAD, NEW HAVEN, CONNECTICUT" SCALE = 1" = 40', DATE: OCTOBER 8, 2024.
5. FOR LOCATION OF UNDERGROUND UTILITIES, INQUIRE WITH THE APPROPRIATE UTILITY COMPANY AND CALL BEFORE YOU DIG.
6. ALL UTILITIES SHOWN ARE APPROXIMATE AND BASED UPON ACTUAL FIELD LOCATION WHERE VISIBLE OR MARKED. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR DETERMINING THE ACTUAL LOCATIONS OF ALL EXISTING UTILITIES INCLUDING LAUNCHING AND SERVICES. CALL "CALL BEFORE YOU DIG" (1-800-486-4862) TO FIELD VERIFY LOCATIONS PRIOR TO CONSTRUCTION.
7. WOULD ENGINEERING ACCEPTS NO RESPONSIBILITY FOR THE ACCURACY OF MAPS PREPARED BY OTHERS.
8. ALL WORK WITHIN THE STRIP HIGHWAY LINE REQUIRES A CONSTRUCTION DEPARTMENT OF TRANSPORTATION (CTDOT) INCORPORATION PERMIT. THE OWNER/CONTRACTOR IS RESPONSIBLE FOR OBTAINING THE PERMIT AND COMPLYING WITH ALL PROVISIONS AND CONDITIONS OF THE PERMIT.
9. THE CONTRACTOR SHALL COORDINATE ALL WORK AND ARRANGE TO SUPPORT AND RELOCATE EXISTING UTILITY POLES WITH THE APPROPRIATE UTILITY COMPANY AS REQUIRED.
10. OWNER OF RECORD: CORBO ASSOC. INC. 404 NORTON SHAWING LANE + ET AL.
11. NO WELLS BUILT WITHIN 10 FEET OF THE PROPOSED SEPTIC SYSTEM.
12. ALL LIGHTING FIXTURES SHALL BE FULL CUTOFF.

**LEGEND**

- PROPERTY LINE
- BUILDING SETBACK LINE
- EXISTING ROCK CONTAINMENT LINE AND BOUNDARY
- EXISTING INTERMEDIATE CONTOUR LINE
- PROPOSED CONTOUR LINE AND BOUNDARY
- PROPOSED RETAINING WALL CONCRETE LIP CURE (B.L.C.)
- SEPARATION/CONTAINMENT SYSTEM
- DEEP HOLE TEST PIT
- PERCOLATION TEST HOLE

**SOIL TEST DATA IN VICINITY OF DRYWELLS**

SOIL TESTING FOR FOOT HOLES TP "W1", TP "W2", TP "W3" PERFORMED BY RONALD F. WOLFF, P.E. ON 10/25/2023.

| TEST NO.            | TEST DATE | TEST RESULTS                               |
|---------------------|-----------|--------------------------------------------|
| TP "W1" (ON LOT #3) | 10/25/23  | 0-4" TOPSOIL/FILL                          |
| TP "W2" (ON LOT #3) | 10/25/23  | 0-4" ORANGE BROWN SANDY LOAM               |
| TP "W3" (ON LOT #3) | 10/25/23  | 24-96" GREY FINE SAND, TRACE SILT, COBBLES |

**PERCOLATION TEST RESULTS**

PERCOLATION TEST RESULTS BY RONALD F. WOLFF, P.E. ON 6/26/2023. HOLE FILLED TO TOP OF PIPE SIZING.

| PERC NO. | PERC DATE | PERC RESULTS                     |
|----------|-----------|----------------------------------|
| PERC #1  | 6/26/23   | PERCOLATION RATE 1" IN 6 MINUTES |
| PERC #2  | 6/26/23   | PERCOLATION RATE 1" IN 6 MINUTES |
| PERC #3  | 6/26/23   | PERCOLATION RATE 1" IN 6 MINUTES |

**LOCATION PLAN**

SCALE: 1"=100'

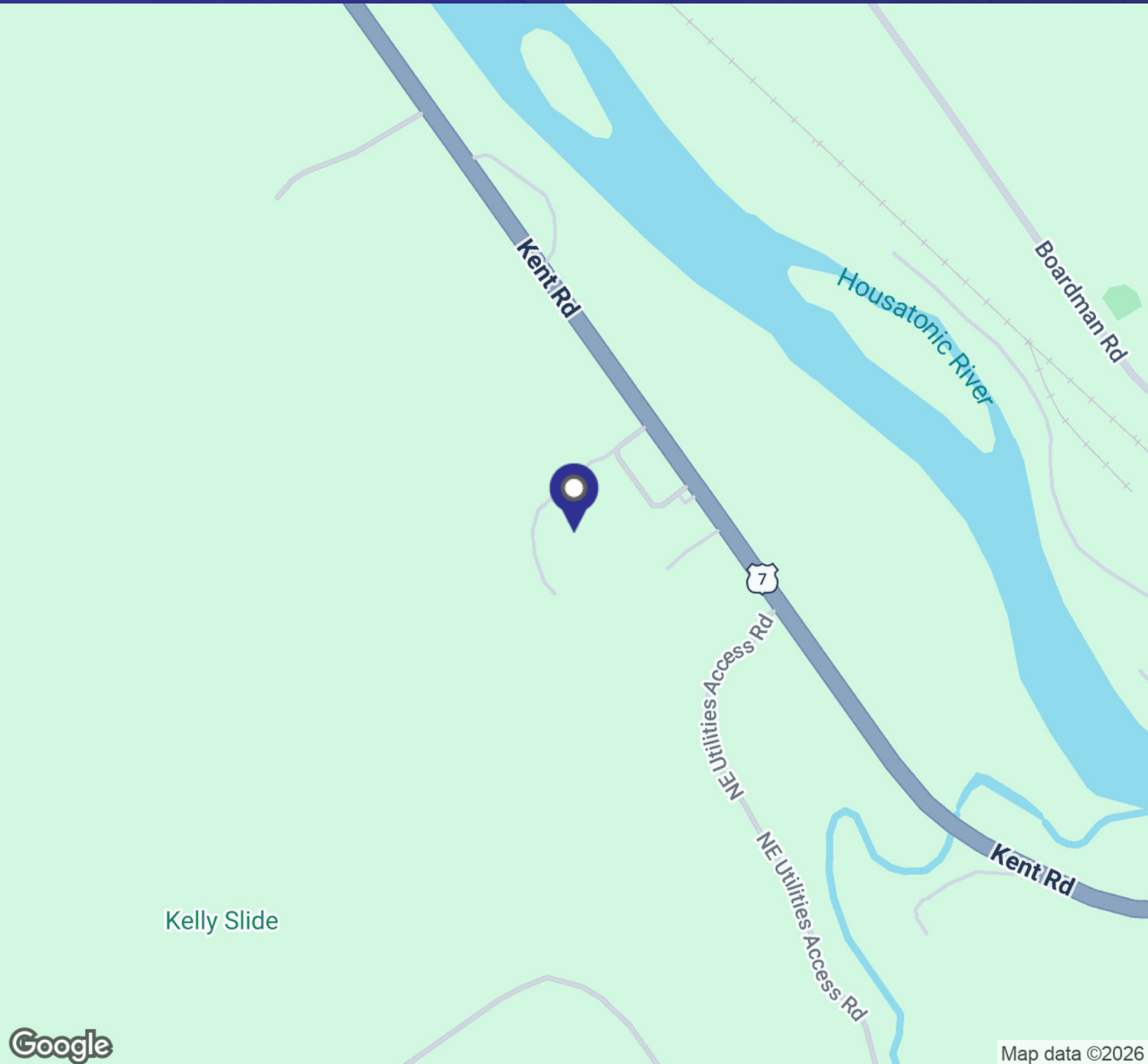
**ZONING & PARKING TABLE**

PROPOSED: LOT #2, LOT #3, LOT #4, LOT #5, LOT #6, LOT #7, LOT #8, LOT #9, LOT #10, LOT #11, LOT #12, LOT #13, LOT #14, LOT #15, LOT #16, LOT #17, LOT #18, LOT #19, LOT #20, LOT #21, LOT #22, LOT #23, LOT #24, LOT #25, LOT #26, LOT #27, LOT #28, LOT #29, LOT #30, LOT #31, LOT #32, LOT #33, LOT #34, LOT #35, LOT #36, LOT #37, LOT #38, LOT #39, LOT #40, LOT #41, LOT #42, LOT #43, LOT #44, LOT #45, LOT #46, LOT #47, LOT #48, LOT #49, LOT #50, LOT #51, LOT #52, LOT #53, LOT #54, LOT #55, LOT #56, LOT #57, LOT #58, LOT #59, LOT #60, LOT #61, LOT #62, LOT #63, LOT #64, LOT #65, LOT #66, LOT #67, LOT #68, LOT #69, LOT #70, LOT #71, LOT #72, LOT #73, LOT #74, LOT #75, LOT #76, LOT #77, LOT #78, LOT #79, LOT #80, LOT #81, LOT #82, LOT #83, LOT #84, LOT #85, LOT #86, LOT #87, LOT #88, LOT #89, LOT #90, LOT #91, LOT #92, LOT #93, LOT #94, LOT #95, LOT #96, LOT #97, LOT #98, LOT #99, LOT #100, LOT #101, LOT #102, LOT #103, LOT #104, LOT #105, LOT #106, LOT #107, LOT #108, LOT #109, LOT #110, LOT #111, LOT #112, LOT #113, LOT #114, LOT #115, LOT #116, LOT #117, LOT #118, LOT #119, LOT #120, LOT #121, LOT #122, LOT #123, LOT #124, LOT #125, LOT #126, LOT #127, LOT #128, LOT #129, LOT #130, LOT #131, LOT #132, LOT #133, LOT #134, LOT #135, LOT #136, LOT #137, LOT #138, LOT #139, LOT #140, LOT #141, LOT #142, LOT #143, LOT #144, LOT #145, LOT #146, LOT #147, LOT #148, LOT #149, LOT #150, LOT #151, LOT #152, LOT #153, LOT #154, LOT #155, LOT #156, LOT #157, LOT #158, LOT #159, LOT #160, LOT #161, LOT #162, LOT #163, LOT #164, LOT #165, LOT #166, LOT #167, LOT #168, LOT #169, LOT #170, LOT #171, LOT #172, LOT #173, LOT #174, LOT #175, LOT #176, LOT #177, LOT #178, LOT #179, LOT #180, LOT #181, LOT #182, LOT #183, LOT #184, LOT #185, LOT #186, LOT #187, LOT #188, LOT #189, LOT #190, LOT #191, LOT #192, LOT #193, LOT #194, LOT #195, LOT #196, LOT #197, LOT #198, LOT #199, LOT #200, LOT #201, LOT #202, LOT #203, LOT #204, LOT #205, LOT #206, LOT #207, LOT #208, LOT #209, LOT #210, LOT #211, LOT #212, LOT #213, LOT #214, LOT #215, LOT #216, LOT #217, LOT #218, LOT #219, LOT #220, LOT #221, LOT #222, LOT #223, LOT #224, LOT #225, LOT #226, LOT #227, LOT #228, LOT #229, LOT #230, LOT #231, LOT #232, LOT #233, LOT #234, LOT #235, LOT #236, LOT #237, LOT #238, LOT #239, LOT #240, LOT #241, LOT #242, LOT #243, LOT #244, LOT #245, LOT #246, LOT #247, LOT #248, LOT #249, LOT #250, LOT #251, LOT #252, LOT #253, LOT #254, LOT #255, LOT #256, LOT #257, LOT #258, LOT #259, LOT #260, LOT #261, LOT #262, LOT #263, LOT #264, LOT #265, LOT #266, LOT #267, LOT #268, LOT #269, LOT #270, LOT #271, LOT #272, LOT #273, LOT #274, LOT #275, LOT #276, LOT #277, LOT #278, LOT #279, LOT #280, LOT #281, LOT #282, LOT #283, LOT #284, LOT #285, LOT #286, LOT #287, LOT #288, LOT #289, LOT #290, LOT #291, LOT #292, LOT #293, LOT #294, LOT #295, LOT #296, LOT #297, LOT #298, LOT #299, LOT #300, LOT #301, LOT #302, LOT #303, LOT #304, LOT #305, LOT #306, LOT #307, LOT #308, LOT #309, LOT #310, LOT #311, LOT #312, LOT #313, LOT #314, LOT #315, LOT #316, LOT #317, LOT #318, LOT #319, LOT #320, LOT #321, LOT #322, LOT #323, LOT #324, LOT #325, LOT #326, LOT #327, LOT #328, LOT #329, LOT #330, LOT #331, LOT #332, LOT #333, LOT #334, LOT #335, LOT #336, LOT #337, LOT #338, LOT #339, LOT #340, LOT #341, LOT #342, LOT #343, LOT #344, LOT #345, LOT #346, LOT #347, LOT #348, LOT #349, LOT #350, LOT #351, LOT #352, LOT #353, LOT #354, LOT #355, LOT #356, LOT #357, LOT #358, LOT #359, LOT #360, LOT #361, LOT #362, LOT #363, LOT #364, LOT #365, LOT #366, LOT #367, LOT #368, LOT #369, LOT #370, LOT #371, LOT #372, LOT #373, LOT #374, LOT #375, LOT #376, LOT #377, LOT #378, LOT #379, LOT #380, LOT #381, LOT #382, LOT #383, LOT #384, LOT #385, LOT #386, LOT #387, LOT #388, LOT #389, LOT #390, LOT #391, LOT #392, LOT #393, LOT #394, LOT #395, LOT #396, LOT #397, LOT #398, LOT #399, LOT #400, LOT #401, LOT #402, LOT #403, LOT #404, LOT #405, LOT #406, LOT #407, LOT #408, LOT #409, LOT #410, LOT #411, LOT #412, LOT #413, LOT #414, LOT #415, LOT #416, LOT #417, LOT #418, LOT #419, LOT #420, LOT #421, LOT #422, LOT #423, LOT #424, LOT #425, LOT #426, LOT #427, LOT #428, LOT #429, LOT #430, LOT #431, LOT #432, LOT #433, LOT #434, LOT #435, LOT #436, LOT #437, LOT #438, LOT #439, LOT #440, LOT #441, LOT #442, LOT #443, LOT #444, LOT



jdimyan@towercorp.com

**FOR SALE OR LEASE // 1-3 ROGER SHERMAN TPKE, NEW MILFORD CT**  
New Construction -- Industrial Condos

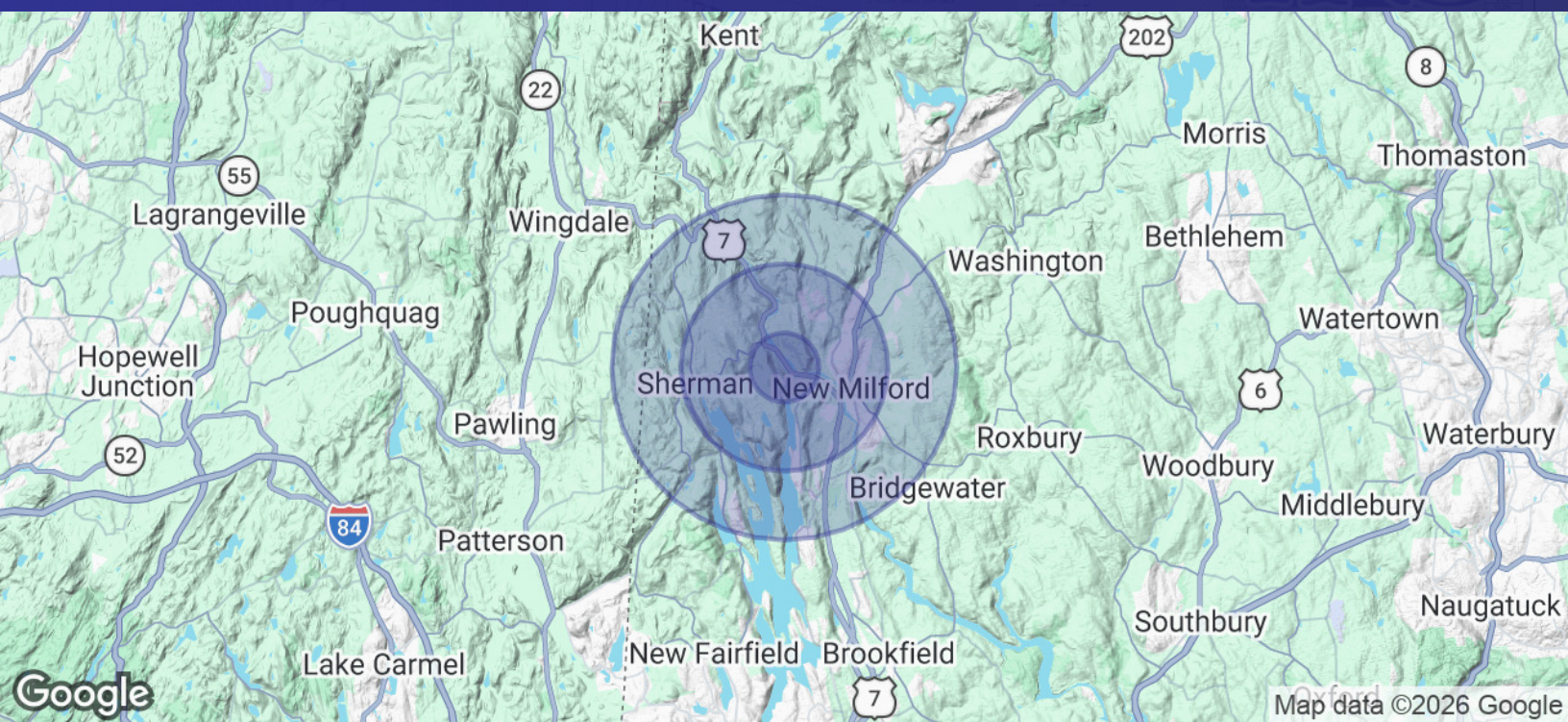


**JOE DIMYAN**

203.313.3920

[jdimyan@towercorp.com](mailto:jdimyan@towercorp.com)

**FOR SALE OR LEASE // 1-3 ROGER SHERMAN TPKE, NEW MILFORD CT**  
**New Construction -- Industrial Condos**



| POPULATION           | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population     | 1,254  | 15,101  | 29,201  |
| Average Age          | 43.6   | 46.1    | 45.4    |
| Average Age (Male)   | 44.9   | 46.1    | 45.7    |
| Average Age (Female) | 42.0   | 43.2    | 42.0    |

| HOUSEHOLDS & INCOME | 1 MILE    | 3 MILES   | 5 MILES   |
|---------------------|-----------|-----------|-----------|
| Total Households    | 537       | 6,137     | 11,223    |
| # of Persons per HH | 2.3       | 2.5       | 2.6       |
| Average HH Income   | \$112,504 | \$124,550 | \$141,037 |
| Average House Value | \$417,434 | \$396,233 | \$437,028 |

2023 American Community Survey (ACS)



**JOE DIMYAN**

203.313.3920

jdimyan@towercorp.com