

**FOR LEASE // WAREHOUSE SPACE AVAILABLE**

85B Danbury Rd, Units 1&2, New Milford, CT



**PROPERTY DESCRIPTION**

Ideal space for any industrial or storage use. Unit has new LED lighting, gas heat, 12' drive in doors. 14'-16' ceilings and 200-amp 3 phase power. Easy access to RT. 7 and I84.

**PROPERTY HIGHLIGHTS**

- Zone: B2 (commercial/industrial)
- Plumbing: 1 Bath
- Heating: Propane
- Utilities: City water & septic
- Possible Outside Storage
- 12' Drive-In Doors
- 14-16' Ceilings
- 200 Amp 3 Phase Power

**85B DANBURY RD, NEW MILFORD, CT**

Lease Rate:	\$3,200/month + utilities + refuse
Available SF:	3,000 SF

DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Total Households	1,546	4,349	7,246
Total Population	3,231	9,279	16,007
Average HH Income	\$77,936	\$92,781	\$100,292



**TOMMY CONSALVO**

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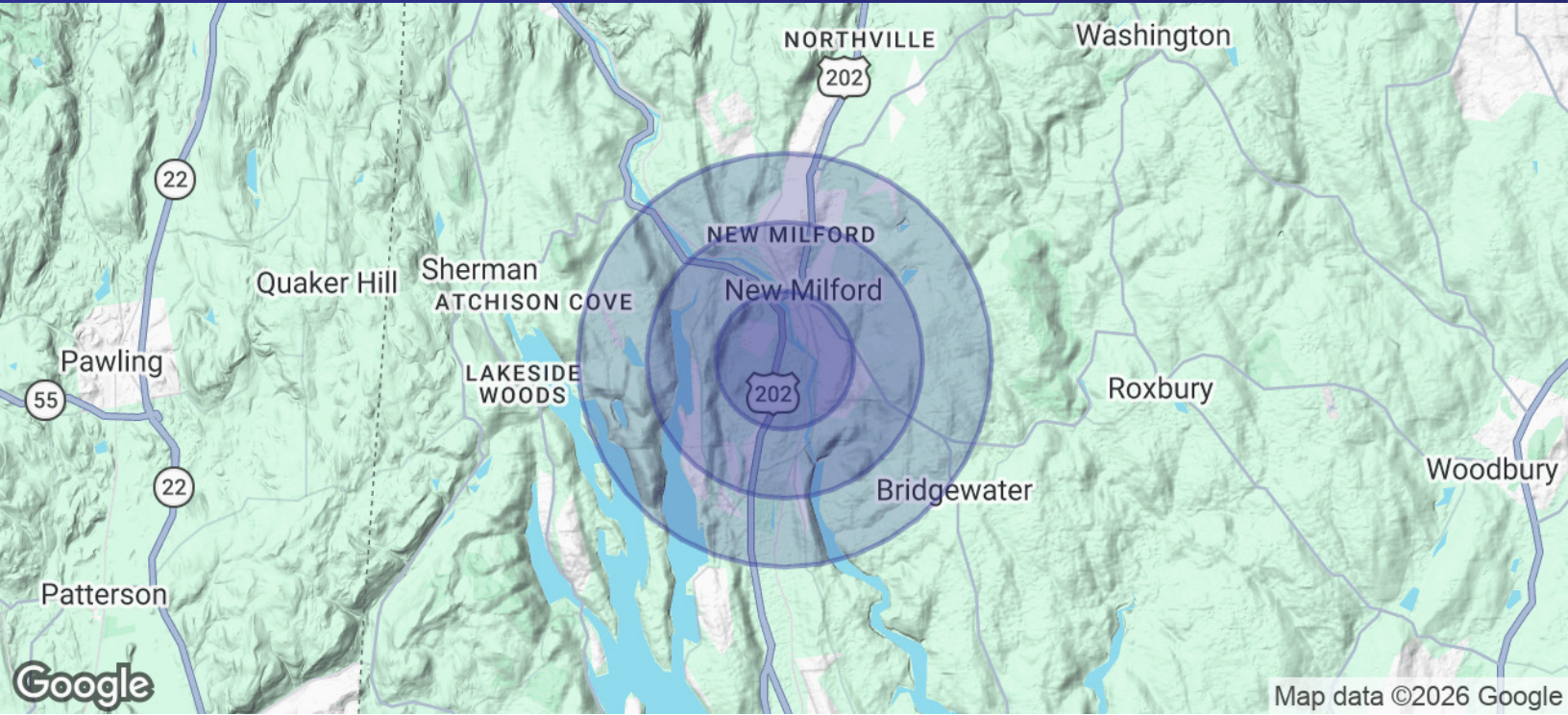


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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	3,231	9,279	16,007
Average Age	38.6	41.5	42.9
Average Age (Male)	35.2	38.9	41.0
Average Age (Female)	39.6	42.8	43.8

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	1,546	4,349	7,246
# of Persons per HH	2.1	2.1	2.2
Average HH Income	\$77,936	\$92,781	\$100,292
Average House Value	\$236,234	\$278,421	\$301,859

2020 American Community Survey (ACS)



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