



*Available For Lease*

**55 Old Ridgebury Rd,  
Danbury, CT**



# PROPERTY SUMMARY & PARCEL OUTLINE

**55 Old Ridgebury Rd, Danbury, CT** offers 42,500 SF of industrial warehouse/manufacturing space on a 5-acre site. This Class A facility features 2 dock-high doors, 16' clear height, and exceptional power infrastructure, including two 13,800-volt electrical systems, a dedicated power feed, and an estimated 26 MW of available power, making it ideal for power-intensive manufacturing, technology, or data-driven operations. The property also benefits from natural gas service on-site and provides a rare combination of industrial functionality and high-capacity utility access in the Danbury market.



# Property Details & Specifications

**Address:** 55 Old Ridgebury Rd, Danbury CT

**Type:** Industrial Warehouse/Manufacturing

**Power:** This Building has 2 - 13,800 Volt Systems and has a dedicated power line so getting alot of Mega watts is very easy (estimated Mega Watts currently is 26MW. Natural gas on location.

**Total SF:** 42,500

**Acreage:** 5

**Dock Doors:** 2

**Clear Height:** 16'

**Year Built:** 1968

**Building Class:** A







# PRIME INDUSTRIAL LOCATION - DANBURY, CT

55 Old Ridgebury Road is strategically positioned within Danbury's premier industrial and business corridor, offering exceptional connectivity to the Northeast's major transportation networks. The property benefits from immediate proximity to I-84 and convenient access to I-684, providing efficient east-west and north-south distribution throughout Connecticut, New York, and the broader Northeast region. Located just minutes from the New York state line, the site offers direct access to key markets including White Plains, Stamford, and New York City while maintaining a business-friendly suburban operating environment. Surrounded by established industrial users, corporate campuses, and distribution facilities, the property is well-suited for warehousing, logistics, light manufacturing, flex industrial, and service operations. Its strategic location within the Fairfield County industrial market provides strong workforce accessibility, excellent transportation infrastructure, and proximity to one of the nation's largest consumer populations.

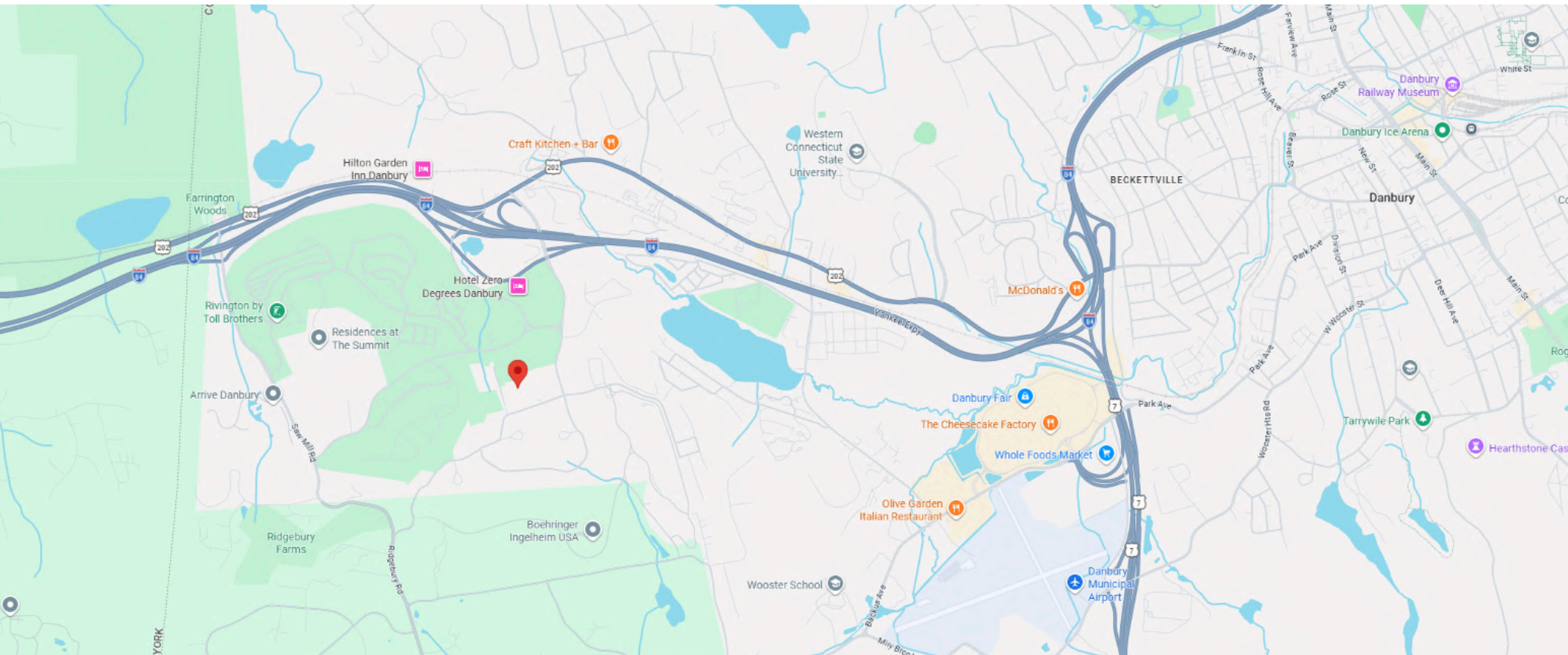
## LOCATION KEY DISTANCES

**I-84: 1.0 mile**

**US-7: 3.0 miles**

**Downtown Danbury: 4.0 miles**

**I-684: 5.0 miles**





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