

LEASE

180 SUNNY VALLEY RD # 17

New Milford, CT 06776



PROPERTY DESCRIPTION

Coldwell Banker Commercial Realty presents a rare opportunity to lease a 2,425 SF industrial/flex condo in New Milford, CT. Located along the Route 7 corridor with easy access to I-84 and I-684, the unit features ± 800 SF of office space with a reception area, private office/storage room, and half bath. The warehouse offers 13' ceilings, a 12' x 12' drive-in door, and gas heat, providing a versatile setup for many users.

- 2,425 SF industrial/flex condo
- Prime Route 7 location; quick access to I-84 & I-684
- 12' x 12' drive-in door; 13' ceilings
- ± 800 SF office + open warehouse layout

OFFERING SUMMARY

Lease Rate:	\$15.00 SF/yr (NNN)
Available SF:	2,425 SF
Building Size:	2,425 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	975	6,657	12,416
Total Population	2,401	16,401	31,144
Average HH Income	\$116,180	\$123,536	\$139,373

Robert Cowan
(203) 858-4119

Dan Sousa
(203) 948-7870



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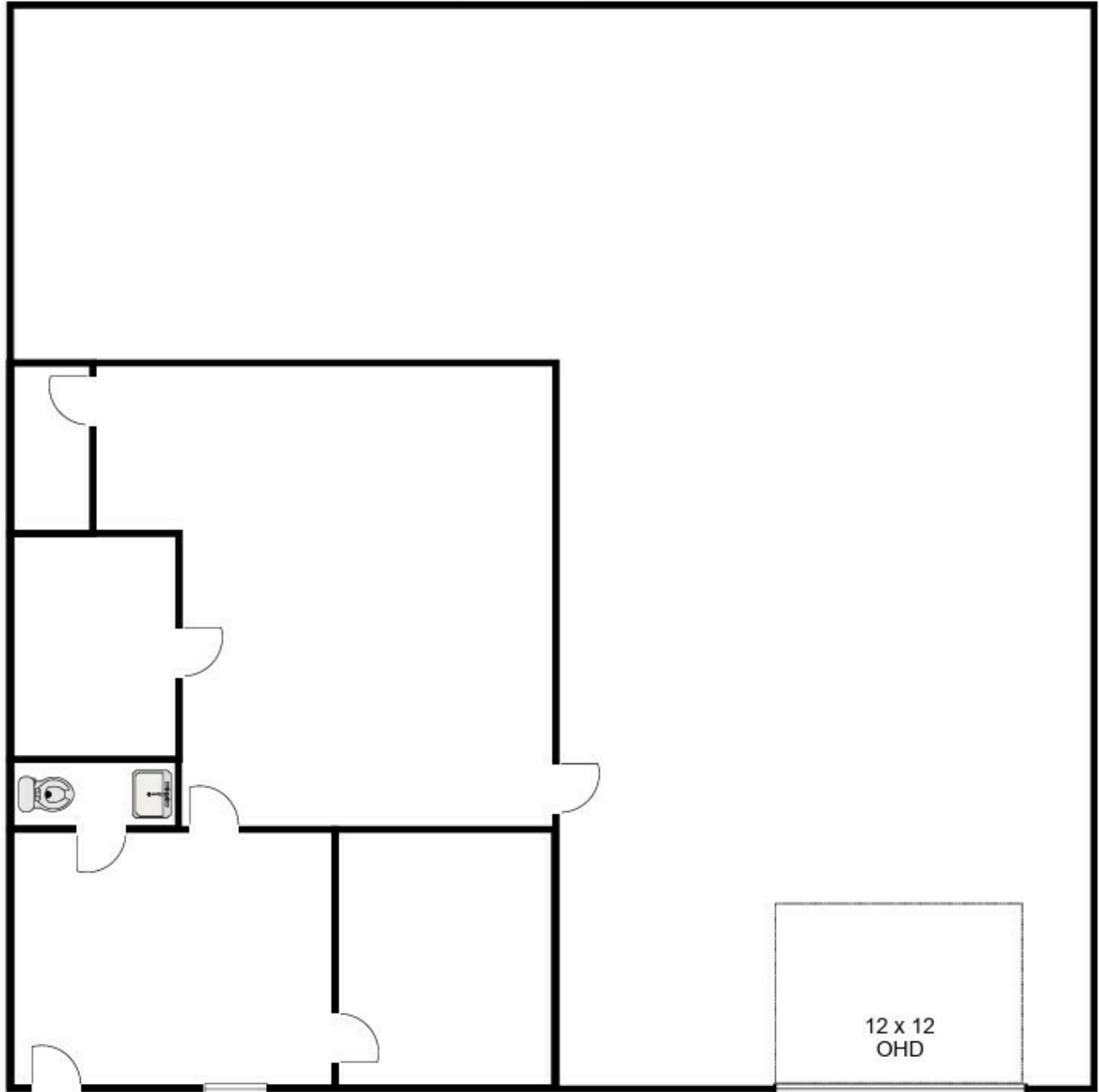


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FLOOR PLAN

180 Sunny Valley Rd, Unit 17



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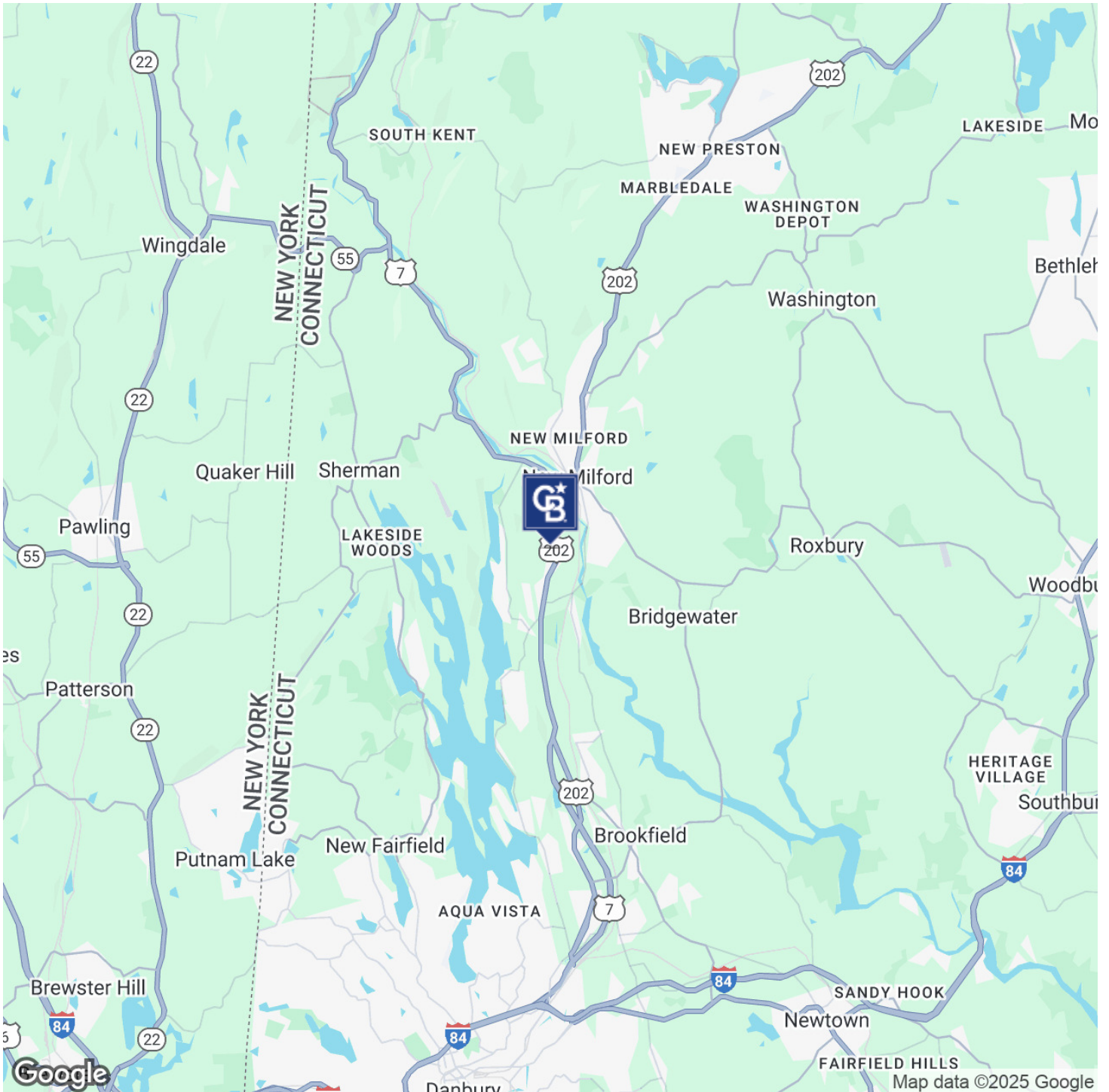


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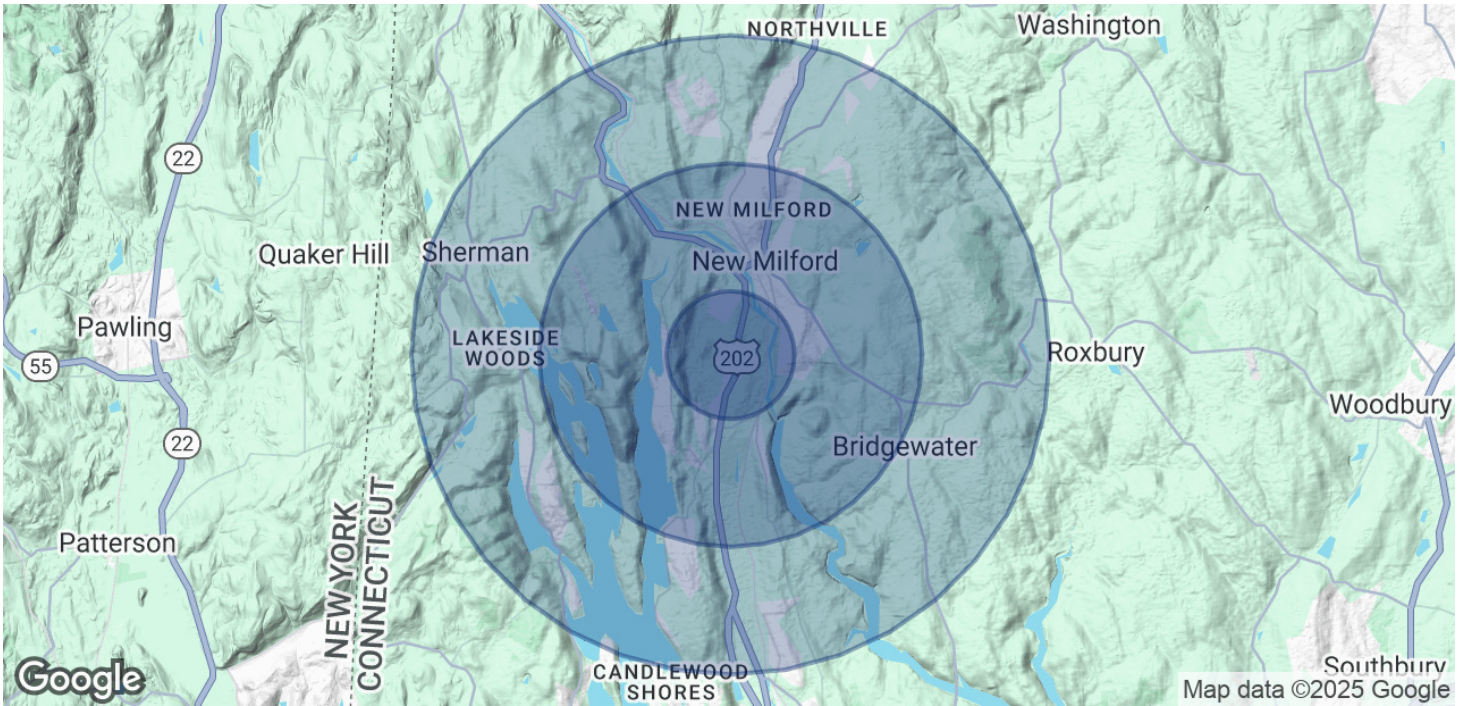
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,401	16,401	31,144
Average Age	41	43	44
Average Age (Male)	40	42	43
Average Age (Female)	41	44	45

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	975	6,657	12,416
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$116,180	\$123,536	\$139,373
Average House Value	\$380,424	\$471,994	\$521,627

Demographics data derived from AlphaMap

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