

FOR SALE OR LEASE

193-195 LONG RIDGE ROAD, DANBURY, CT

Two Buildings (24,664 Square Feet), 18.6 Acres – Combined or Divided Sale

Just over the line from West Redding, CT with a Redding address & railroad stop

**CONVENIENT - 1.5 miles to CT Rte. 53; 2.0 miles to U.S. 7;
5+/- miles to Interstate 84, Danbury Airport & Mall**



195 Long Ridge Road

- 11,396 SF Offices (ex-manor house)
- 4.1 Acres
- Beautiful 2 1/2 –story building with circular driveway
- Connected to Flex Building via a 2,340SF enclosed, heated & cooled walkway
- Includes two-bedroom cottage
- Includes outdoor swimming pool
- Parking across small road + flex building
- Asking Sale Price: \$1,400,000 (\$123/SF)
- Asking Lease Price: \$14/SFNNN
- Occupancy: July 1, 2014 or earlier

Full access to competitively priced Danbury/Bethel area labor market and services



193 Long Ridge Road

- 10,946 SF Flex Building
- 14.5 Acres (possible residential development)
- 4,500 SF warehouse with drive-in door plus loading dock
- 6,446 SF office with Full HVAC
- Includes one-bedroom cottage
- Ample parking and outdoor storage
- Ideal for pack & ship, light assembly
- Three-phase electrical service
- Asking Sale Price: \$1,100,000 (\$83/SF)
- Asking Lease Price: \$10/SF NNN
- Occupancy: 30 days

**For More Information, Photos and Floor Plans, Call
Ted Hampe Mark Holod**

Office- 203-226-8325

Cell: 203-981-9481

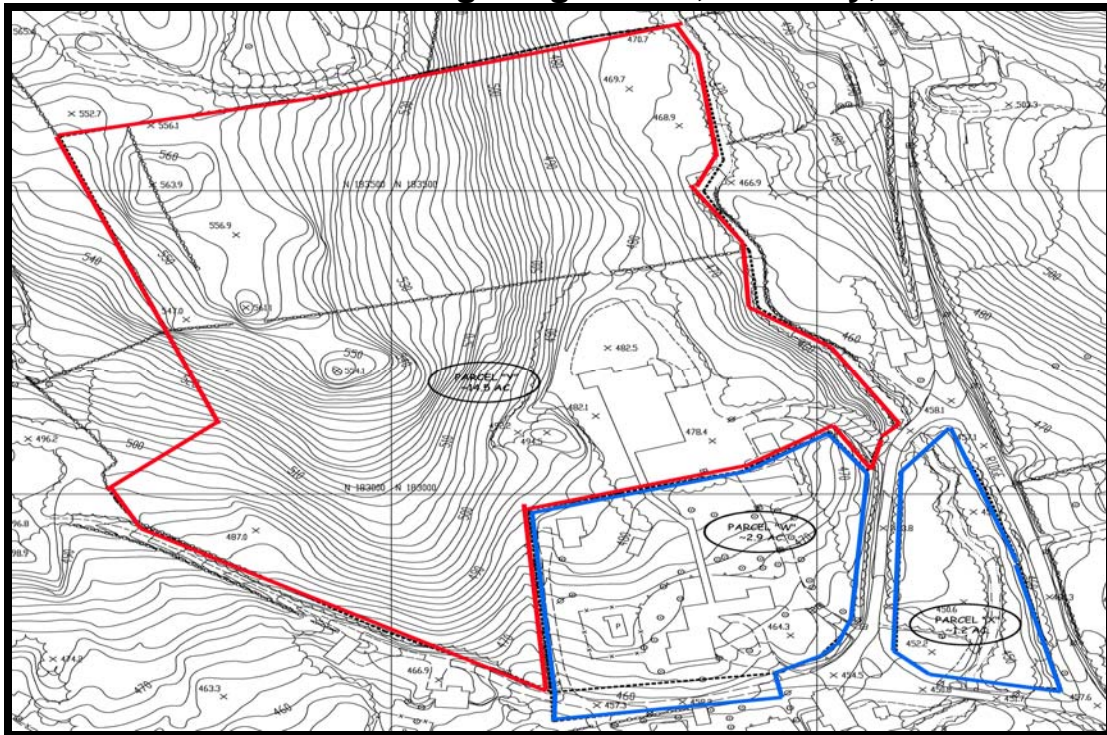
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Cell: 203-856-3893

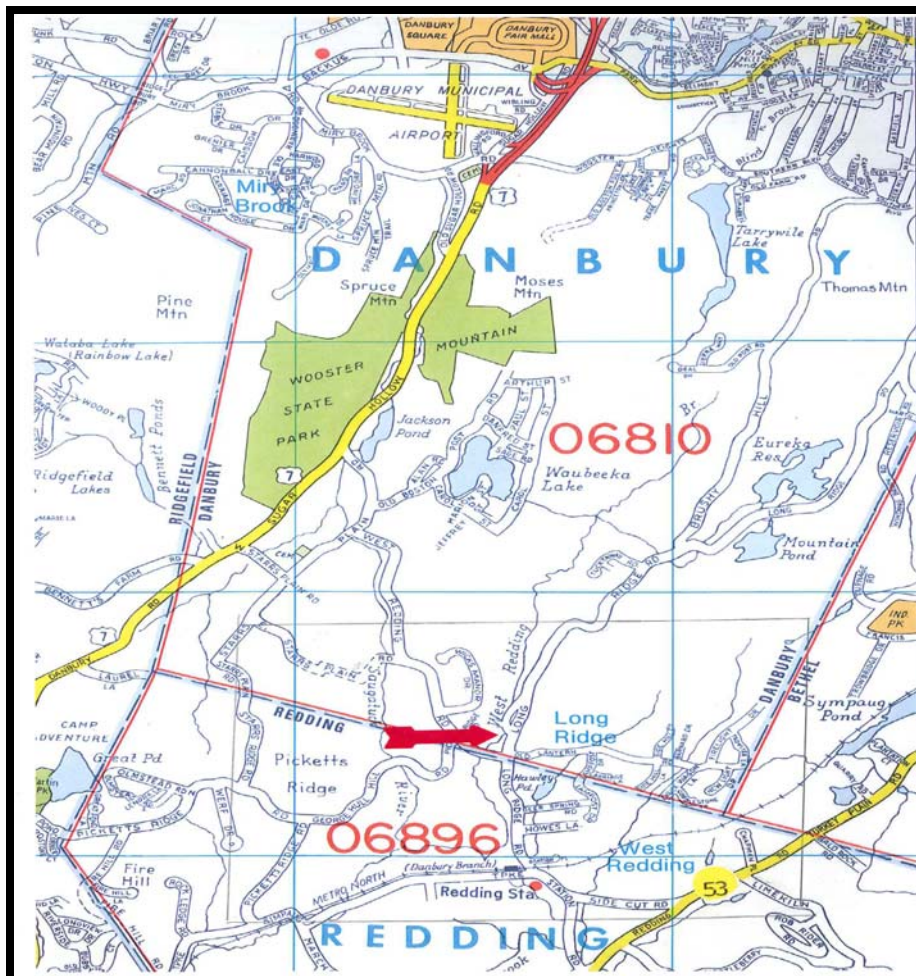
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Co-listed with Ryer Associates Commercial Real Estate

193-195 Long Ridge Road, Danbury, CT



Site Plan



Location Map