

**FOR LEASE // RARE RENNOVATED FLEX/INDUSTRIAL SPACE**

7 & 9 Dunham Dr, New Fairfield, CT



**PROPERTY DESCRIPTION**

Rare opportunity to lease newly renovated industrial, flex, and office space in a centrally located New Fairfield property. Units range from 160 to 1,871 SF and include a mix of garage bays and elevator-accessible offices. Features include 13' clear heights, overhead doors, gas heat, 200-amp service, and ample on-site parking. Convenient access to Routes 39 and 37 makes this an ideal location for a wide range of businesses.

**PROPERTY HIGHLIGHTS**

- Units from 160 to 1,871 SF
- Recently renovated building (siding, doors, parking lot)
- 6 garage/storage bays with overhead doors
- ±15' clear ceiling heights
- 14' Drive-In doors
- Second-floor offices with elevator access
- Gas heat & 200-amp electrical service
- Ample on-site parking

**OFFERING SUMMARY**

Lease Rate:	\$389/month - \$3,000/month (Gross)
Number of Units:	7
Available SF:	160 - 1,871 SF
Lot Size:	66,684 SF
Building Size:	13,226 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	48	189	748
Total Population	126	517	2,113
Average HH Income	\$152,375	\$151,498	\$152,872



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- Second-floor offices with elevator access
- Gas heat & 200-amp electrical service
- Ample on-site parking
- Central New Fairfield location
- Easy access to Routes 39 & 37



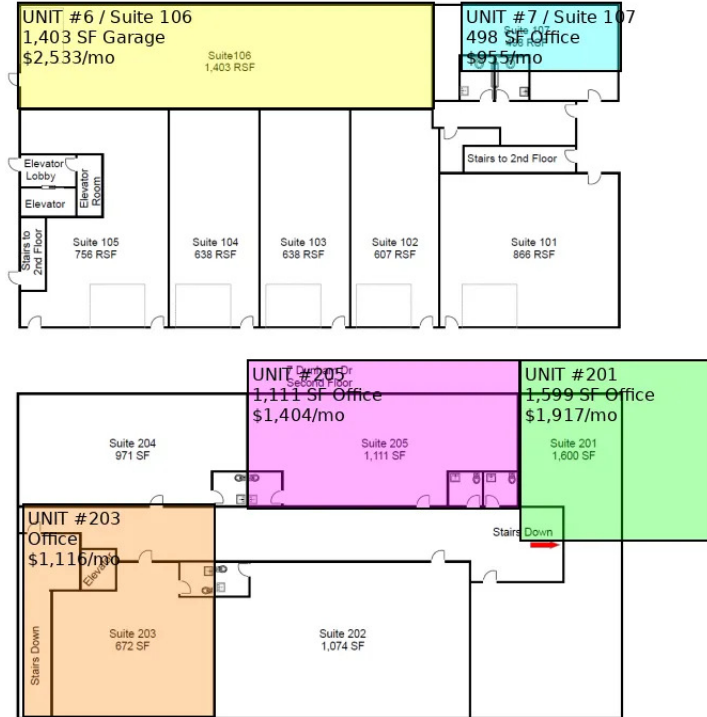
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**LEASE INFORMATION**

Lease Type:	Gross	Lease Term:	Negotiable
Total Space:	160 - 1,871 SF	Lease Rate:	\$389/month - \$3,000/month

**AVAILABLE SPACES**

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
7 Dunham Dr Unit 6	Available	1,403 SF	Gross	\$2,533 per month	-
7 Dunham Dr Unit 7	Available	498 SF	Gross	\$825 per month	-
7 Dunham Dr Unit 201	Available	1,599 SF	Gross	\$1,917 per month	-
7 Dunham Dr	Available	781 SF	Gross	\$1,116 per month	-
9 Dunham Dr Units #4 & 5	Available	1,871 SF	Gross	\$3,000 per month	-
9 Dunham Dr Unit #AA	Available	160 SF	Gross	\$389 per month	-
7 Dunham Dr Unit #205	Available	1,111 SF	Gross	\$1,404 per month	-
9 Dunham Unit #B	Available	224 SF	Gross	\$413 per month	-
9 Dunham Dr Unit #D	Available	224 SF	Gross	\$413 per month	-

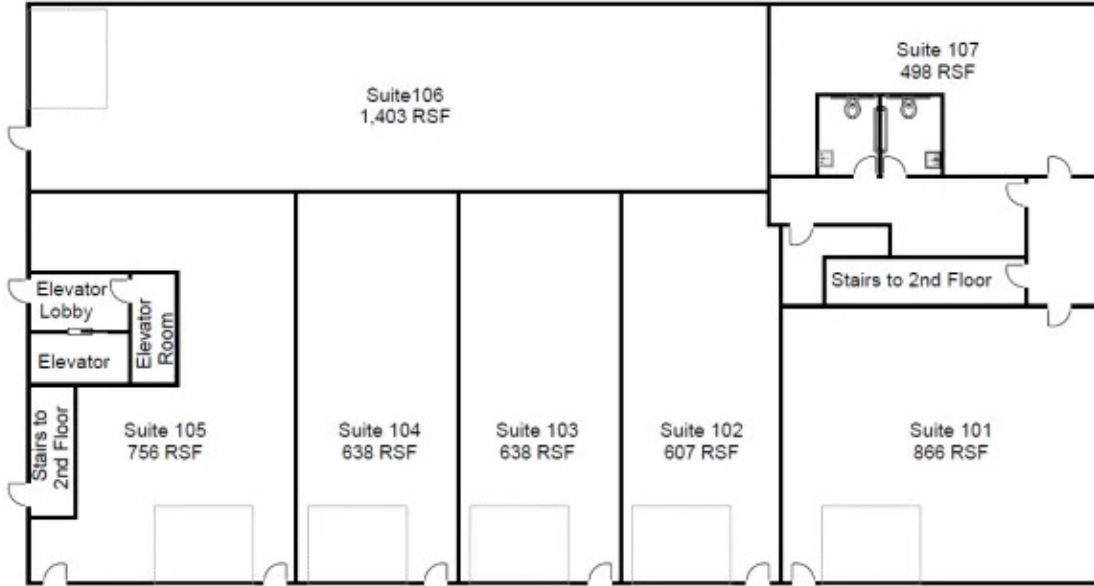


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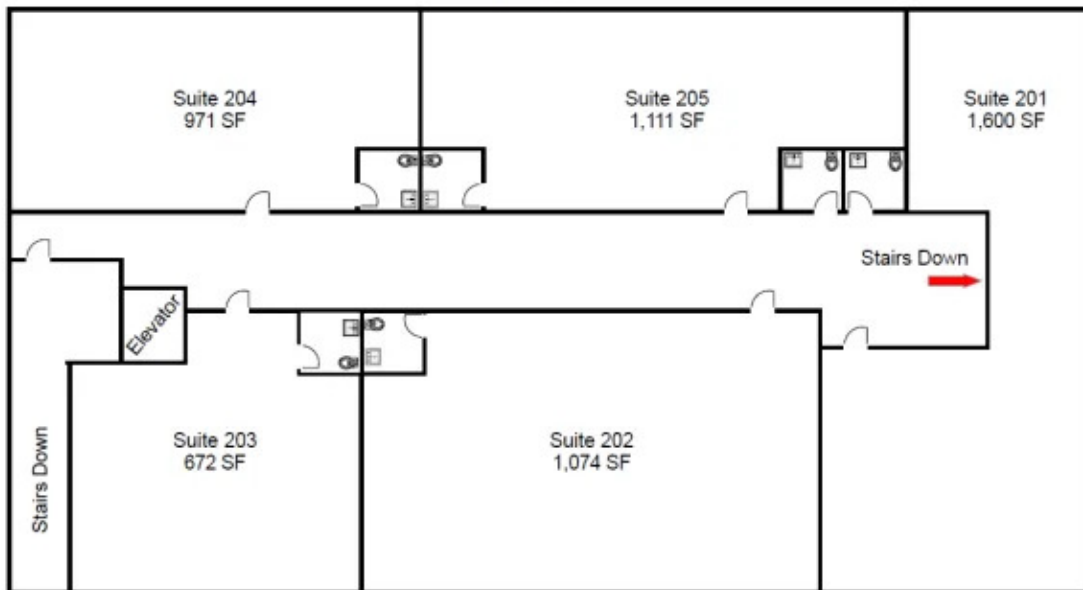
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7 Dunham Dr  
First Floor



7 Dunham Dr  
Second Floor



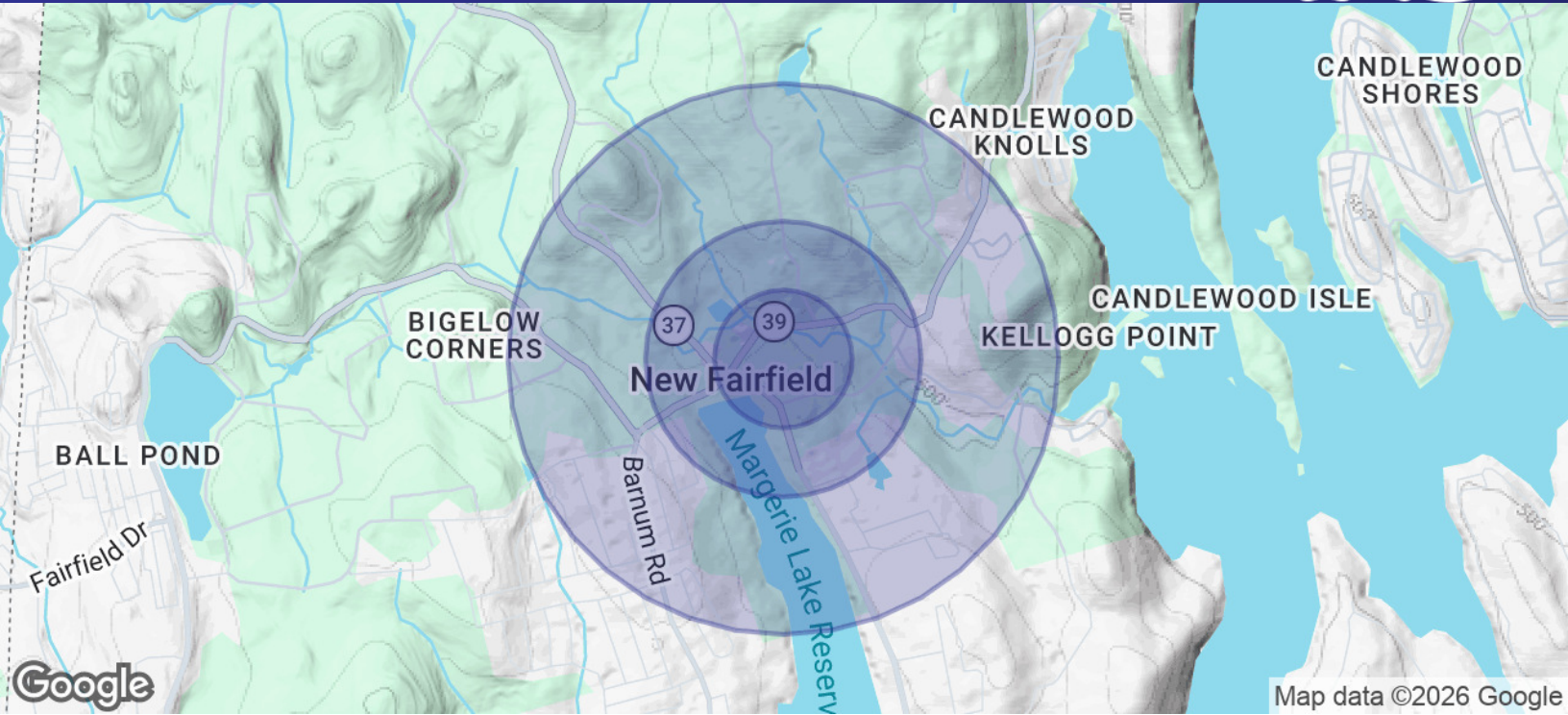
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	126	517	2,113
Average Age	49.7	47.3	45.6
Average Age (Male)	49.1	44.1	42.2
Average Age (Female)	48.2	47.2	44.9

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	48	189	748
# of Persons per HH	2.6	2.7	2.8
Average HH Income	\$152,375	\$151,498	\$152,872
Average House Value	\$457,766	\$441,009	\$439,781

2023 American Community Survey (ACS)

