

FOR LEASE // 223 KENT RD, NEW MILFORD, CT



PROPERTY DESCRIPTION

12,500 sq. ft. industrial space on Route 7 located 1.4 miles north of the bridge. Unit has 200 amp 3 phase power, 3 loading docks and 1 drive-in door. Ideal for any industrial or storage use.

PROPERTY HIGHLIGHTS

- Location: +/- 1.4 Miles North of Bridge on Route 7
- Zone: I (Industrial)
- Loading: Three Loading Docks
- One Drive-In Door
- Power: 200 Amp, 3 Phase
- Ceiling Height: 28 Ft.
- Year Built: 2003
- Heating: Propane
- Sprinkler: Yes
- Plumbing: 1 Bath
- Utilities: Sentic and Well

OFFERING SUMMARY

Lease Rate:	\$7.50 SF/yr (NNN)
Available SF:	12,500 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	12	58	347
Total Population	29	135	831
Average HH Income	\$146,235	\$130,089	\$120,285



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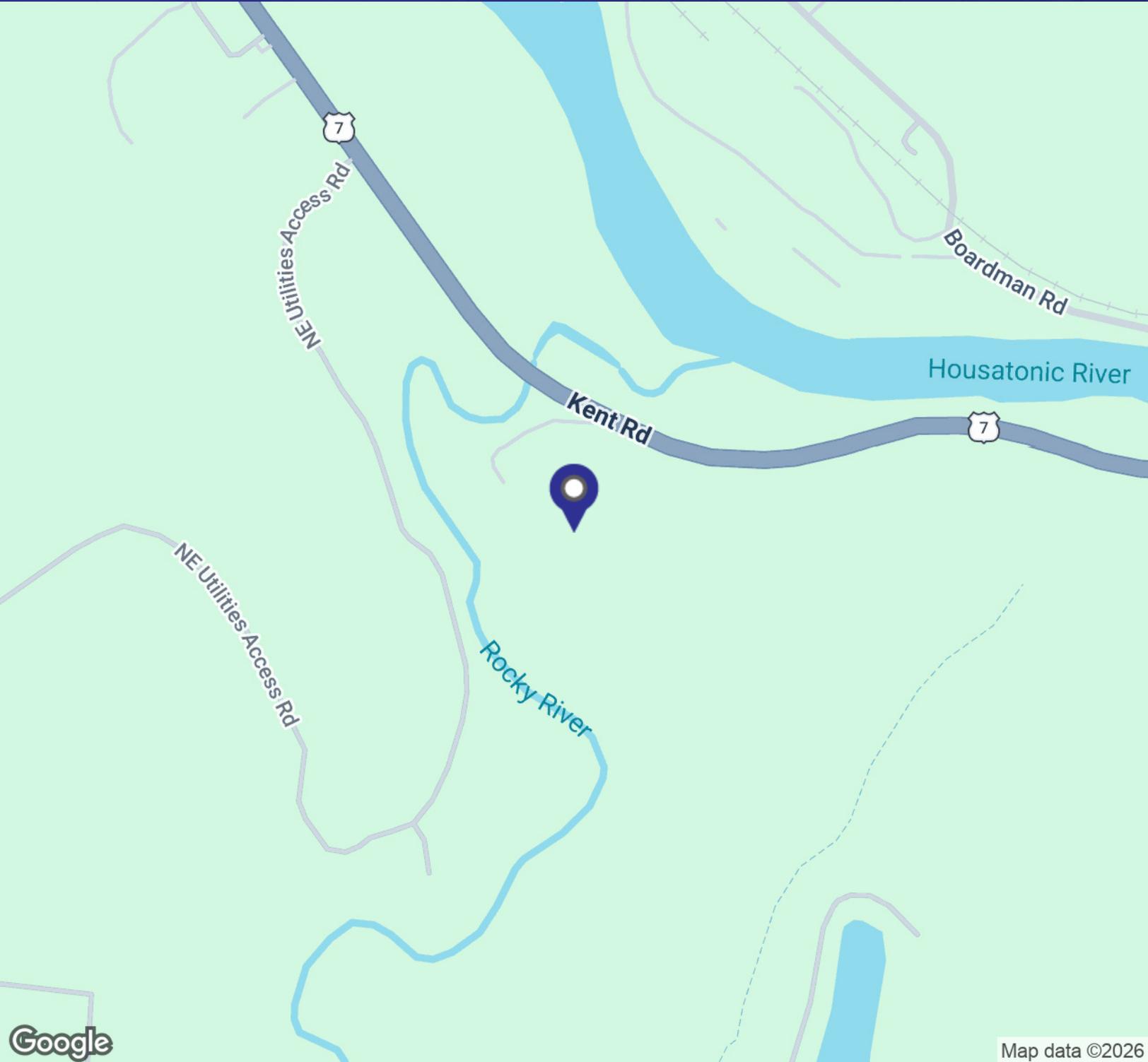
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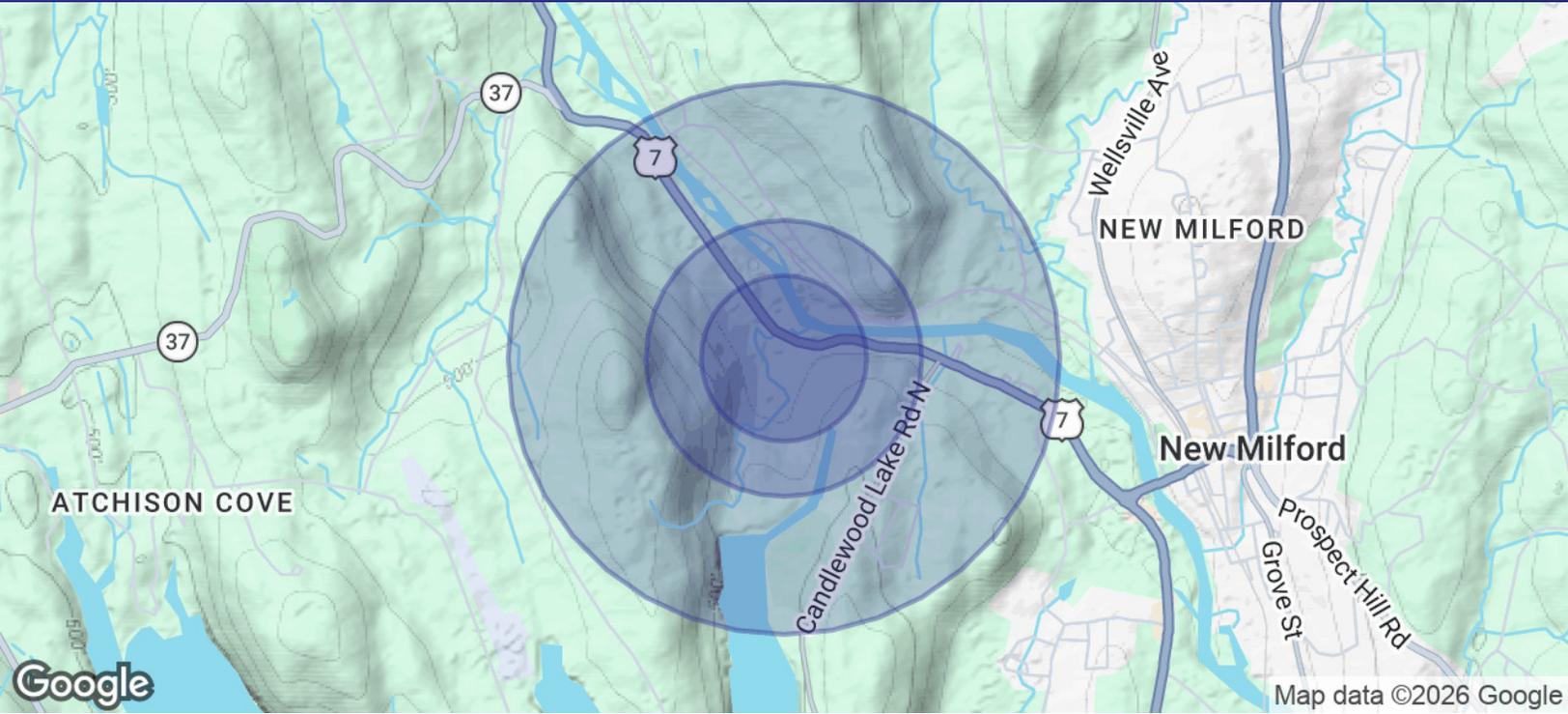
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	29	135	831
Average Age	45	45	43
Average Age (Male)	45	44	42
Average Age (Female)	45	46	44

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	12	58	347
# of Persons per HH	2.4	2.3	2.4
Average HH Income	\$146,235	\$130,089	\$120,285
Average House Value	\$504,596	\$503,328	\$449,258

Demographics data derived from AlphaMap



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