

FOR LEASE // 50 BEAVER BROOK ROAD, DANBURY CT



PROPERTY DESCRIPTION

2,138 Sq. Ft. industrial space available. Unit is separately metered for utilities and has office, two baths and oversized drive-in door. Building is zoned for heavy industrial use, has 24 ft. ceilings and gas heat. Excellent location convenient to I-84.

PROPERTY HIGHLIGHTS

- Office, warehouse and two baths per unit
- IG-80 (Heavy Industrial)
- Built 2005
- 24 Ft. Ceilings
- Central A/C in office
- City Water, Sewer, Gas
- 14' Drive-In Door
- Clean Bright Office Space
- Excellent Parking

OFFERING SUMMARY

Lease Rate:	\$2,900 per month + Util.
Available SF:	2,138 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	4,110	27,693	47,118
Total Population	10,902	73,386	126,963
Average HH Income	\$70,898	\$75,943	\$86,011



MICHAEL DIMYAN

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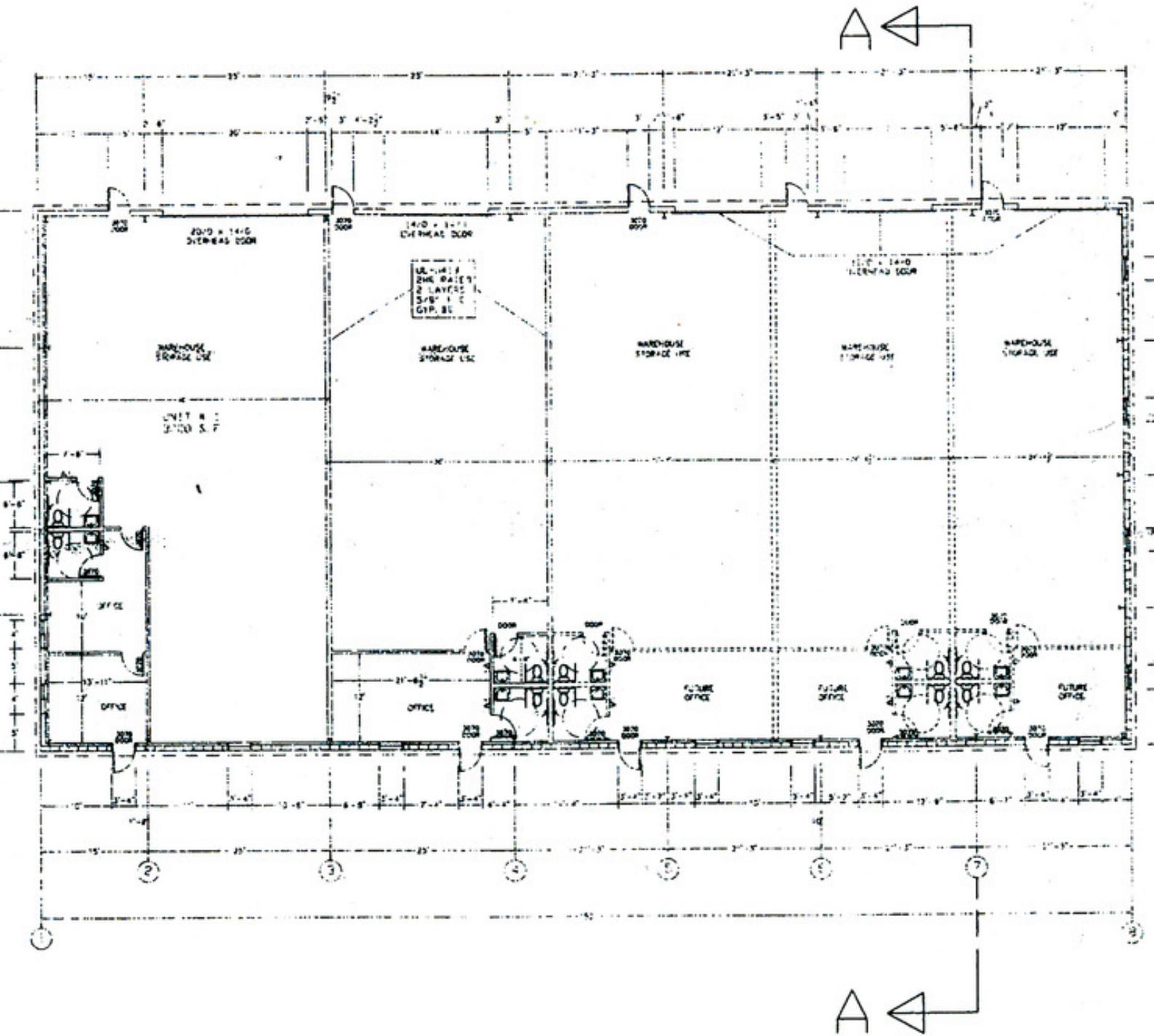
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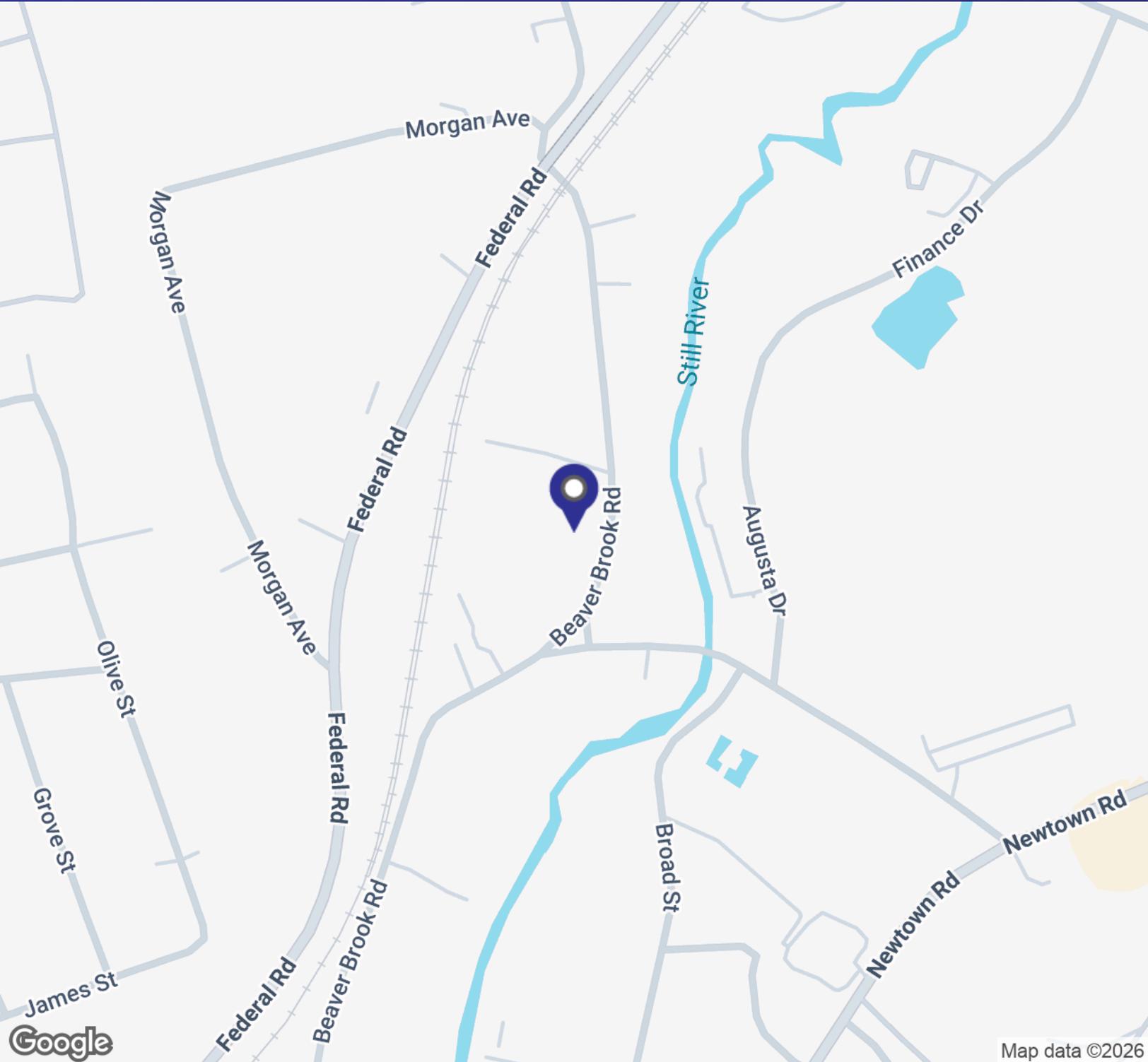
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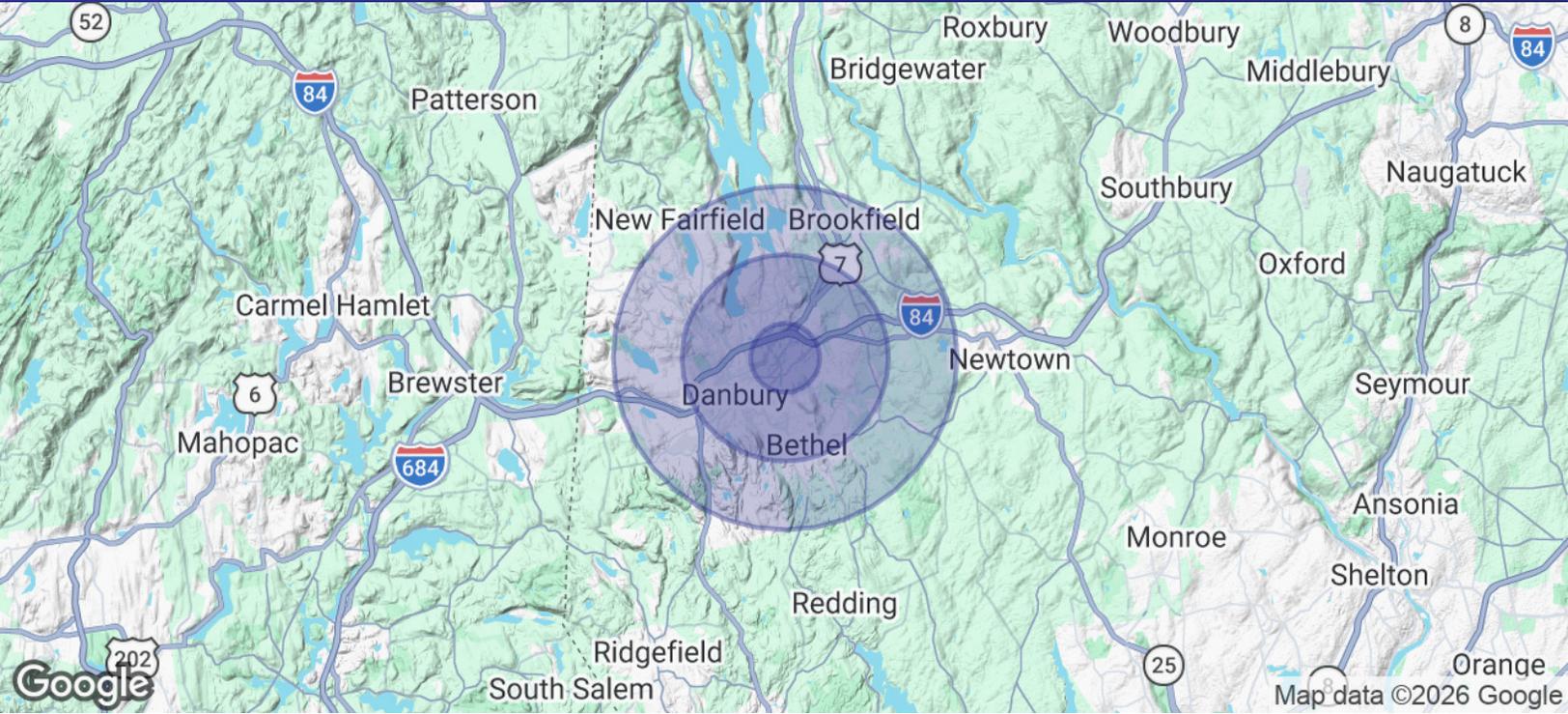
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,902	73,386	126,963
Average Age	33.6	36.4	37.7
Average Age (Male)	32.3	35.3	36.8
Average Age (Female)	34.9	37.4	38.6

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,110	27,693	47,118
# of Persons per HH	2.7	2.6	2.7
Average HH Income	\$70,898	\$75,943	\$86,011
Average House Value	\$318,787	\$352,106	\$387,690

* Demographic data derived from 2020 ACS - US Census



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