

SALE

3 CORPORATE DR
3 Corporate Drive Danbury, CT 06810



PROPERTY DESCRIPTION

Rare Industrial/Flex Investment – Coldwell Banker Commercial Realty is pleased to present a prime investment opportunity in Danbury, CT. This 28,800 SF industrial/flex property offers excellent access to major highways and interstates, positioned in a high-demand industrial corridor. Current owner—a global designer/manufacturer of electronic and physical security systems—is seeking a sale leaseback, offering investors strong corporate tenancy, immediate income and flexible lease terms. A rare chance to acquire a stabilized asset with built-in flexibility and long-term upside.

Offers for partial occupancy or vacating will also be considered to help align with investor's strategy.

Robert Cowan Dan Sousa
(203) 858-4119 (203) 948-7870

OFFERING SUMMARY

Sale Price:	\$2,990,000
Number of Units:	1
Lot Size:	9 Acres
Building Size:	28,800 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,186	28,606	44,949
Total Population	5,814	77,551	122,225
Average HH Income	\$104,179	\$115,808	\$129,866

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



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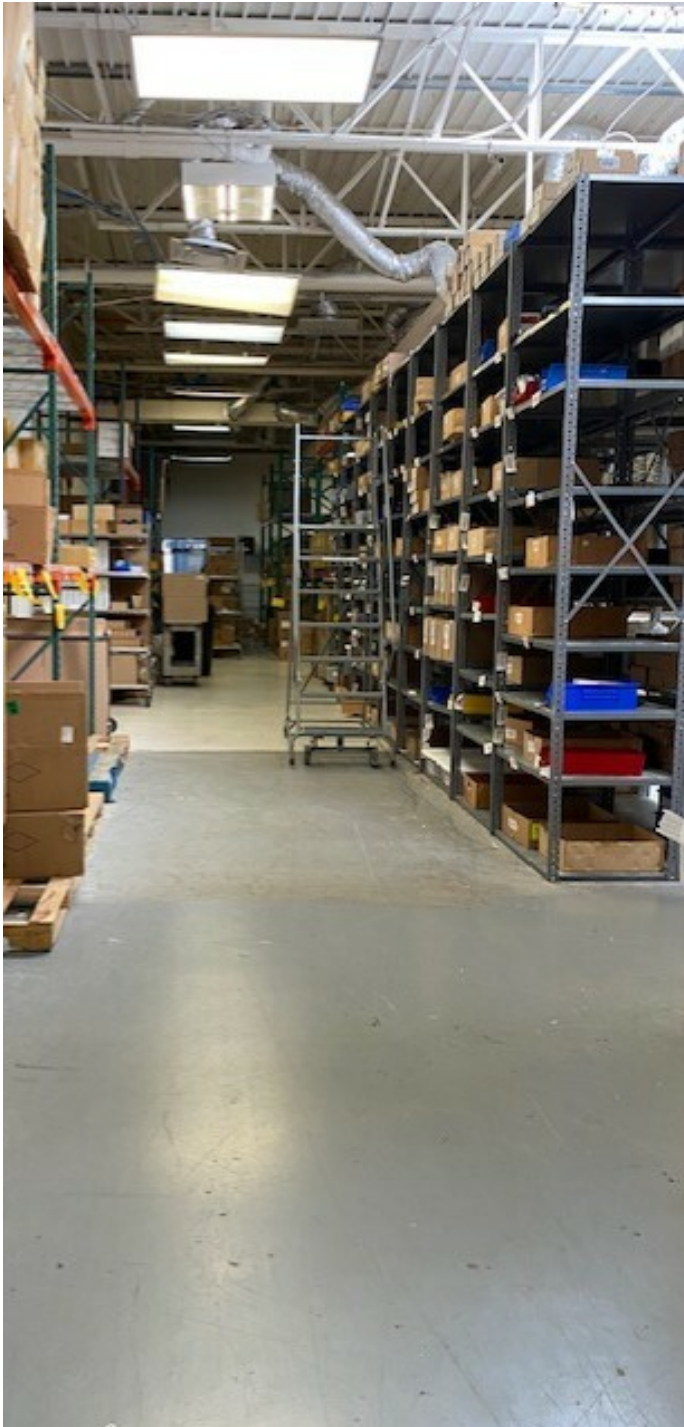
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COMMERCIAL
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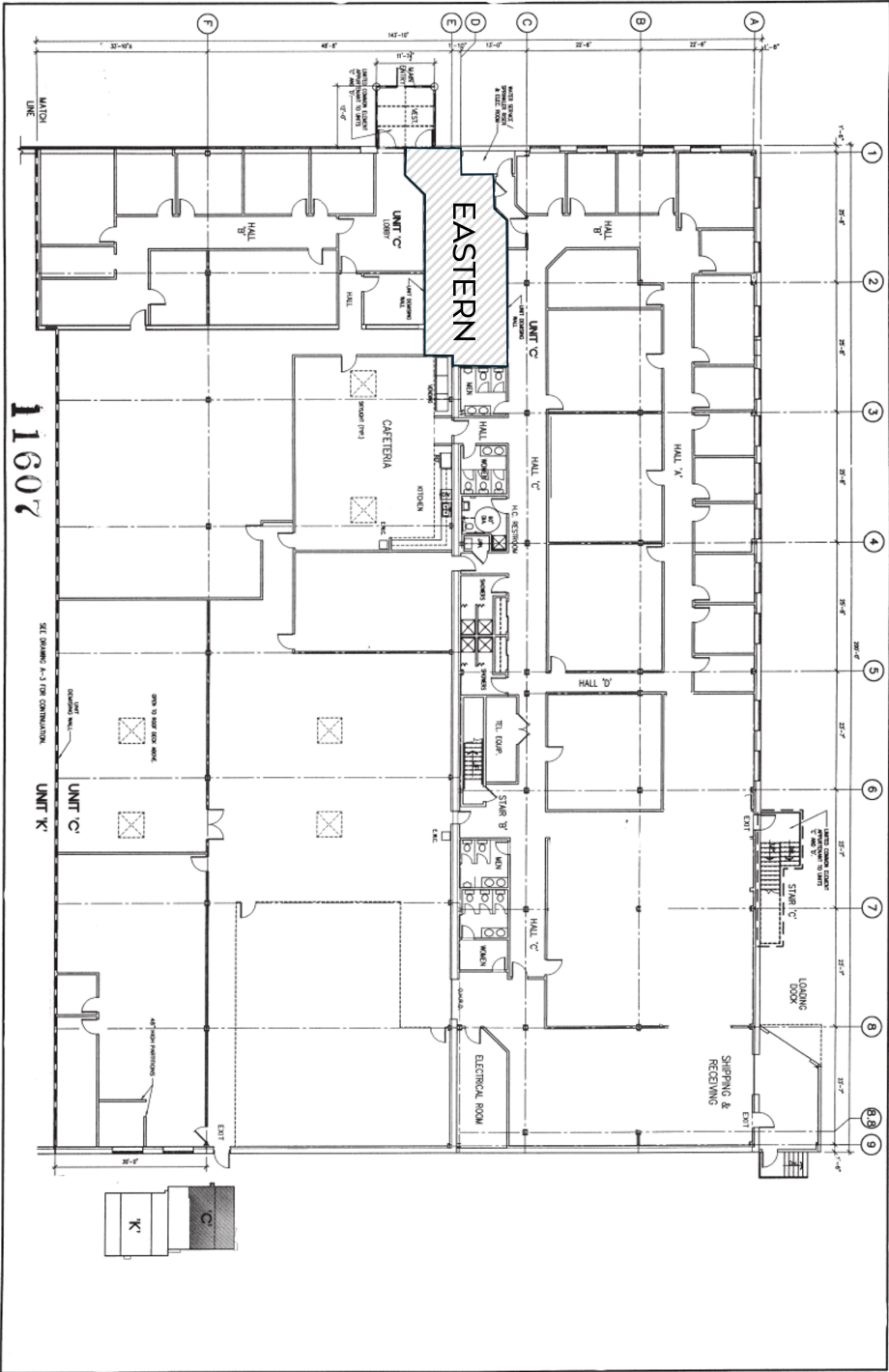


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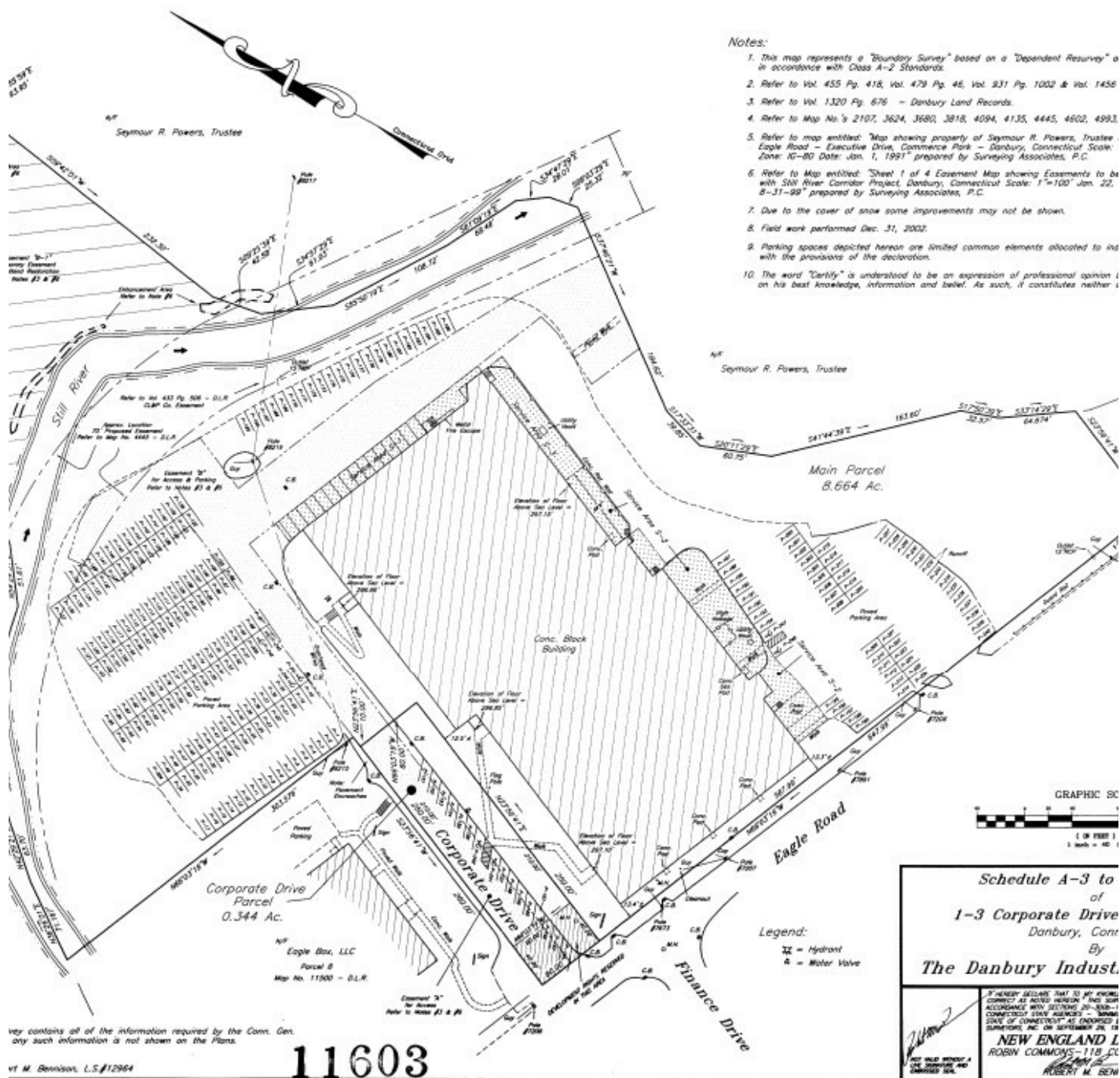
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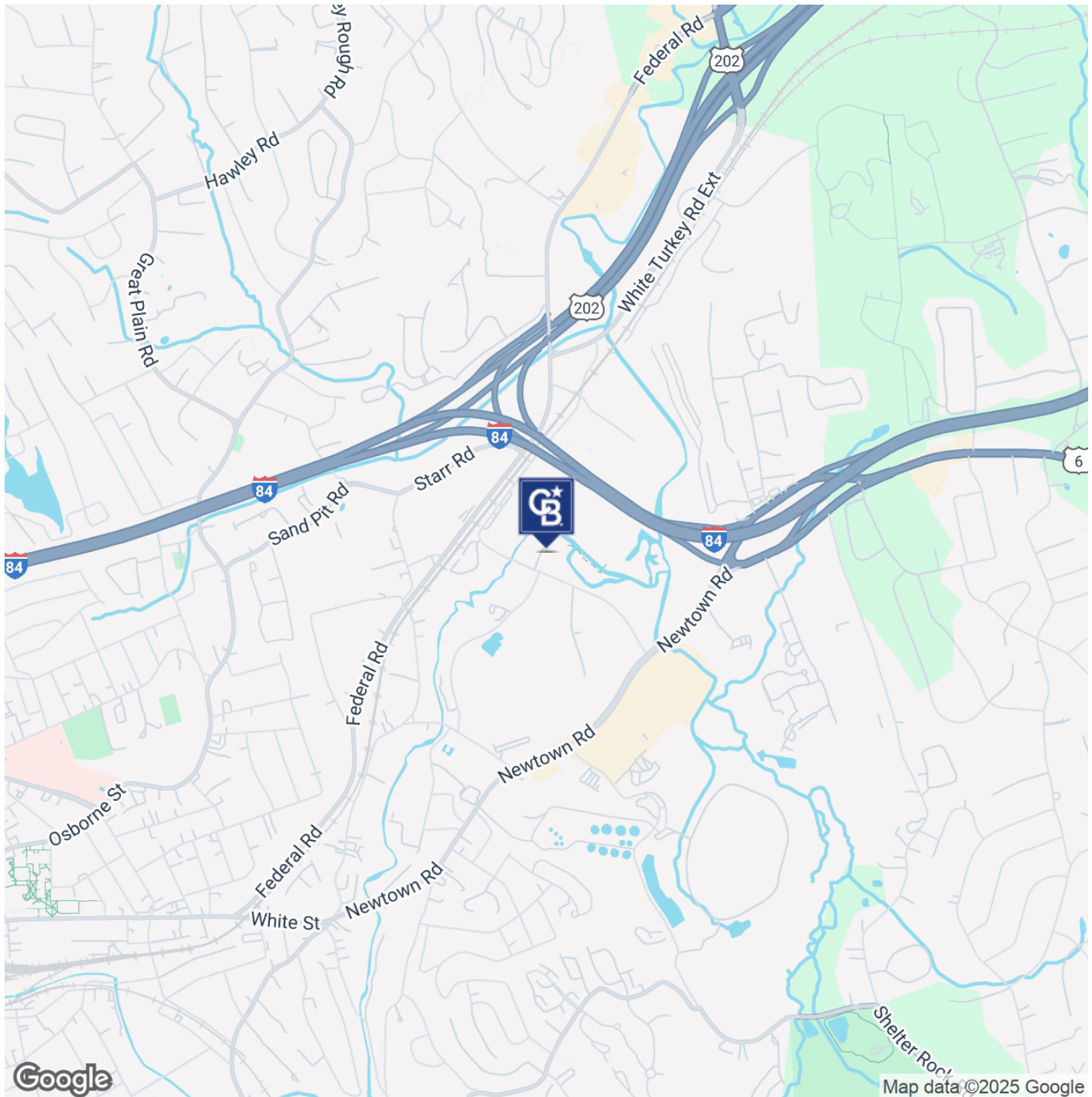
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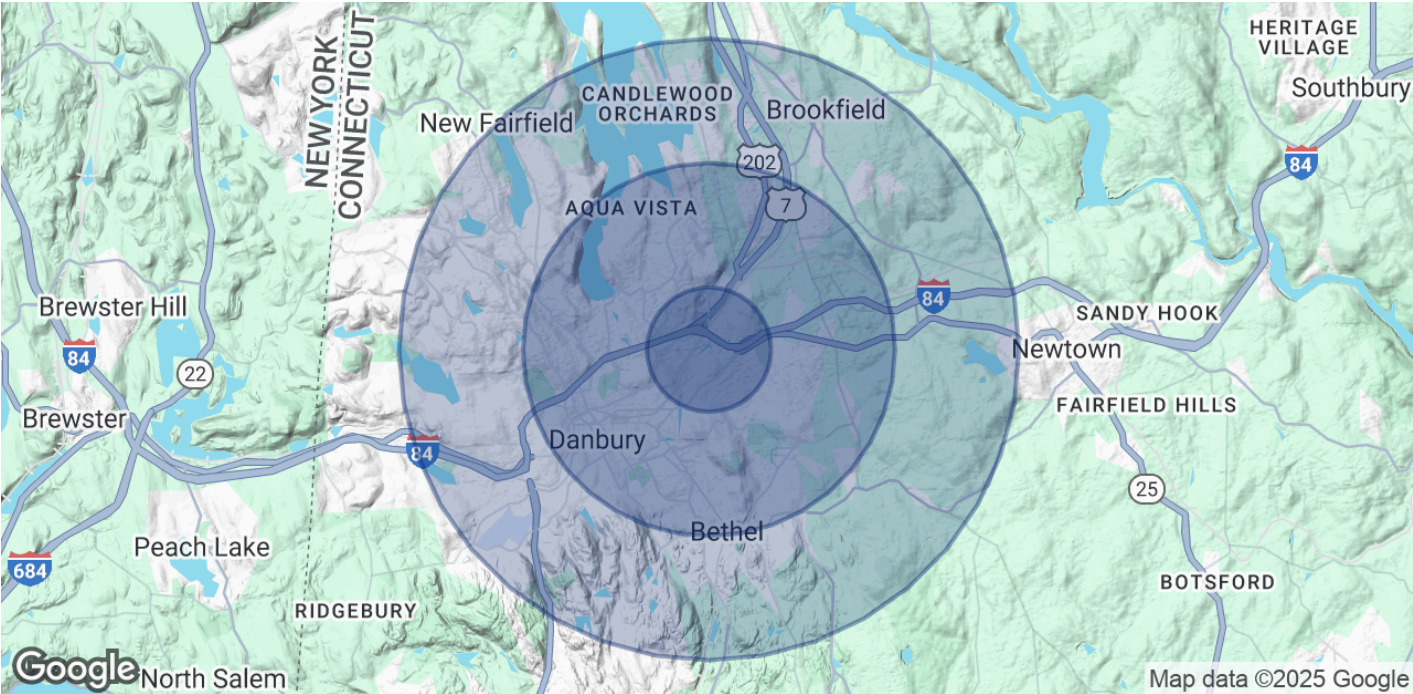
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,814	77,551	122,225
Average Age	39	40	41
Average Age (Male)	38	39	40
Average Age (Female)	40	42	42
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,186	28,606	44,949
# of Persons per HH	2.7	2.7	2.7
Average HH Income	\$104,179	\$115,808	\$129,866
Average House Value	\$358,762	\$393,560	\$438,102

Demographics data derived from AlphaMap

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