

2 Great Pasture Road

Danbury, CT
For lease
115,000 sf industrial property



Get more information:

Sean Cahill
Principal, Managing Director
o 203 614 1264 | m 203 858 3134
sean.cahill@avisonyoung.com

David Sherman
Principal
o 973 753 1058 | m 201 306 4440
david.sherman@avisonyoung.com

**AVISON
YOUNG**

2 Great Pasture Road

Danbury, CT

Property Highlights



115,000

square foot, free-standing building



2.8

miles from I-84, Yankee Expressway



5 / 7

drive-in doors / dock doors



1,200 / 8,000

amps of incoming services



22' - 26'

ceiling clearance



1.3

acres of industrial outdoor storage (IOS)

Building Details

Item	Details
Constructed/ Renovated	1955/2016
Building Size	
Office	7,000 sf
Warehouse	108,000 sf
Total	115,000 sf
Land Acres	15.57
Zoning	IL-40
Rail Spur	Not active
Floors	Single-story
Structure	Steel Frame
Foundation	Concrete
Roof	Steel deck w/ TPO membrane
Exterior Facade	Concrete/masonry
Interior Facade	Gypsum board (office), concrete (warehouse)
Lighting	Pendant HID lighting
Flooring	Concrete
Windows	Fixed single-pane metal
Clear Heights	22' (71,000 sf) - 26' (37,000 sf)
Loading	5 drive-in doors, 7 dock high loading bays

Building Systems

Item	Details
Electrical	2 incoming services rated as 1,200 and 8,000 amp, 3-phase, 4-wire, 277/480 volt mains feeding the step-down transformers, sub-panels, meters, and circuit breaker panels for each tenant space
HVAC	7 Trane roof-top units [(3) 15-ton units, (4) 7 ton units], (1) 8.5 ton Lennox Package Unit, 8 Modine Ceiling Mounted Heating Units, 1 Bry-Air Air Rotation System
Fire Safety	100% sprinklered with one wet black iron pipe sprinkler system and additional dry black iron pipe sprinkler system on east side of building
Crane	25 ton KONECRANES, 22' clearance under the hook
Utilities	
Gas	Eversource
Water	City of Danbury
Sewer	City of Danbury
Electric	Eversource



Floor Plans and Space Details

Availabilities

Suite A (divisible) 94,337 RSF
Available September 1, 2026

Suite B 20,668 RSF
Available October 1, 2026

Space Details

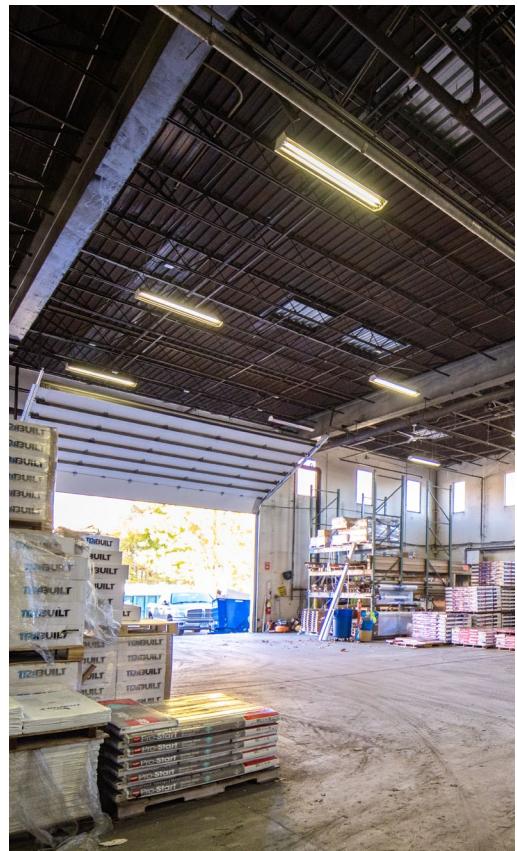
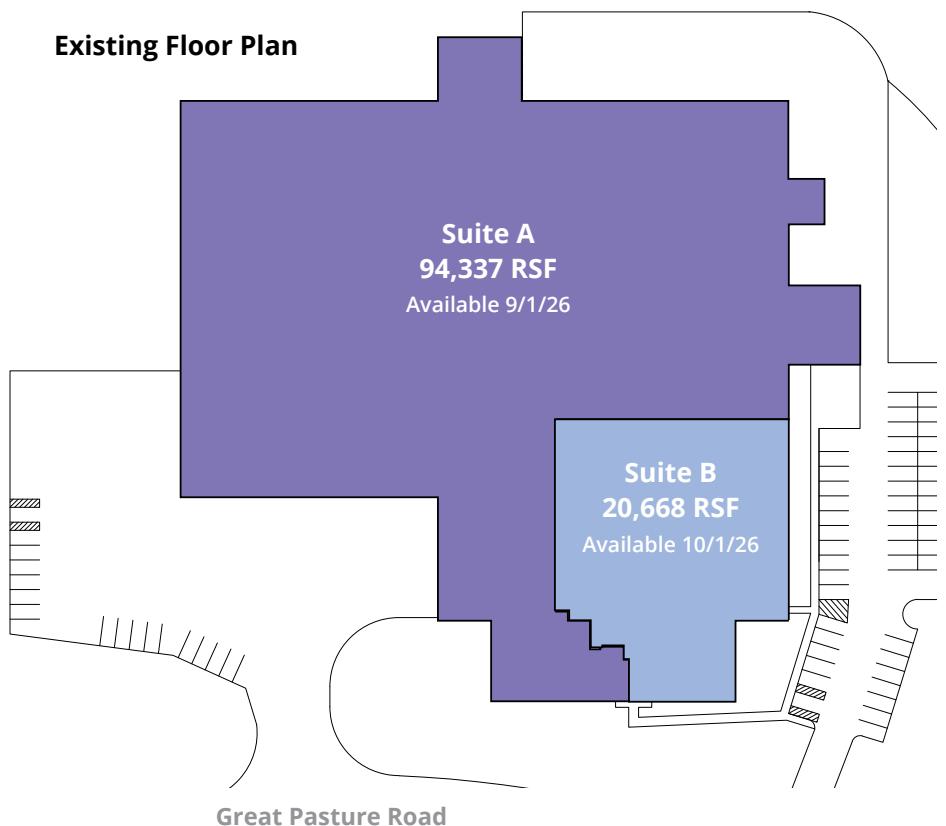
Suite A

- Office: 3,500 RSF
- Ceiling Clear: 22'-26'
- Loading Docks: 7 docks, 4 drive-in doors
- Rate: Upon Request

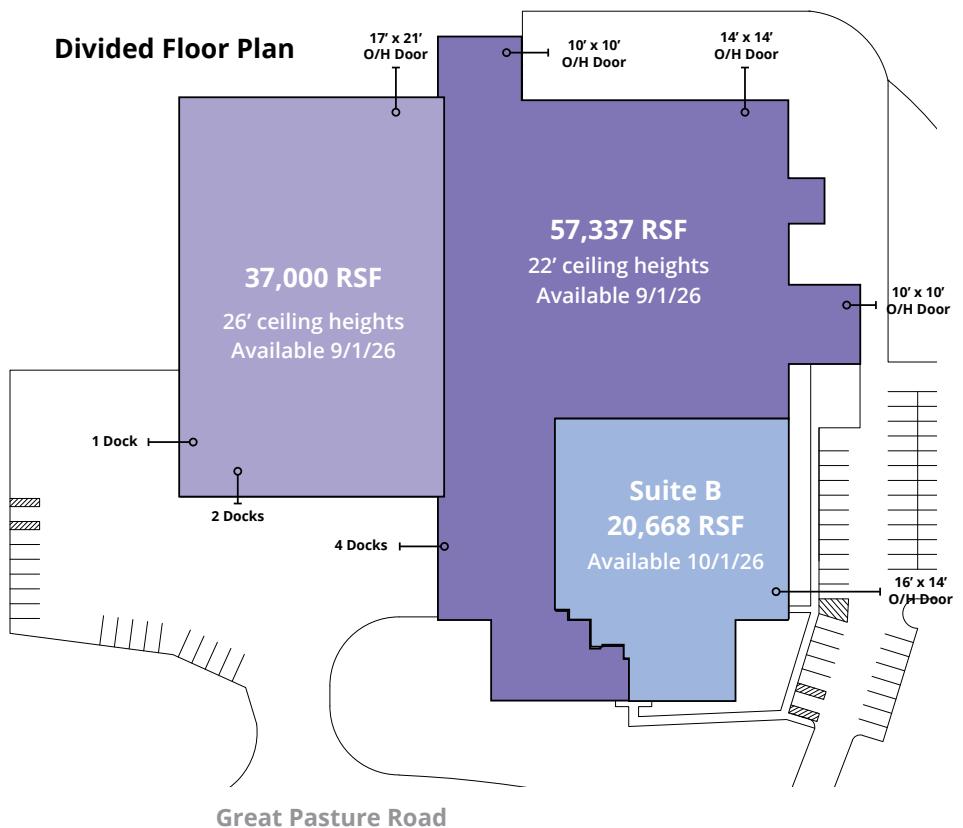
Suite B

- Office: 3,500 RSF
- Ceiling Clear: 22'
- Loading Docks: 1 16' x 14' drive-in door
- Rate: Upon Request

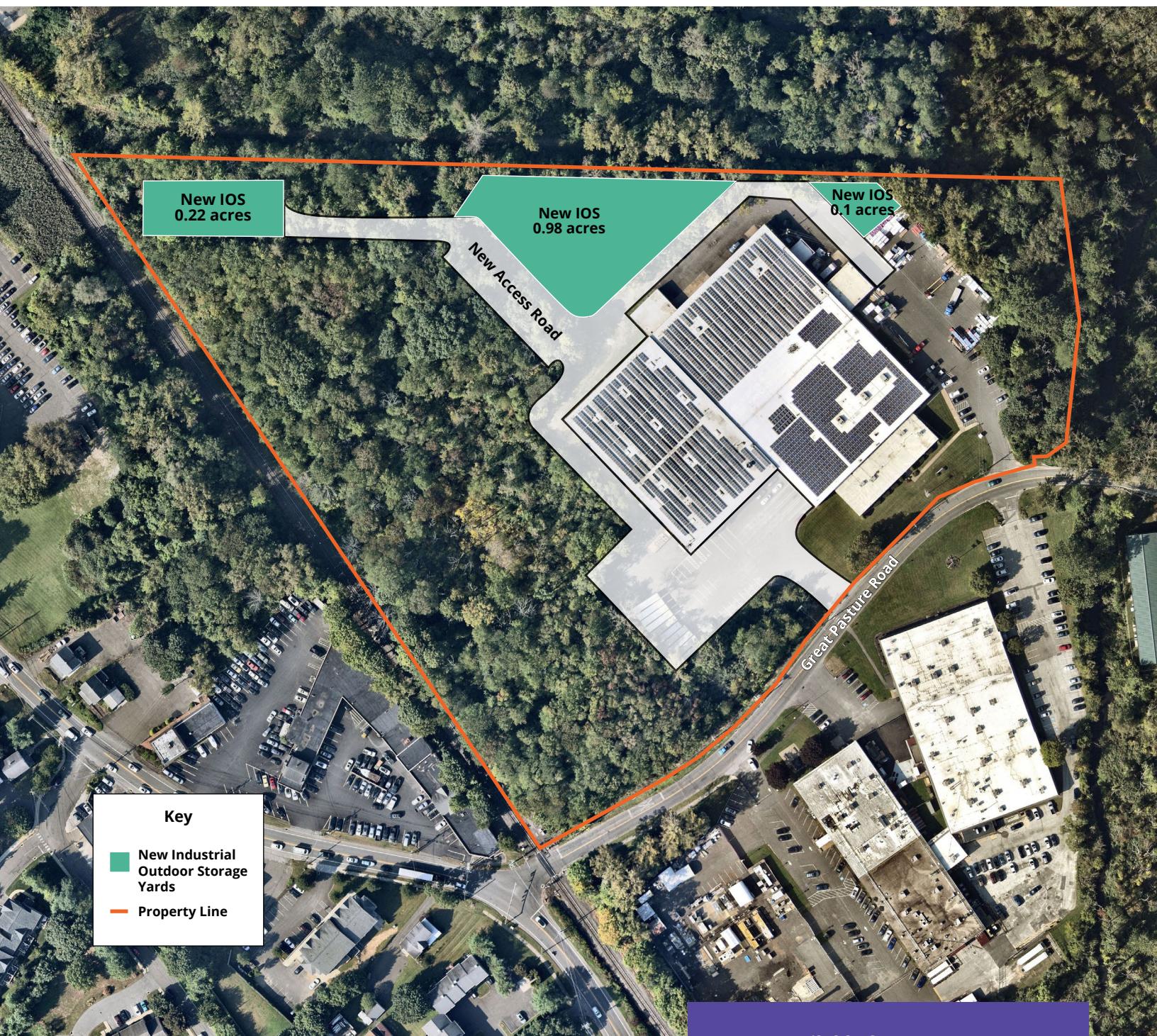
Existing Floor Plan



Divided Floor Plan



Industrial Outside Storage Yards (IOS)



**New! Available for Lease
Industrial Outdoor Storage Yards**

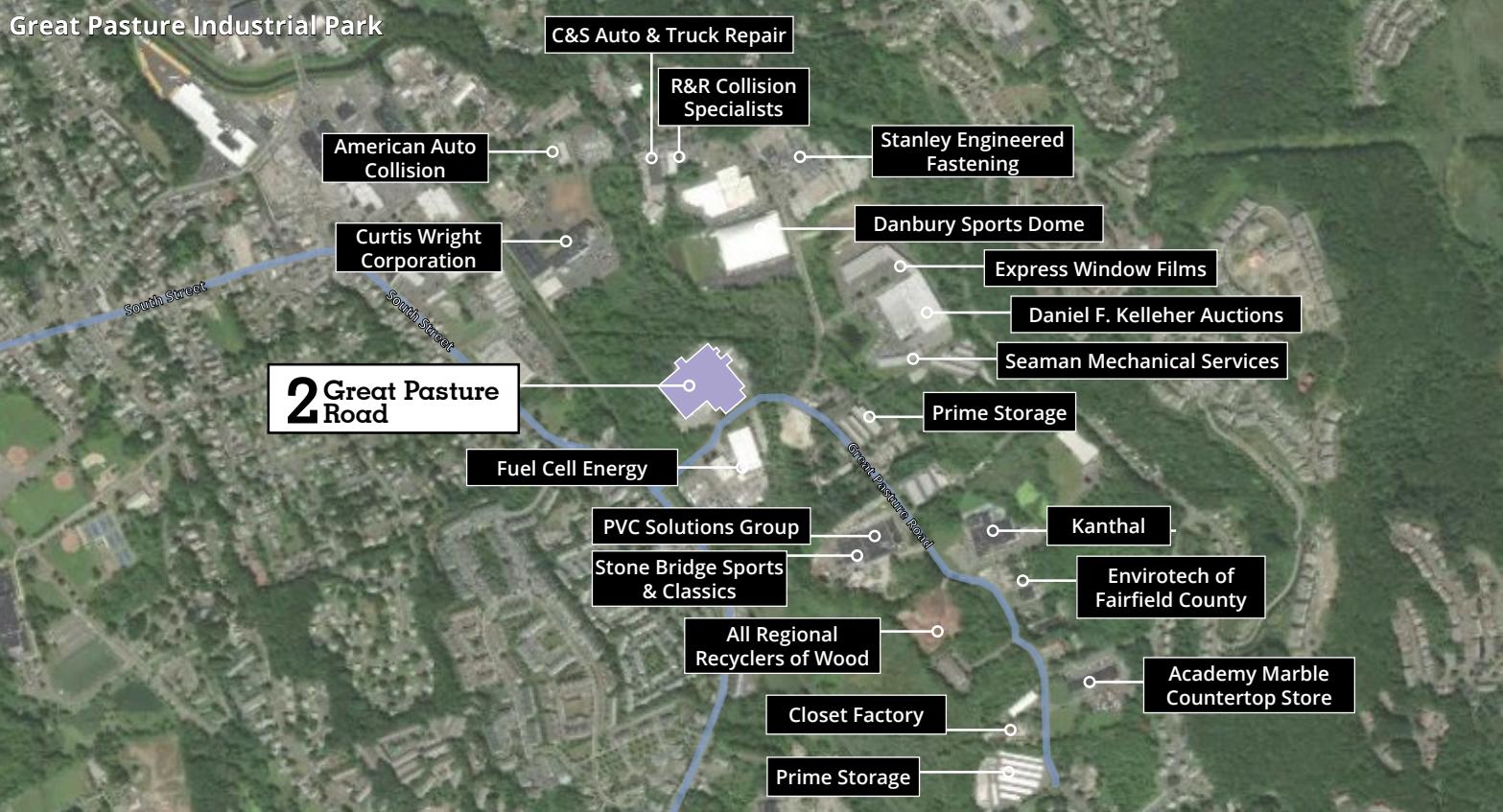
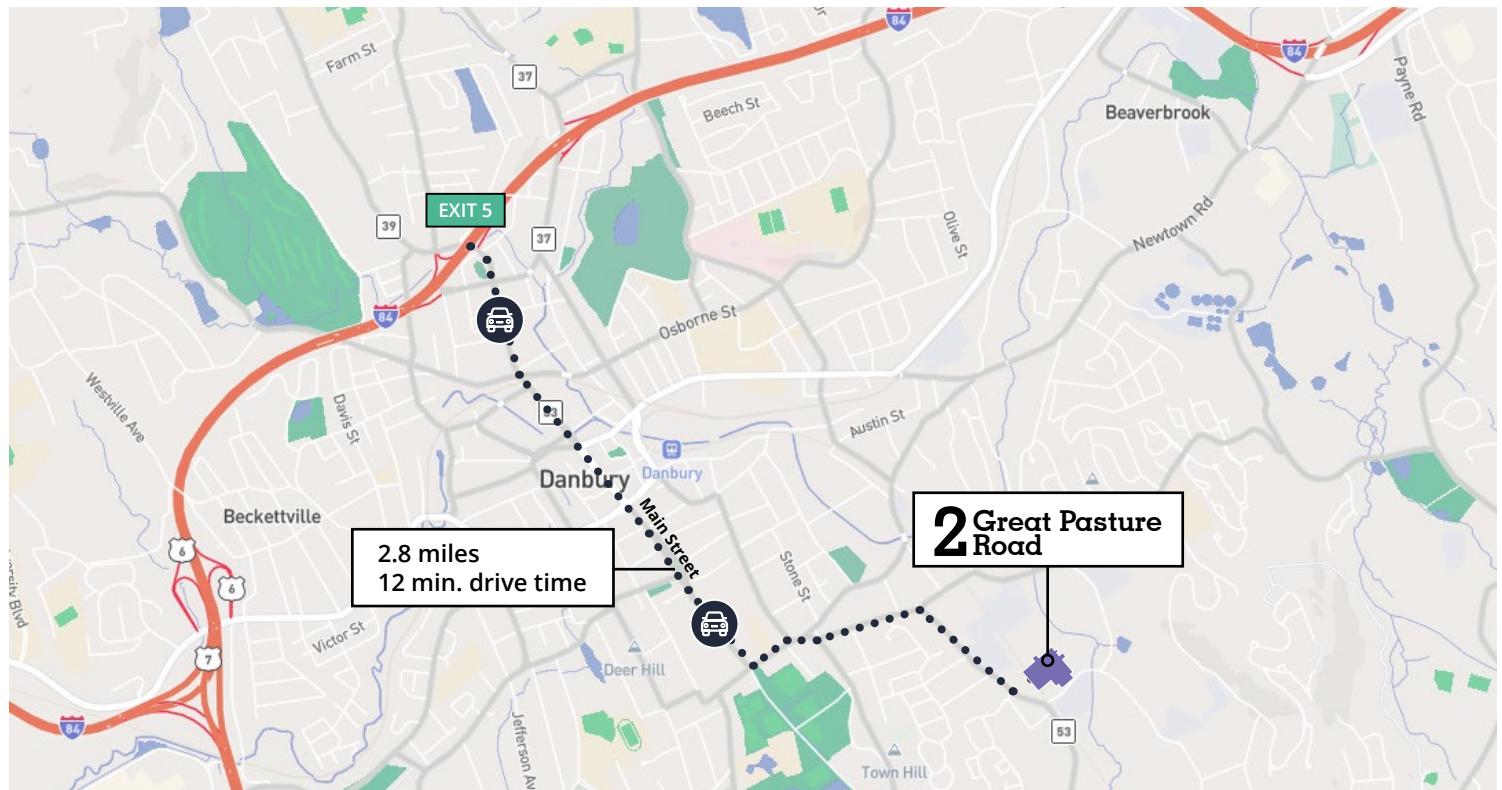
Three IOS Yards available in June
2025 plus additional parking

Rate: TBD



Location

Access to I-84



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