

2 Great Pasture Road

Danbury, CT

For lease

115,000 sf industrial property



Get more information:

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**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

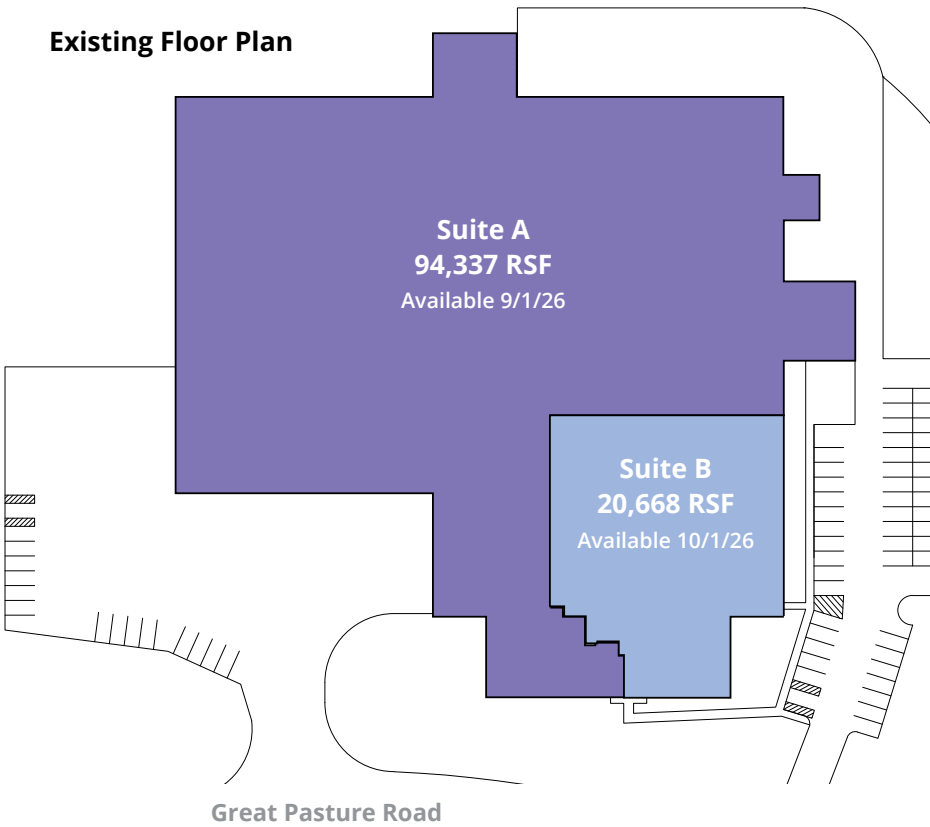
-  Suite A (divisible) 94,337 RSF
Available September 1, 2026
-  Suite B 20,668 RSF
Available October 1, 2026

Space Details

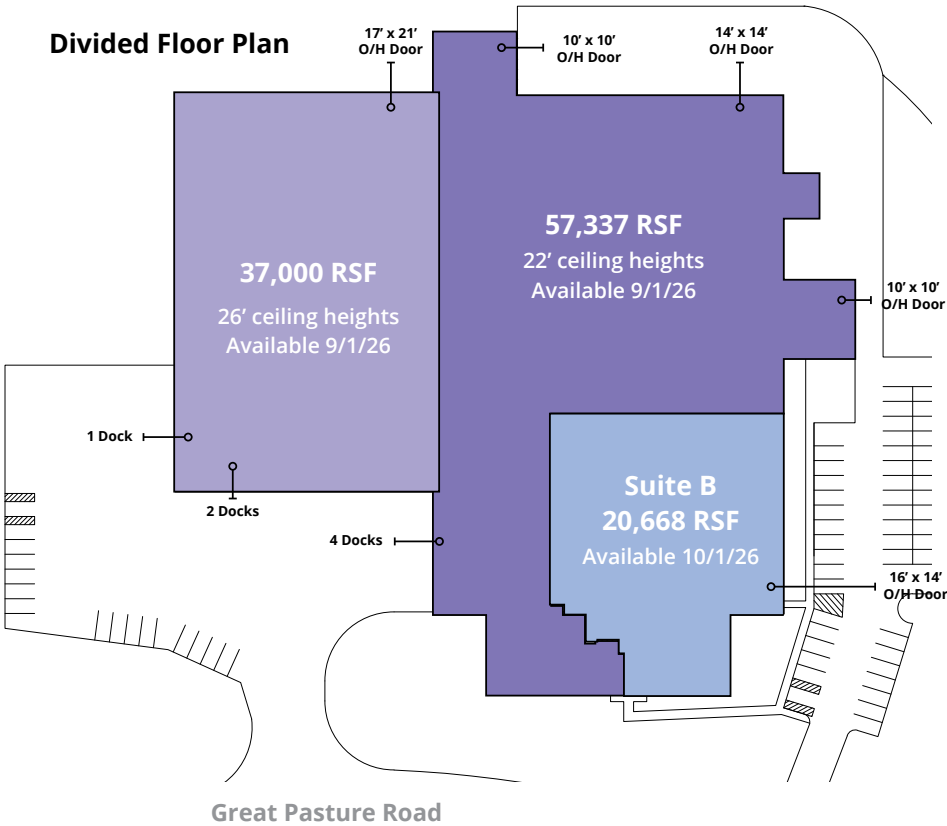
- Suite A**
- Office: 3,500 RSF
 - Ceiling Clear: 22'-26'
 - Loading Docks: 7 docks, 4 drive-in doors
 - Rate: Upon Request
- Suite B**
- Office: 3,500 RSF
 - Ceiling Clear: 22'
 - Loading Docks: 1 16' x 14' drive-in door
 - Rate: Upon Request



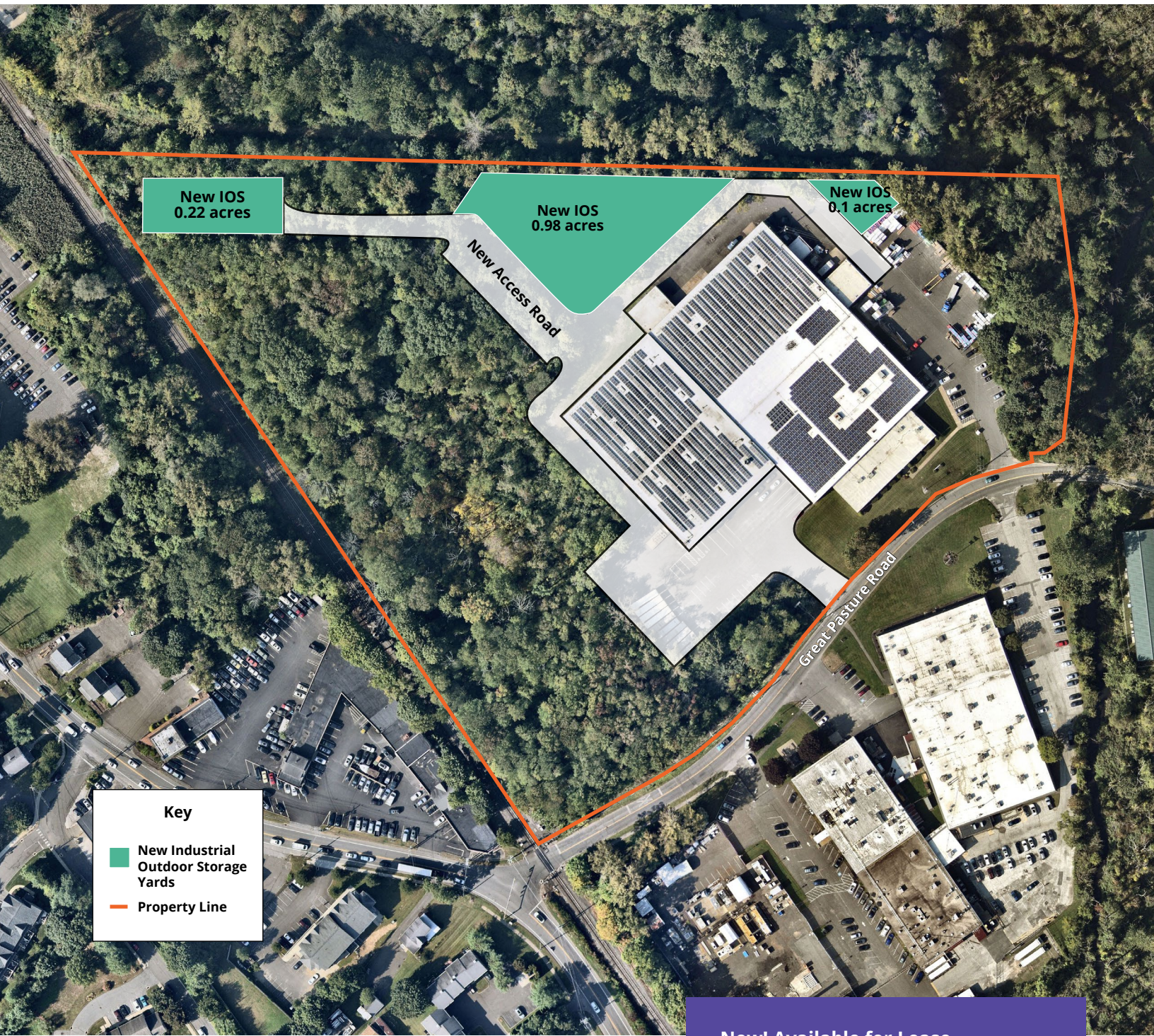
Existing Floor Plan



Divided Floor Plan



Industrial Outside Storage Yards (IOS)



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

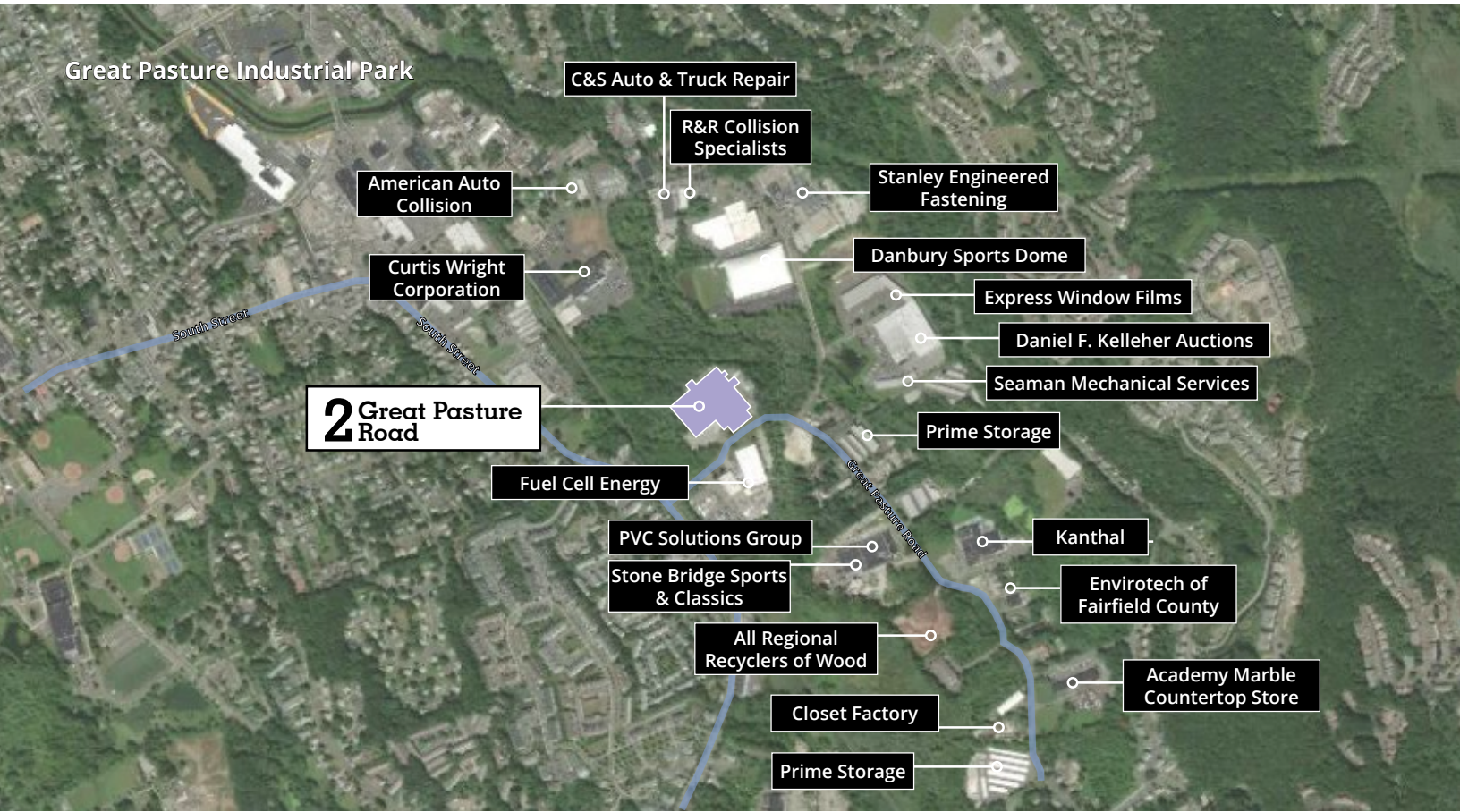
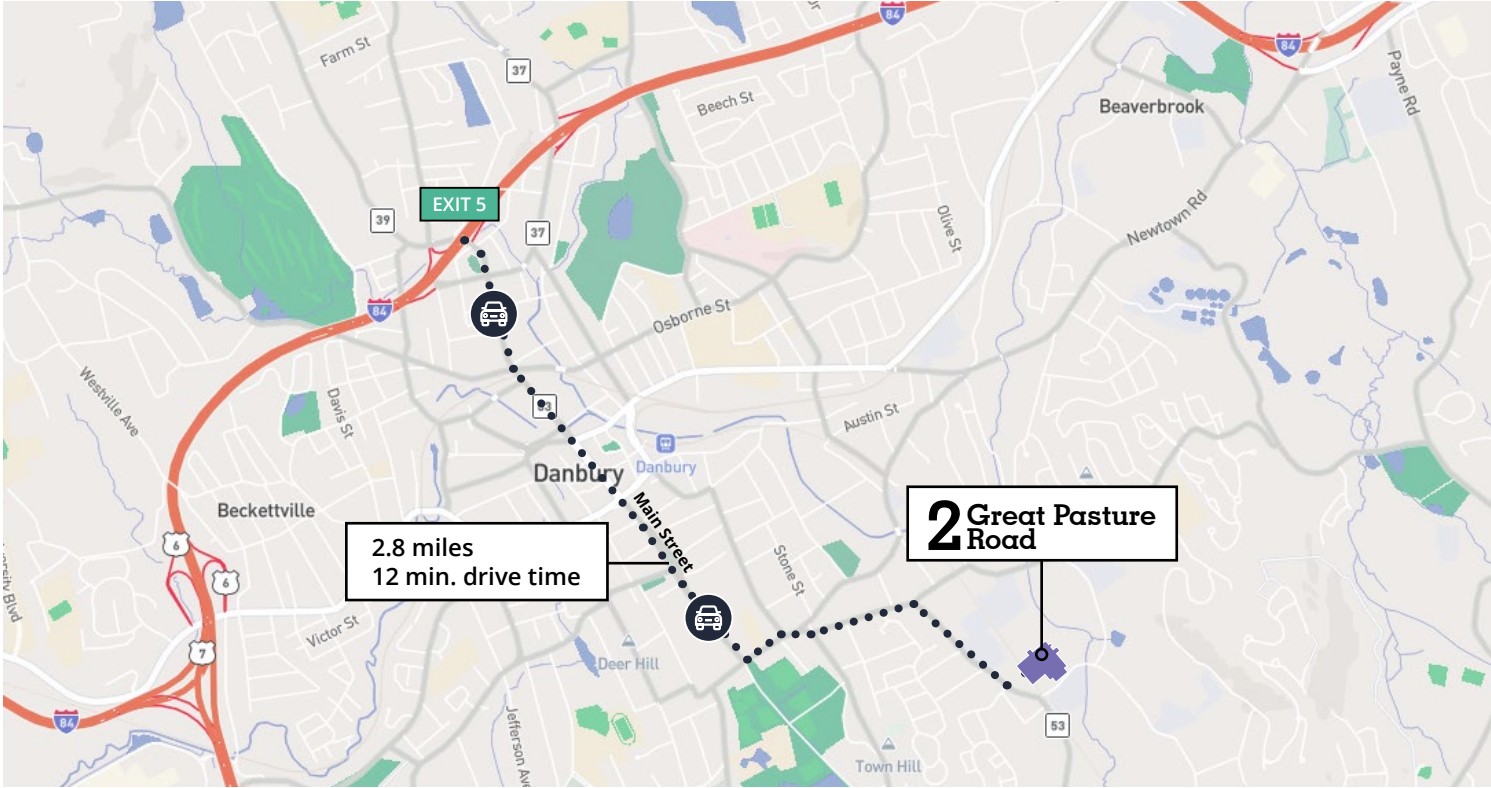
Three IOS Yards available in June
2025 plus additional parking

Rate: TBD



Location

Access to I-84



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