

Available
Warehouse /
Office and R&D
in four buildings

44
— THRU —
48

shelter rock road
Danbury, Connecticut



Exceptional Highway Access

- Zoning IL-40
- Plenty of lighted and paved parking
- On-site Property Management

CBRE

Office / Warehouse and R&D



shelter rock road Danbury, Connecticut

The corporate campus at 44-48 Shelter Rock Road is located just five minutes from both Exit 5 and Exit 8 off I-84 in Danbury, CT. With its unique combination of Office/R & D /Industrial warehouse spaces this location has historically been attractive to well known companies. Additionally, the Danbury area boasts a highly-trained labor force. The entire facility is serviced with level and well-lit parking lots at no additional charge. The campus is minutes from Downtown Danbury and Bethel where there are numerous business support services, hotels, and restaurants.



LOCATION

Minutes from downtown Danbury and Bethel which include numerous business support services, hotels, and restaurants.



PARKING

275 surface parking spaces



TRAIN STATION

Bethel Station Commuter Rail (New Haven Line) 1.6 miles
Danbury Station Commuter Rail (New Haven Line) - 2.0 miles



44, 46 & 48 Shelter Rock Road Availability

ADDRESS	FLOOR	AVAILABLE (SF)	TYPE	COMMENTS
44 Shelter Rock	Ground	11,890	Office	Immediate occupancy 5-10 years \$12.50/SF
44 Shelter Rock	Second	12,000	Office	Immediate occupancy 5-10 years \$12.50/SF
44 Shelter Rock Building A	Low bay	8,099	Office	Immediate occupancy 5-10 years \$11.00/SF
44 Shelter Rock Building A	Mezzanine	7,840	Office	Immediate occupancy 5-10 years \$9.00/SF
46 Shelter Rock	Ground	42,995	Warehouse/ Industrial	Immediate occupancy 5 years \$6.00 NNN
48 Shelter Rock		11,200	Storage	

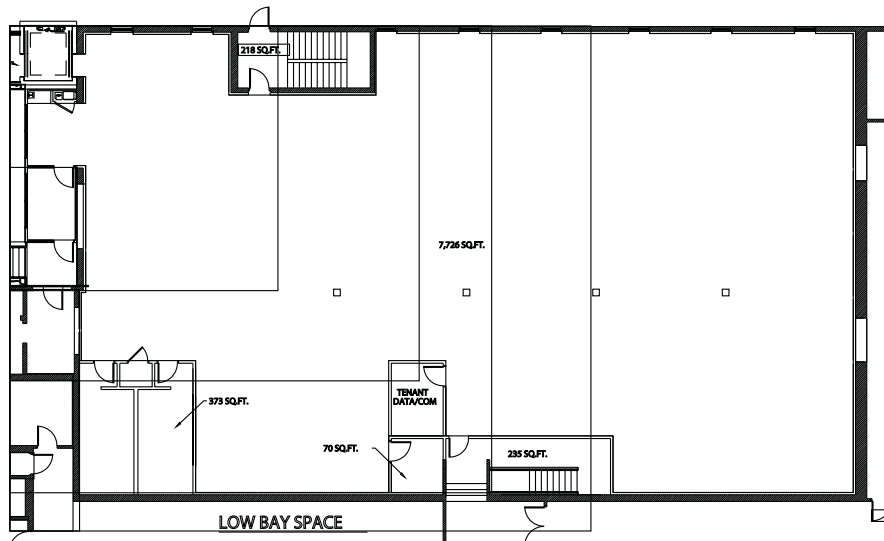


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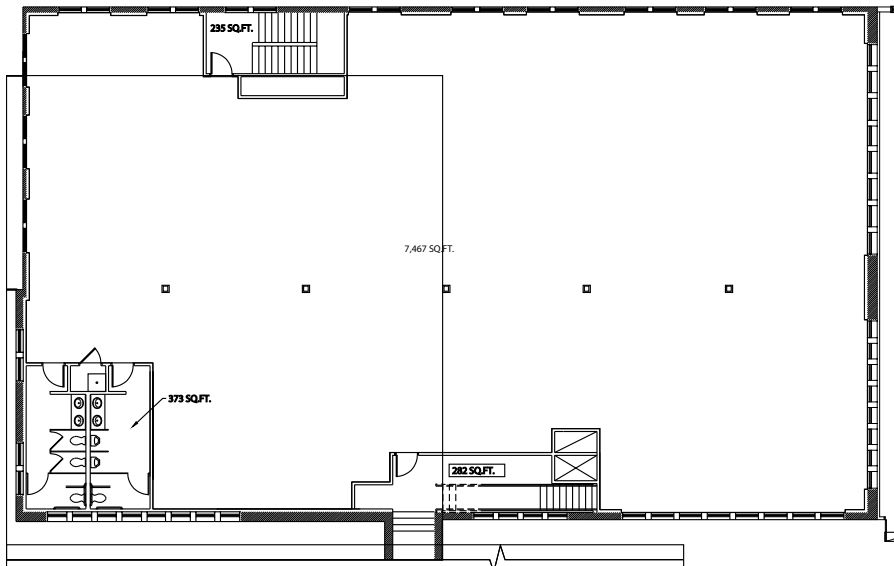
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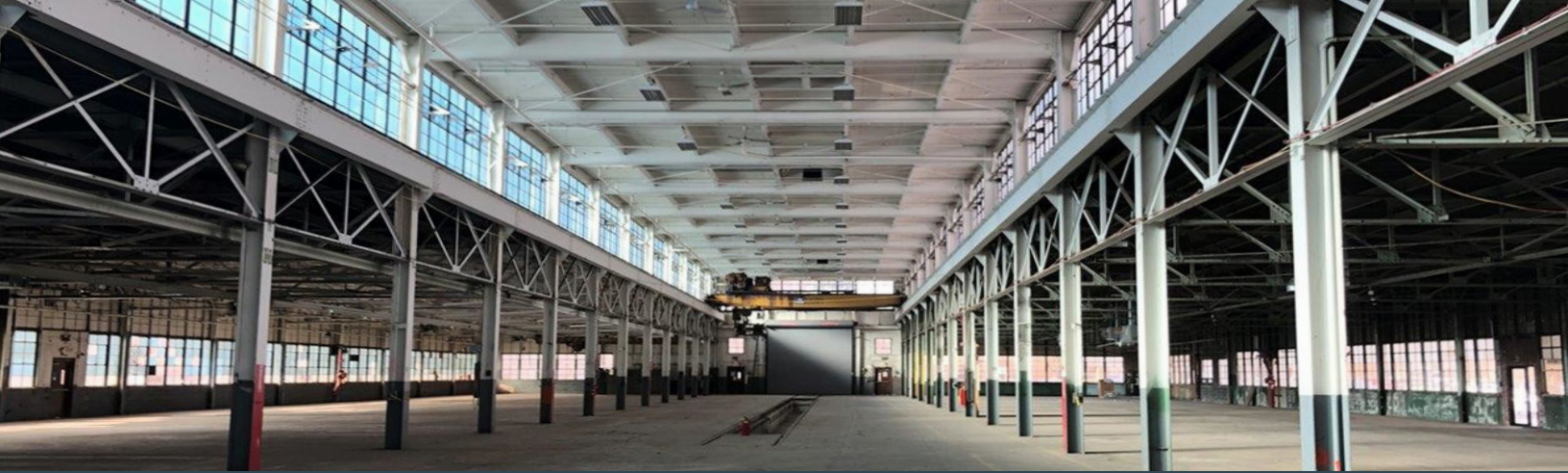
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44 Shelter Rock Road Building A Low Bay / 8,099 RSF

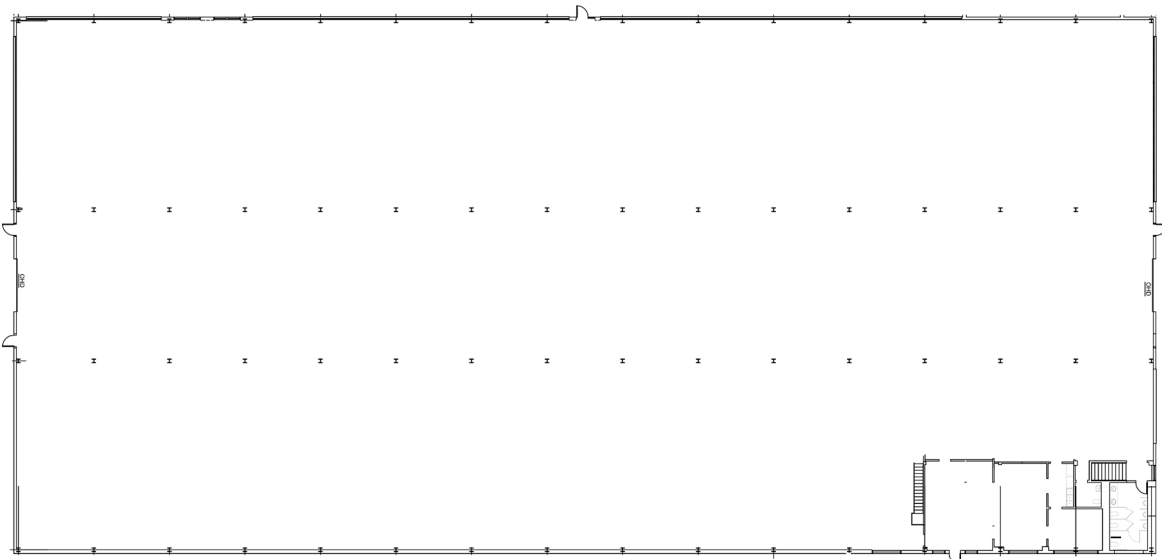


44 Shelter Rock Road Building A Mezzanine / 7,840 RSF





42,995 RSF Total Warehouse Space Available

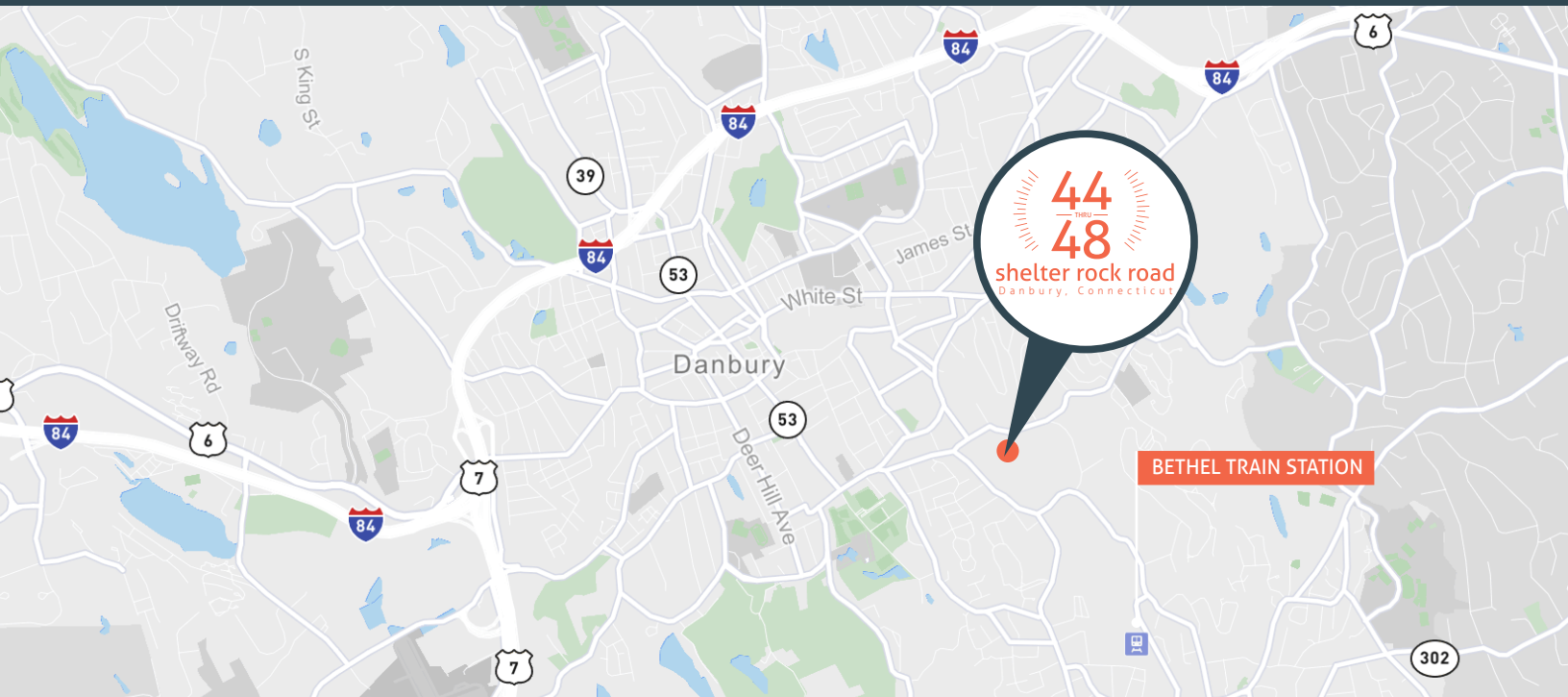


Warehouse Features 46 Shelter Rock Road, Danbury, CT

BUILDING SIZE	42,995 RSF
COLUMN SPACING	20-foot
CEILING HEIGHT	20 ft. along both sides of building 30 ft. along the center line of building
DRIVE-IN DOORS	(2) 14ft. x 16 ft. overhead doors on each side of building
FLOOR LOAD	Heavy
POWER	1,600 amps / 240 volts
UTILITIES	Separate gas and electric
EMPLOYEE PARKING	275 parking spaces paved and lighted
STRUCTURED CRANE	35-ton structured crane in place which can service the entire center-line of the building



Exceptional Highway Access I-84, I-684, and Route 7 Just Minutes Away



AIRPORTS



- Danbury Municipal Airport
3.7 miles (12 minutes)
- Tweed New Haven Airport
37.8 miles (60 minutes)
- Westchester County Airport
36.3 miles (46 minutes)

LOCATION DETAILS



8.9 Miles



10.2 Miles



11.5 Miles



3.8 Miles



23.9 Miles



1.0 Mile



Bethel Station
Commuter Rail
(New Haven Line)
1.6 miles



Danbury Station
Commuter Rail
(New Haven Line)
2.0 miles



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Danbury, Connecticut

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