

## FOR SALE AND LEASE // 16 BEAVER BROOK RD



## PROPERTY DESCRIPTION

16 Beaver Brook Rd is a well-positioned, multi-tenant industrial property spanning 24,000 SF, complete with a 1,456 SF single-family home on-site. Located in the heart of Danbury, this property is ideal for contractors, light manufacturing, distribution, warehouse and various commercial/industrial uses. The building is currently home to a martial arts studio, CrossFit gym, and an auto repair shop. This along with the 3 Bedroom House, provide steady rental income. The owners occupy 12,000 SF on the upper level and will be vacating the space for a buyer. This is a prime opportunity for an owner-user or investor looking to generate income while utilizing industrial space.

FOR LEASE: 10,000 SF - 12,000 SF available served by drive-in doors, one loading dock, 14'-17' ceiling heights, and 400 amps of power. 4,800 SF of the 12,000 SF is air-conditioned office space and there is mezzanine throughout for extra storage.

## OFFERING SUMMARY

Sale Price:	\$2,700,000
Lease Rate:	\$7.25 SF/yr (NNN)
Available SF:	10,000 SF - 12,000 SF
Lot Size:	+/- 1.75 Acres
Building Size:	+/- 24,000 SF Industrial +/- 1,456 SF Residential

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	568	1,718	5,615
Total Population	1,571	4,827	16,084
Average HH Income	\$86,470	\$84,370	\$86,525



## MICK CONSALVO

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## TOMMY CONSALVO

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### PROPERTY HIGHLIGHTS:

- Construction: Metal and Steel
- Zone: IL - 40 (Industrial)
- Year Built 1929
- Clear Ceiling Height 17'
- 7 Overhead Doors; 2 Loading Docks
- City Water, Sewer and Gas
- Gas Heat; Partial A/C
- Power: 800 Amp, 3 Phase (Upper) - 200 Amp, 3 Phase (Lower)
- Parking +/- 45 Spaces

### MAIN BUILDING:

- Construction: Metal and Steel
- Zone: IL - 40 (Industrial)
- Year Built 1929
- Clear Ceiling Height 17'
- 7 Overhead Doors; 2 Loading Docks
- City Water, Sewer and Gas
- Gas Heat; Partial A/C
- Power: 800 Amp, 3 Phase
- Parking +/- 45 Spaces

### HOUSE:

- 3-Bedrooms
- 1 Bath



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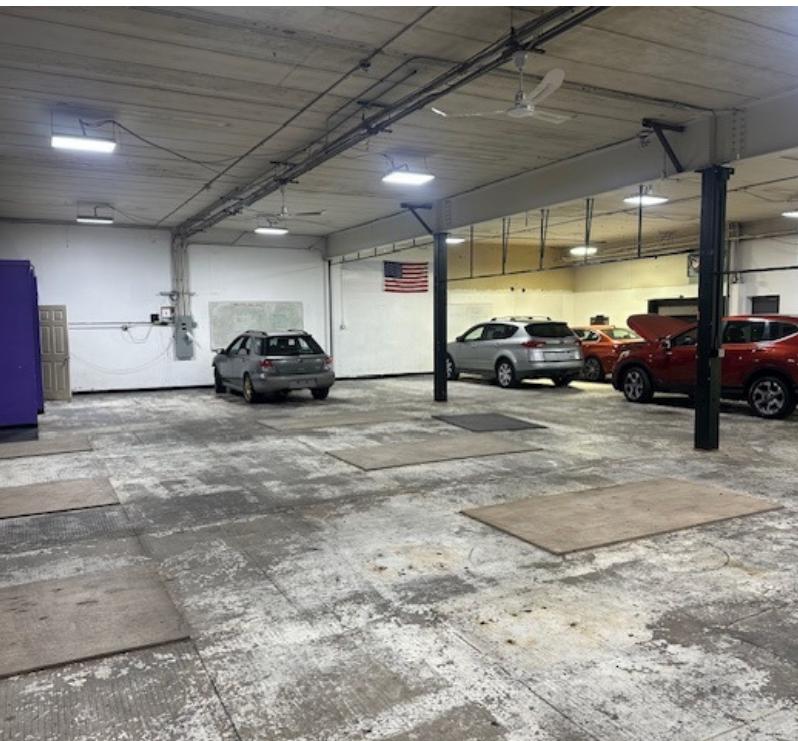
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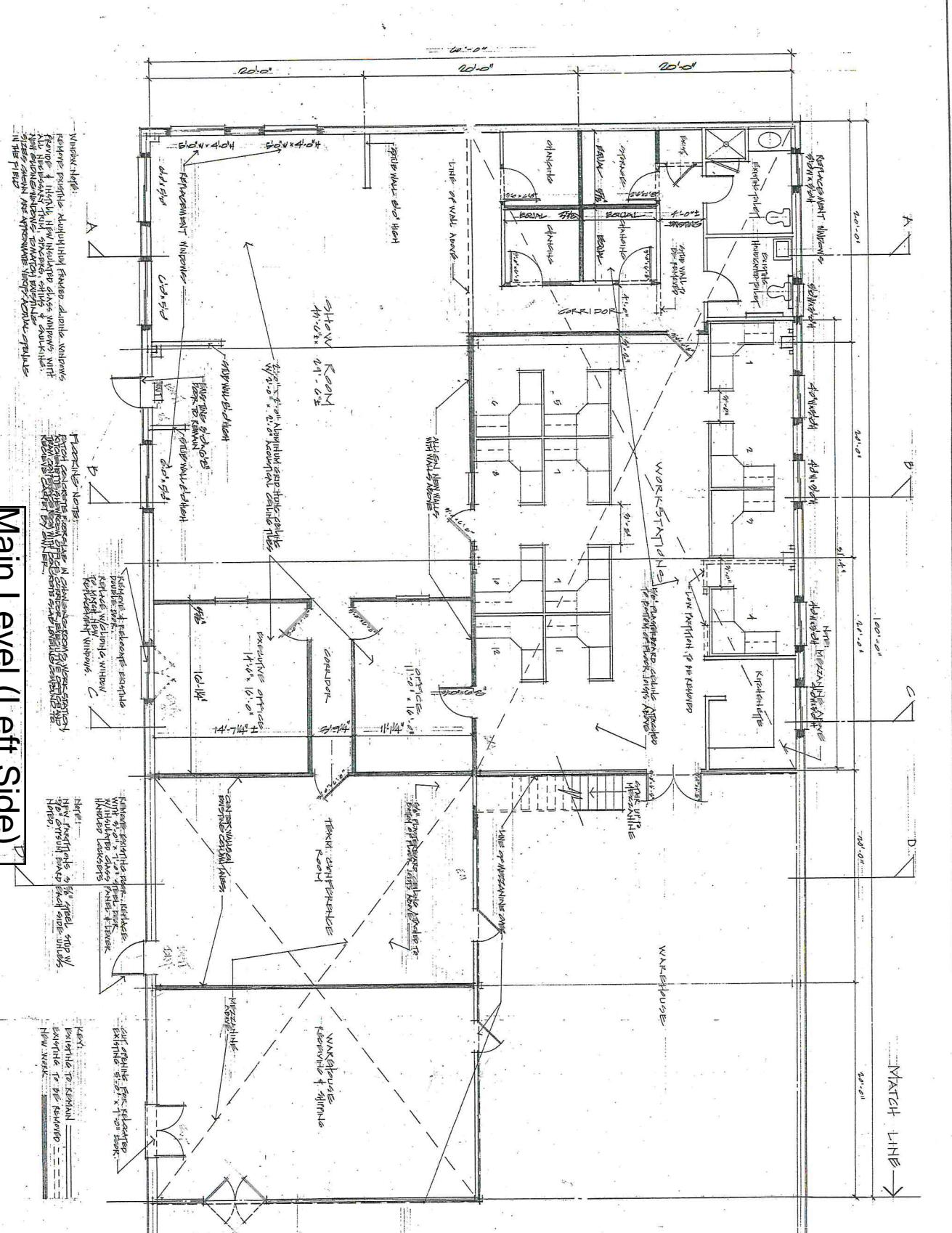
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## Main Level (Left Side)



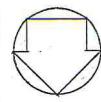
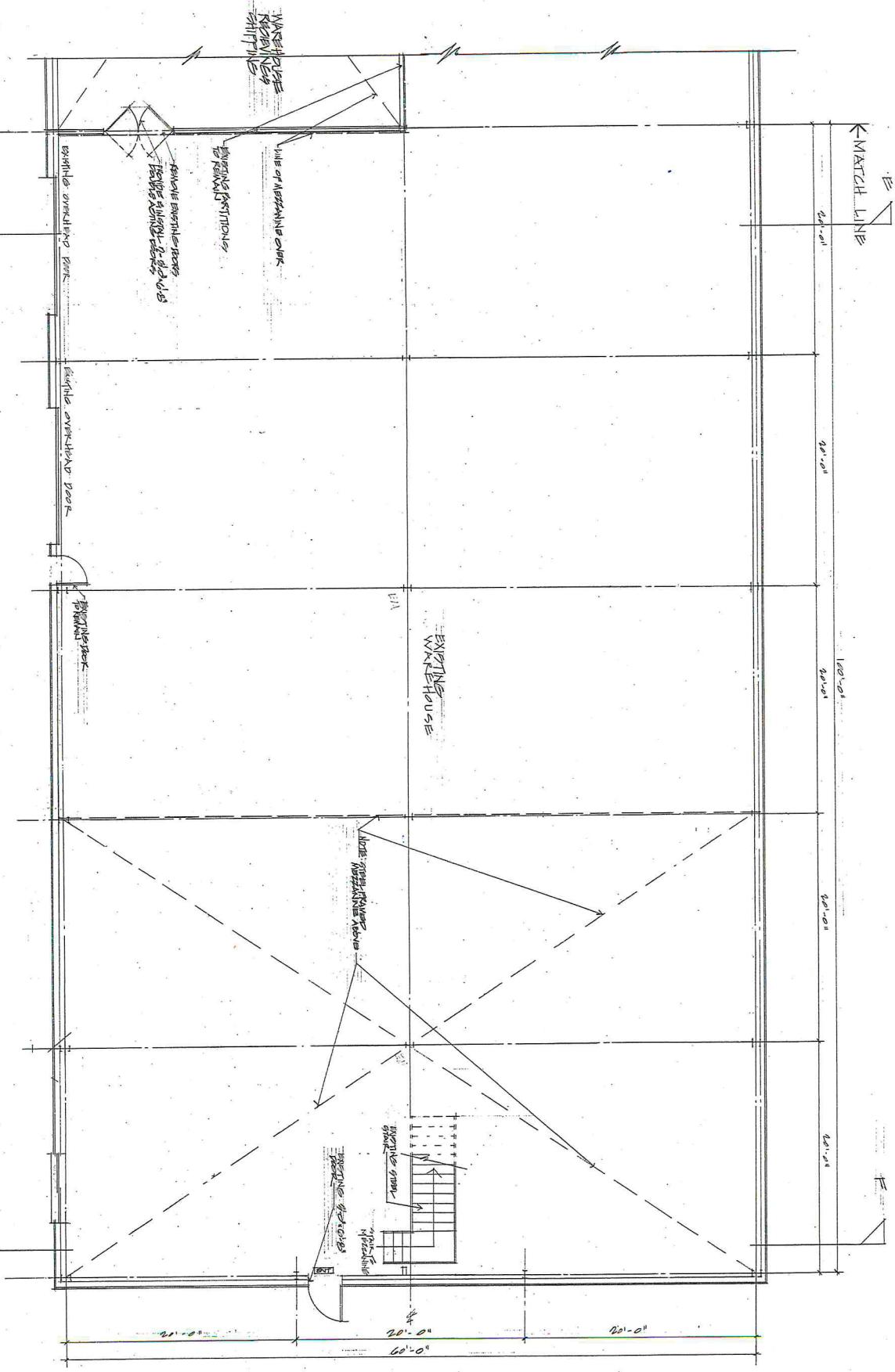
PARTIAL MAIN FLOOR PLAN  
SOUTH SECTION  
SCALE:  $1/4" = 1'-0"$   
ISSUED: 8.6.07

RENOVATIONS FOR  
GULDENKIAN SWIM  
16 BEAVER BROOK RD.  
DANBURY, CT.

CHARLES W REPPENHAGEN ARCHITECT  
3 ROUTE 37 E \* SHERMAN \* CT 06784-0157 \* 860-354-2500



## Main Level (Right Side)



2  
PARTIAL MAIN FLOOR  
NORTH SECTION  
GABLE: 14'-1-0"  
ISSUED: 8.6.07

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DANBURY, CT.

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WINFIELD & KENNETH SHOOK  
355.52'

S 53°49'44" E

EXISTING  
IRON PINE  
CROWNED UP

N/F  
CONRAIL

N 43°07'53" E

103.04'



BEAVER ROAD  
CONCRETE APRON  
152.43' U.P.  
S 25°57'23" W  
U.P. 4835

BEAVER ROAD  
CONCRETE APRON  
162.88' U.P.  
N 19°46'10" W  
6°50'30" W  
S 67°17'05" W

M.H.

LINE  
IN CONCRETE  
APRON

APRON

CONCRETE

WALK

CONCRETE

ROAD

BEAVER

ROAD

CONCRETE

WALK

CONCRETE

WALK

CONCRETE

WALK

CONCRETE

WALK

GUIDE WIRE

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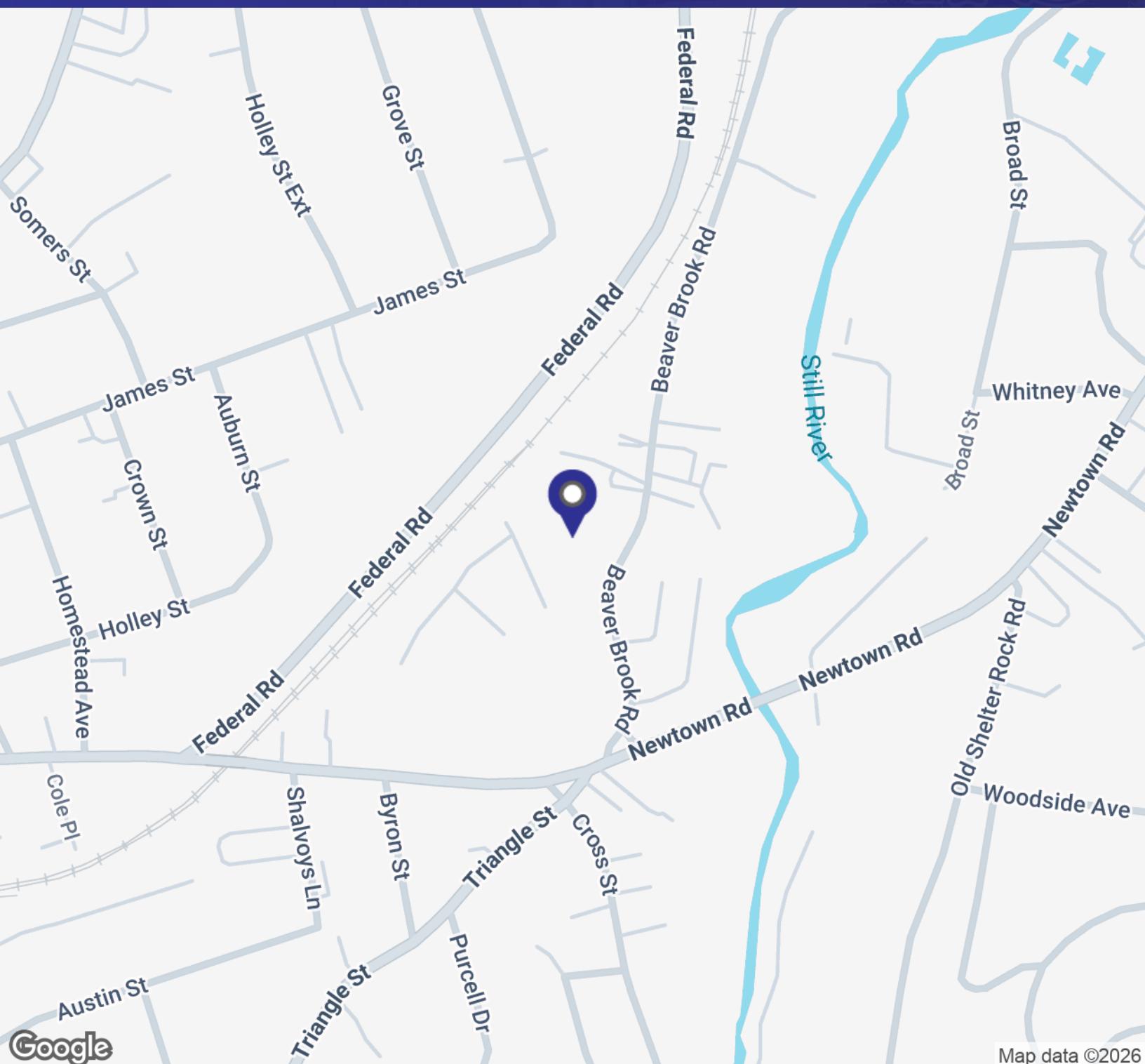
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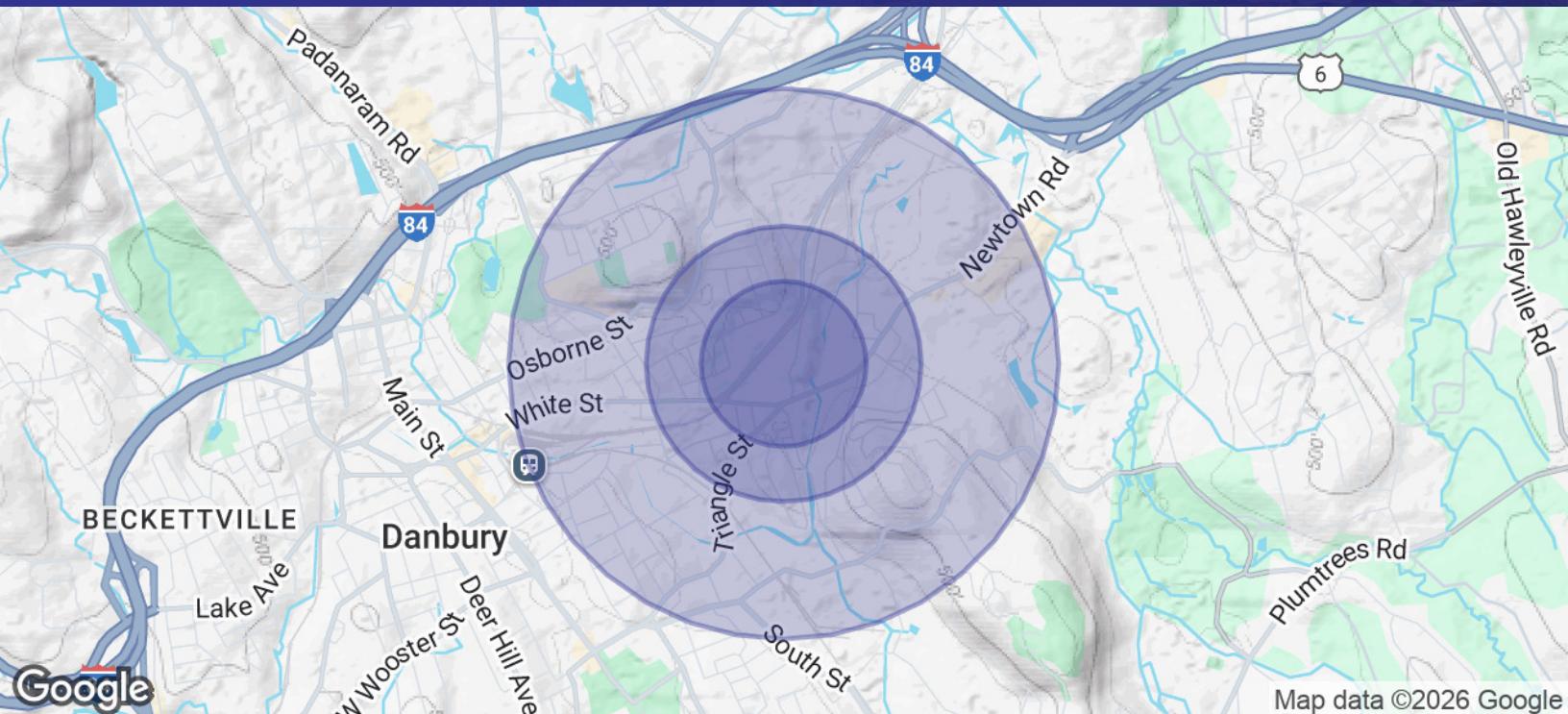
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,571	4,827	16,084
Average Age	36	37	38
Average Age (Male)	35	36	37
Average Age (Female)	37	38	38

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	568	1,718	5,615
# of Persons per HH	2.8	2.8	2.9
Average HH Income	\$86,470	\$84,370	\$86,525
Average House Value	\$314,436	\$307,514	\$323,692

Demographics data derived from AlphaMap



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