

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



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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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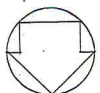
Main Level (Left Side)

WINDOW NOTES:
REPAIR & REPLACE MULTIPLE FRAMED GLASS WINDOWS
REPAIR & REPLACE NEW INSULATED GLASS UNITS WITH
ALL NEARBY TALL, SLICED, SLIT & SPLIT
REPAIR & REPLACE WINDOW COORDINATING
IN THE FIELD

PLASTER NOTES:
REPAIR & REPLACE PLASTER IN CHIMNEY ROOM, REPAIR & REPLACE
REPAIR & REPLACE PLASTER IN CHIMNEY ROOM, REPAIR & REPLACE
REPAIR & REPLACE PLASTER IN CHIMNEY ROOM, REPAIR & REPLACE

DOOR:
REPAIR & REPLACE DOOR, REPAIR & REPLACE
REPAIR & REPLACE DOOR, REPAIR & REPLACE
REPAIR & REPLACE DOOR, REPAIR & REPLACE

CEILING:
REPAIR & REPLACE CEILING, REPAIR & REPLACE
REPAIR & REPLACE CEILING, REPAIR & REPLACE
REPAIR & REPLACE CEILING, REPAIR & REPLACE



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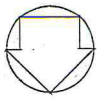
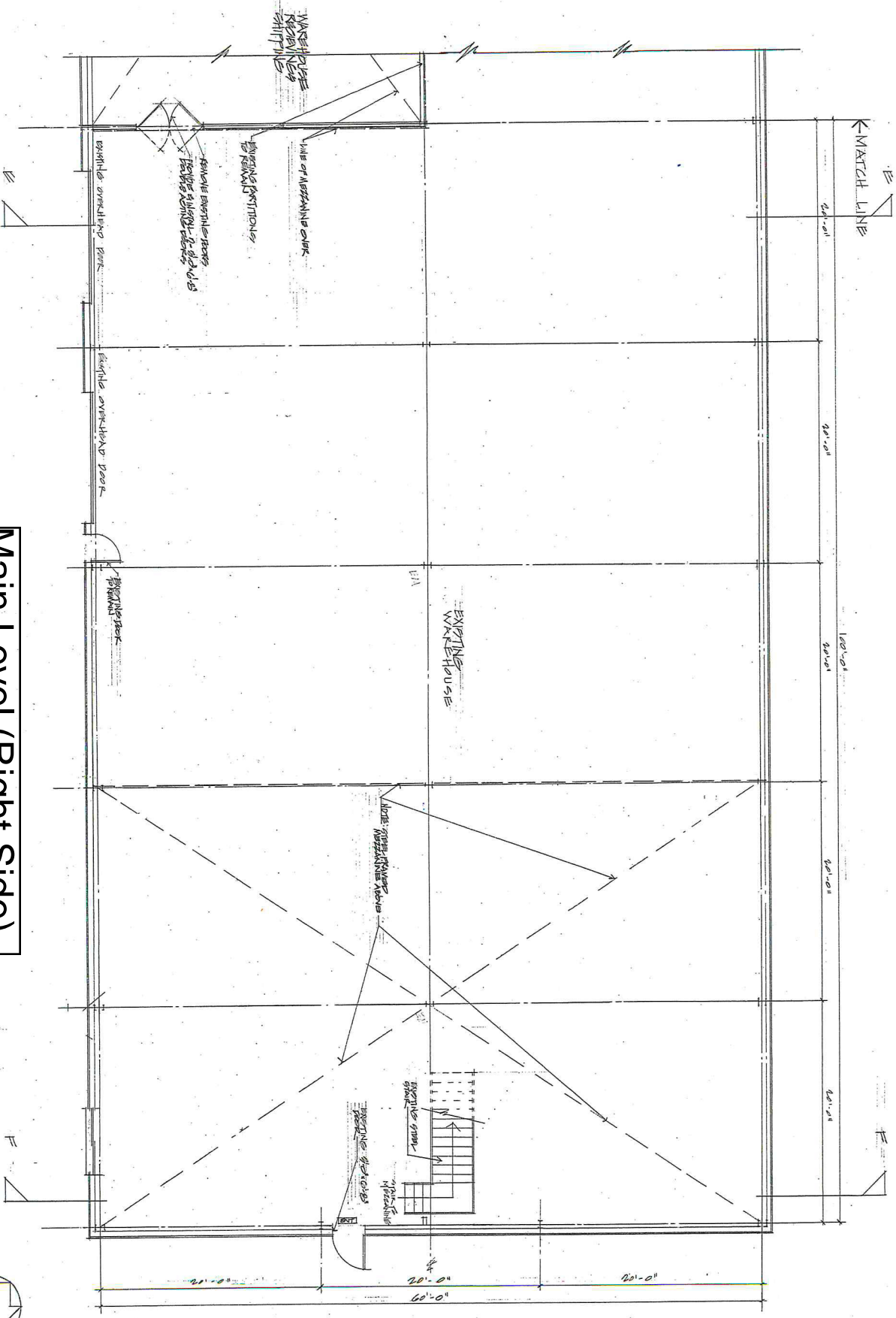
PARTIAL MAIN FLOOR PLAN
SOUTH SECTION
SCALE: 1/4" = 1'-0"
ISSUED: 8.0.07

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

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



Main Level (Right Side)



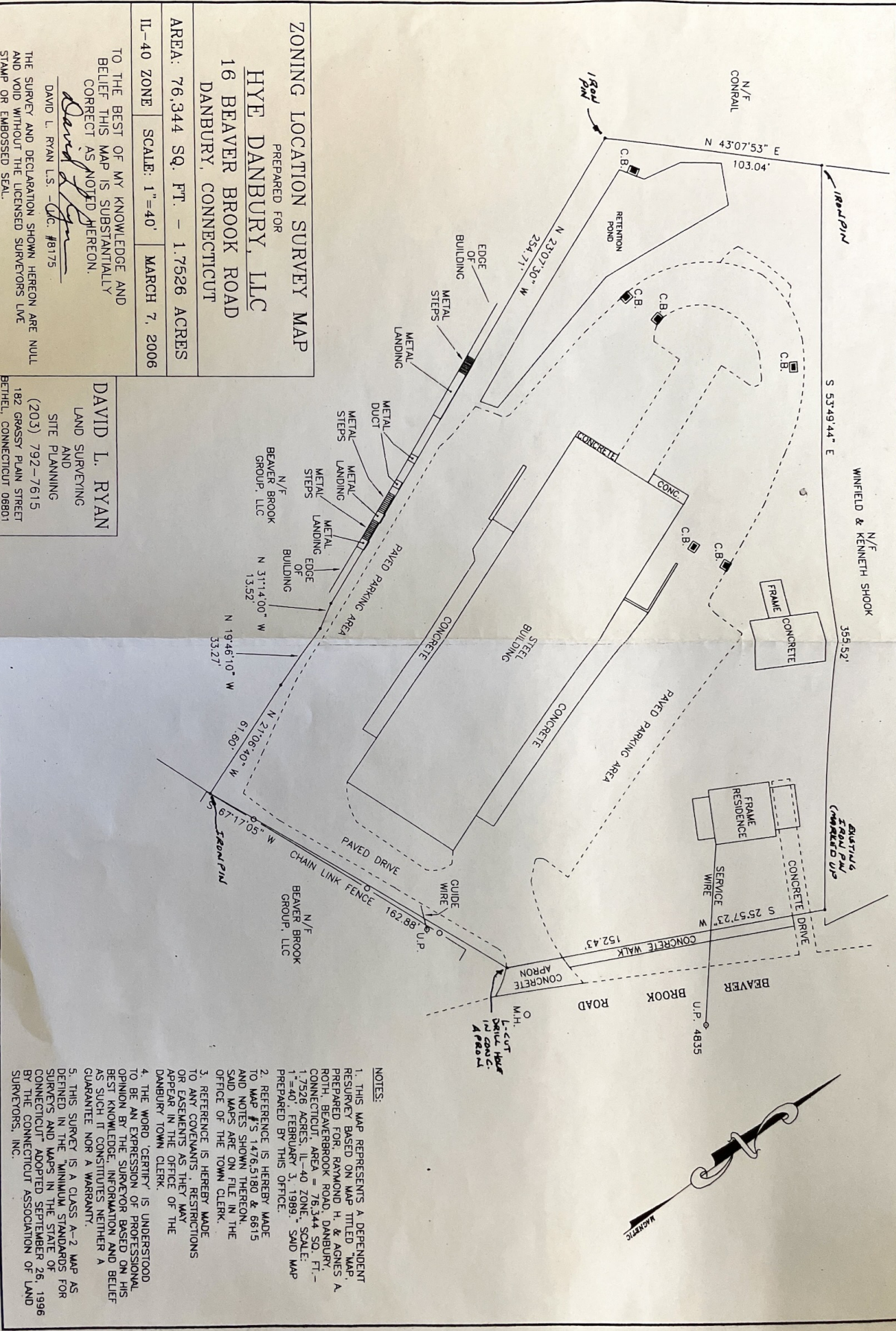
2

PARTIAL MAIN FLOOR
NORTH SECTION
SCALE: 1/4" = 1'-0"
ISSUED: 8-20-07

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

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





ZONING LOCATION SURVEY MAP

PREPARED FOR
HYE DANBURY, LLC
16 BEAVER BROOK ROAD
DANBURY, CONNECTICUT

AREA: 76,344 SQ. FT. - 1.7526 ACRES

IL-40 ZONE SCALE: 1"=40' MARCH 7, 2006

TO THE BEST OF MY KNOWLEDGE AND
BELIEF THIS MAP IS SUBSTANTIALLY
CORRECT AS NOTED HEREON.

DAVID L. RYAN L.S. - C.C. #8175
THE SURVEY AND DECLARATION SHOWN HEREON ARE NULL
AND VOID WITHOUT THE LICENSED SURVEYORS LIVE
STAMP OR EMBOSSED SEAL.

DAVID L. RYAN

LAND SURVEYING
AND
SITE PLANNING
(203) 792-7615
182 GRASSY PLAIN STREET
BETHEL, CONNECTICUT 06801

NOTES:

1. THIS MAP REPRESENTS A DEFENDANT RESURVEY BASED ON MAP TITLED "HYE DANBURY, LLC 16 BEAVER BROOK ROAD DANBURY, CONNECTICUT AREA = 76,344 SQ. FT. - 1.7526 ACRES, IL-40 ZONE, SCALE: 1"=40', FEBRUARY 3, 1989." SAID MAP PREPARED BY THIS OFFICE.
2. REFERENCE IS HEREBY MADE TO MAP #15 1476.5180 & 6615 AND NOTES SHOWN THEREON. SAID MAPS ARE ON FILE IN THE OFFICE OF THE TOWN CLERK.
3. REFERENCE IS HEREBY MADE TO ANY COVENANTS, RESTRICTIONS OR EASEMENTS AS THEY MAY APPEAR IN THE OFFICE OF THE DANBURY TOWN CLERK.
4. THE WORD "CERTIFY" IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL OPINION BY THE SURVEYOR BASED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF AS SUCH IT CONSTITUTES NEITHER A GUARANTEE NOR A WARRANTY.
5. THIS SURVEY IS A CLASS A-2 MAP AS DEFINED IN THE "MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" ADOPTED SEPTEMBER 26, 1986 BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC.

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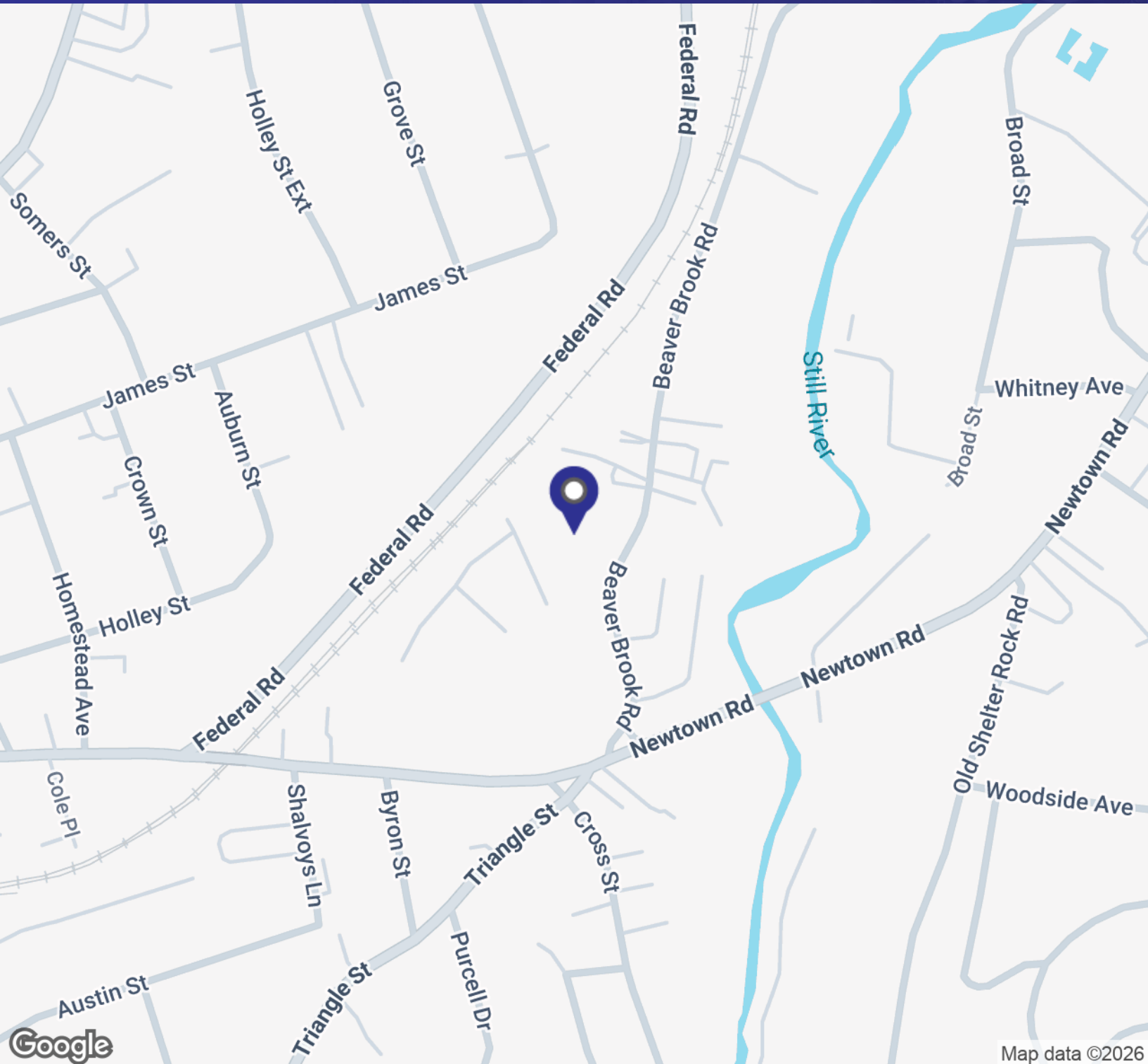
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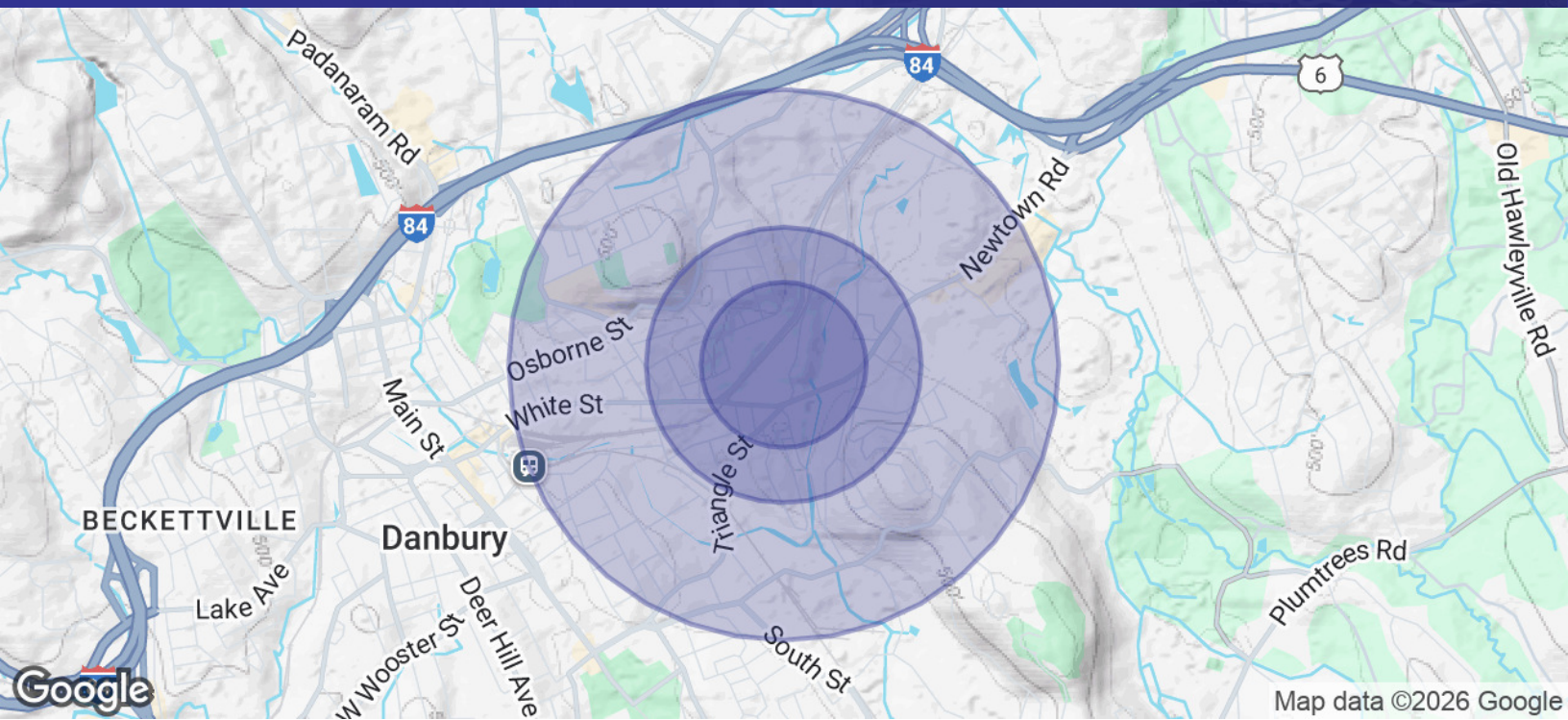
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,571	4,827	16,084
Average Age	36	37	38
Average Age (Male)	35	36	37
Average Age (Female)	37	38	38

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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