

FOR SALE // INDUSTRIAL/CONCRETE MANUFACTURING FACILITY, DANBURY, CT

PROPERTY DESCRIPTION

Multi-parcel investment and owner-user opportunity located on Padanaram Road in Danbury, CT offering excellent access to Rt. I-84 and a strong commercial/industrial corridor. The ± 10.5 -acre offering includes a $\pm 1,599$ SF two-story office building (39 Padanaram Rd), a $\pm 27,360$ SF concrete manufacturing facility with drive-in doors, overhead crane, and high ceilings (41 Padanaram Rd), and a $\pm 2,400$ SF four-family residential property (4 Rising Ridge Rd).

The sale also includes inventory and equipment for the pre-formed concrete business, along with approximately ± 4 acres of outside storage, providing flexibility for owner-user, industrial-user or redevelopment potential.

PROPERTY HIGHLIGHTS

- Outside Storage: +/- 4 Acres
- Taxes: \$58,000
- 4 Family House Annual Income: \$38,400 per year
- Cell Tower Annual Income: \$54,000 per year

39-41 PADANARAM RD/RISING ROAD

| | |
|--------------------------|-----------------------------------|
| Sale Price: | Call Brokers for Guidance |
| Zoning: | CN20 |
| Lot Size: | 10.5 Acres |
| 39 Padanaram Rd: | 1,599 SF 2-story Office building |
| 41 Padanaram Rd: | +/- 27,360 SF Industrial Building |
| 4 Rising Ridge Rd | +/- 2,400 SF 4-Family Home |

| DEMOGRAPHICS | 0.3 MILES | 0.5 MILES | 1 MILE |
|-------------------|-----------|-----------|-----------|
| Total Households | 338 | 1,038 | 3,308 |
| Total Population | 831 | 2,587 | 8,941 |
| Average HH Income | \$102,977 | \$104,449 | \$116,770 |


MICHAEL DIMYAN
Broker

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MICK CONSALVO
Broker

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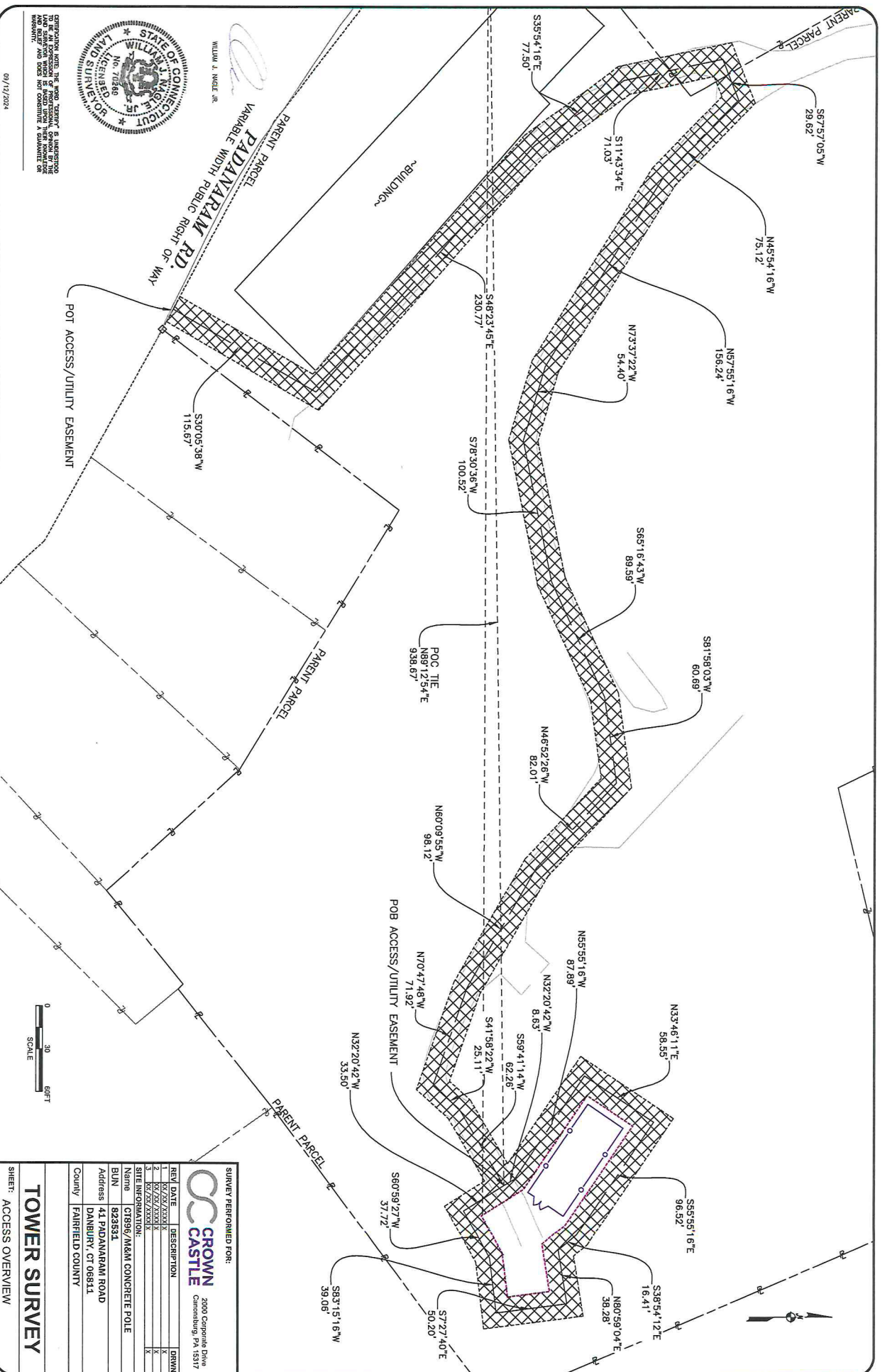
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COMBINATION PLAN
PREPARED FOR
ESTATE OF ROBERT KAUFMAN
39 & 41 PADANARAM ROAD
DANBURY CONNECTICUT



SURVEY PERFORMED FOR:

CC CROWN

2000 Corporate Drive
Cromsburg, PA 15117

| REV | DATE | DESCRIPTION | DRAWN |
|-----|--------------|-------------|-------|
| 1 | 02/24/2000 X | | X |
| 2 | 02/24/2000 X | | X |
| 3 | 02/25/2000 X | | X |

SITE INFORMATION:

Name CTB9E /M&M CONCRETE POLE

BUN 832551

Address 41 PADANARAM ROAD

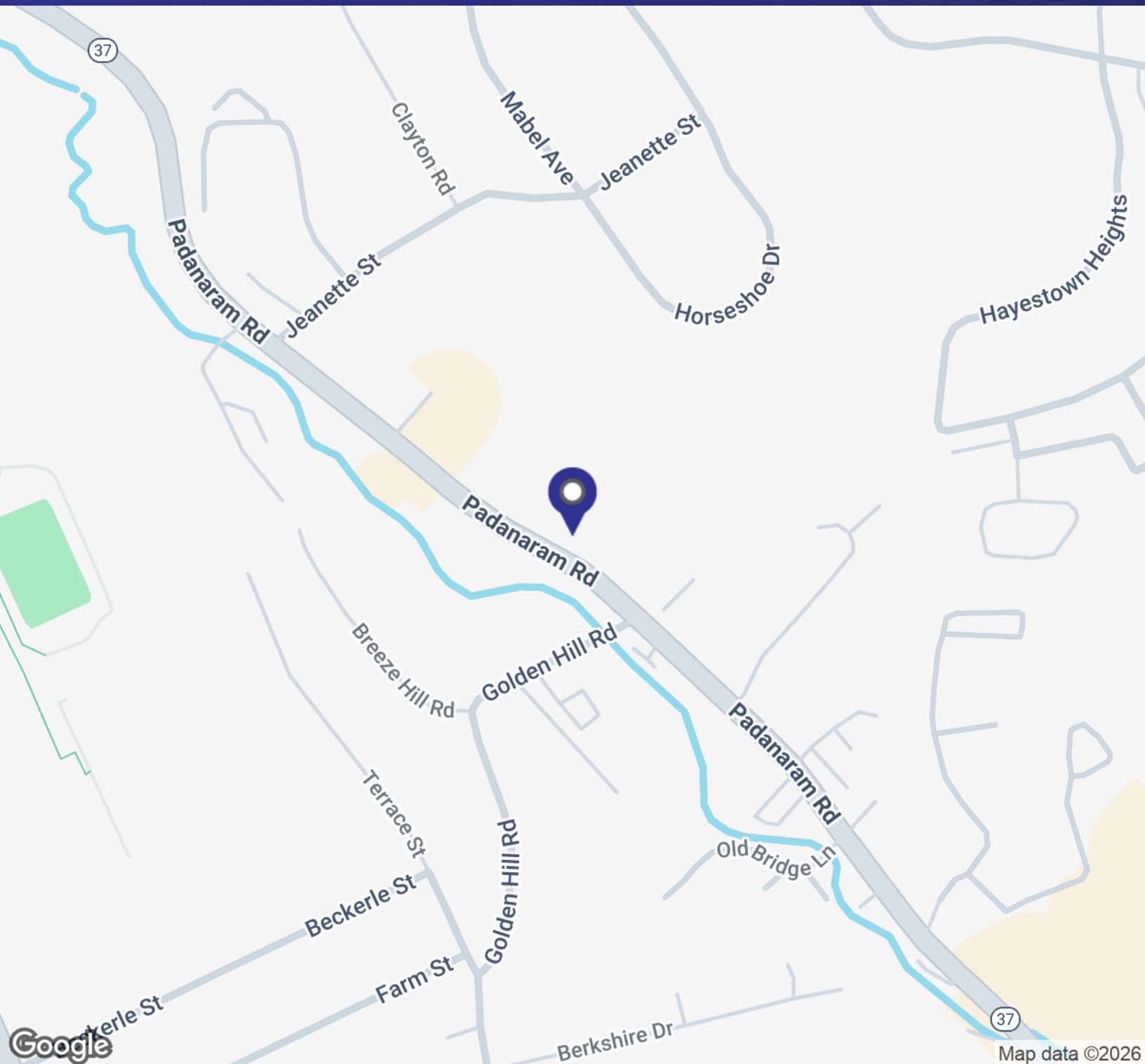
 DANBURY, CT 06811

County FAIRFIELD COUNTY

TOWER SURVEY

SHEET: ACCESS OVERVIEW

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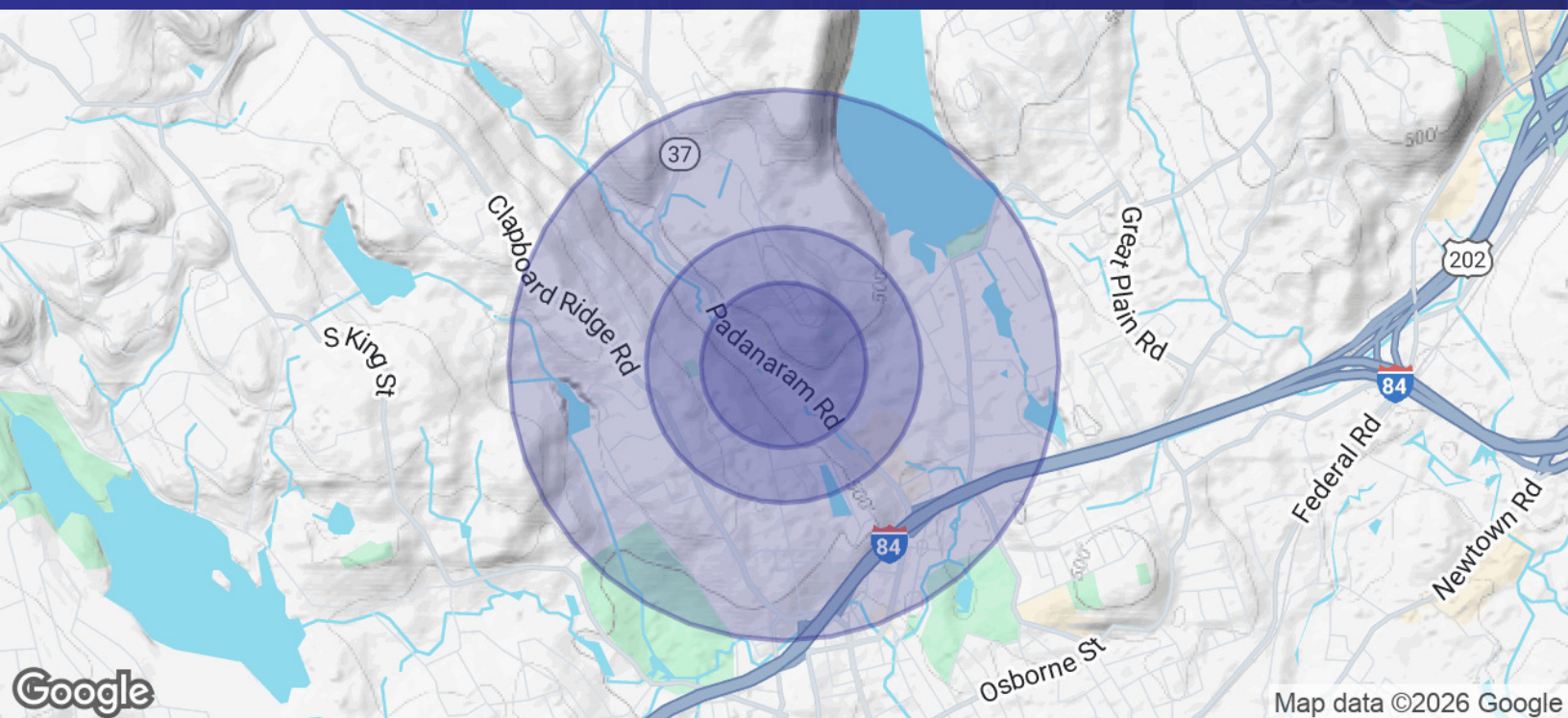


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| POPULATION | 0.3 MILES | 0.5 MILES | 1 MILE |
|----------------------|-----------|-----------|--------|
| Total Population | 831 | 2,587 | 8,941 |
| Average Age | 42 | 41 | 40 |
| Average Age (Male) | 40 | 40 | 39 |
| Average Age (Female) | 43 | 42 | 41 |

| HOUSEHOLDS & INCOME | 0.3 MILES | 0.5 MILES | 1 MILE |
|---------------------|-----------|-----------|-----------|
| Total Households | 338 | 1,038 | 3,308 |
| # of Persons per HH | 2.5 | 2.5 | 2.7 |
| Average HH Income | \$102,977 | \$104,449 | \$116,770 |
| Average House Value | \$360,047 | \$343,879 | \$377,614 |

Demographics data derived from AlphaMap


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