

## 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 ±1,599 SF two-story office building (39 Padanaram Rd), a ±27,360 SF concrete manufacturing facility with drive-in doors, overhead crane, and high ceilings (41 Padanaram Rd), and a ±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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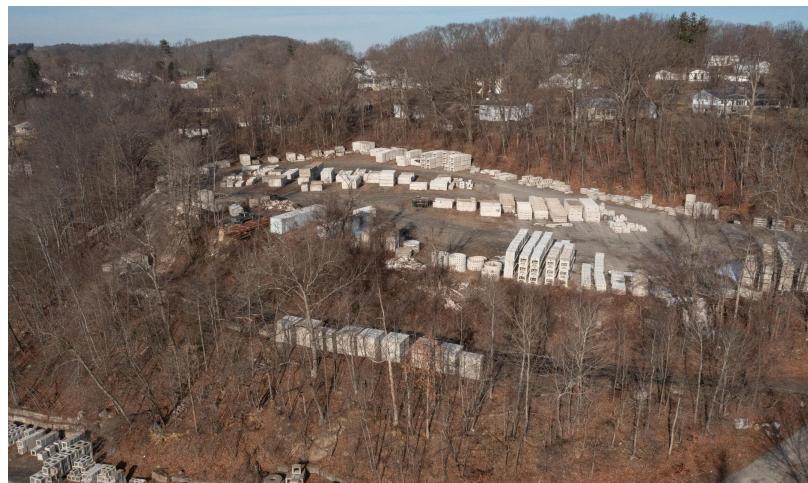


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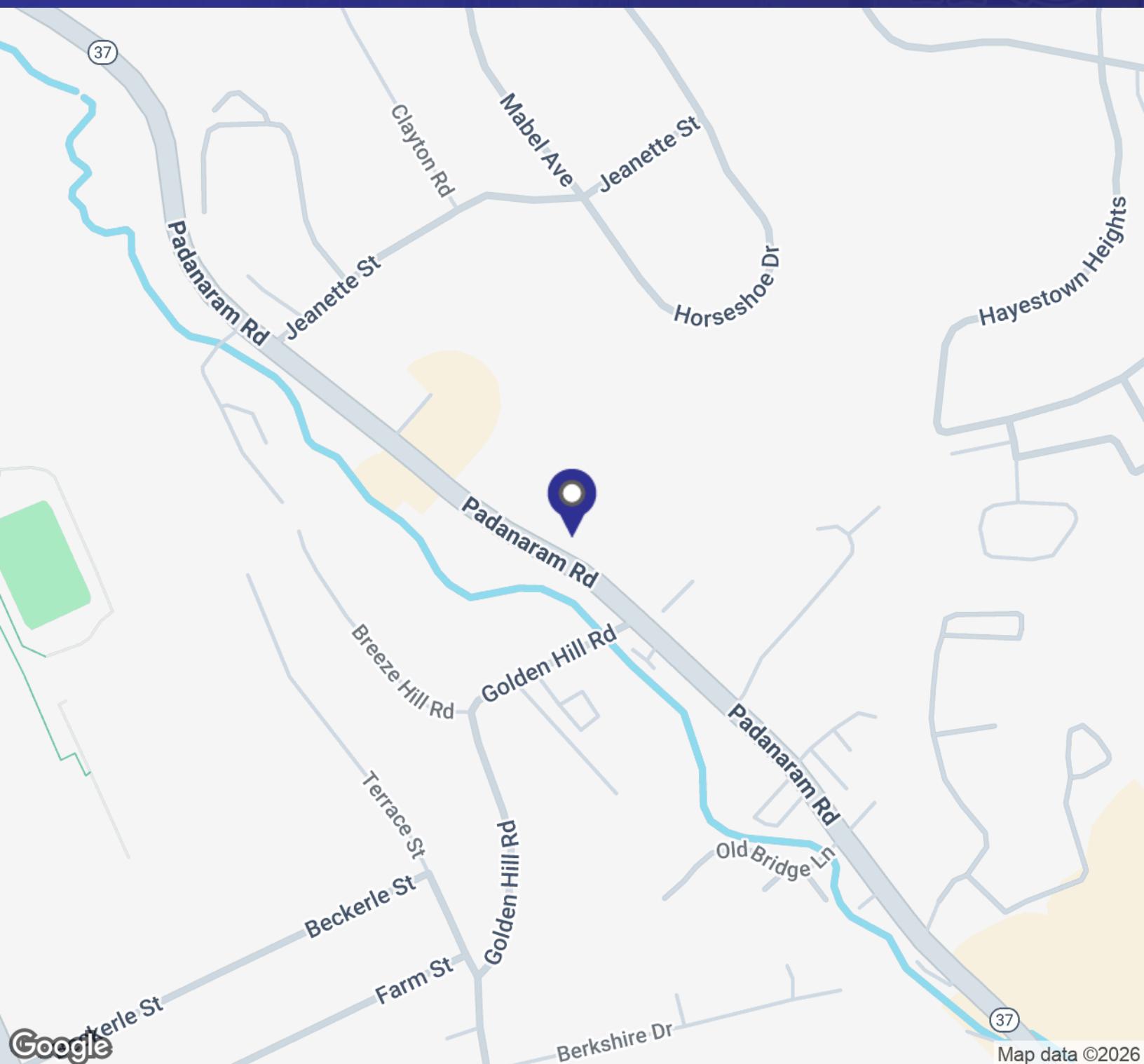
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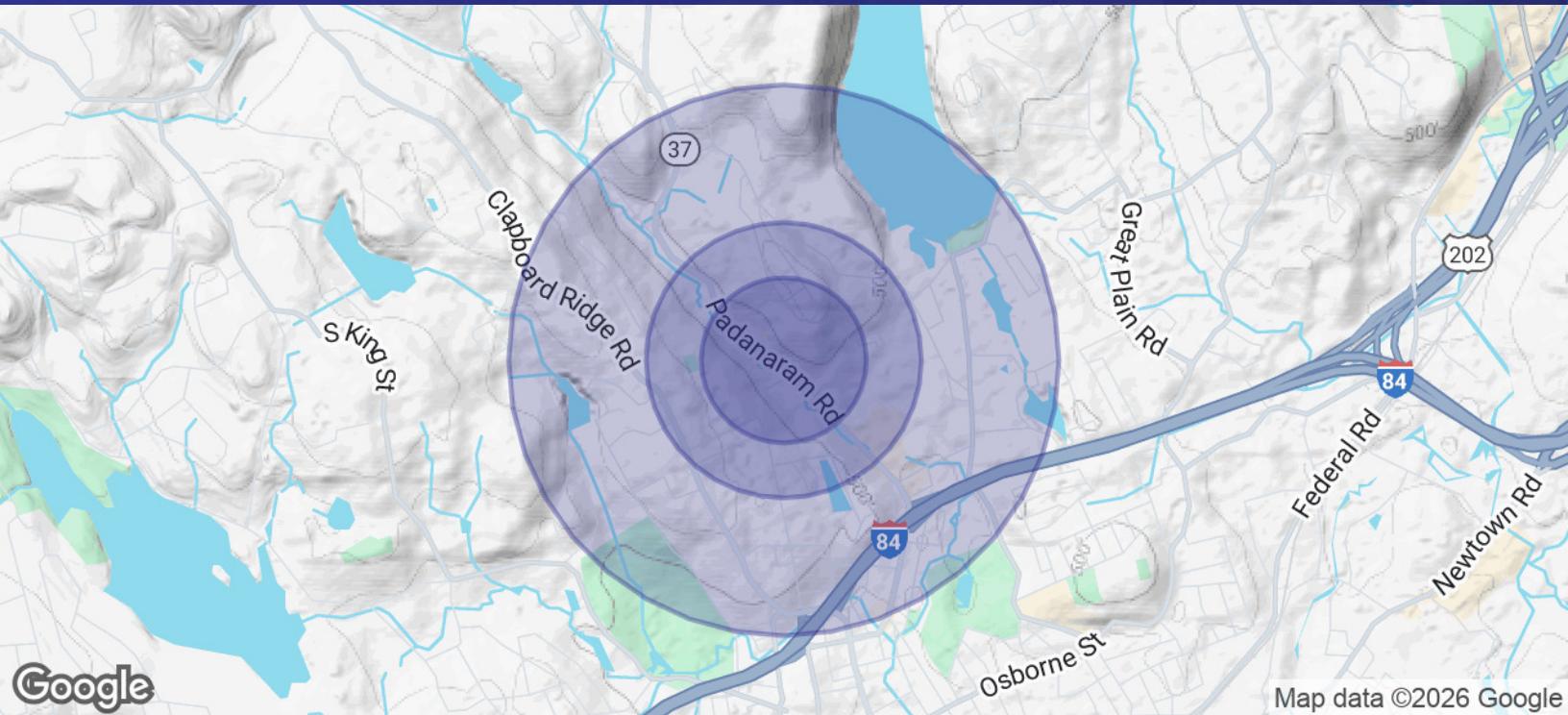
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	831	2,587	8,941
Average Age	42	41	40
Average Age (Male)	40	40	39
Average Age (Female)	43	42	41

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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