

# 2 Great Pasture Road

Danbury, CT  
For lease  
115,000 sf industrial property



Get more information:

**Sean Cahill**

Principal, Managing Director  
o 203 614 1264 | m 203 858 3134  
sean.cahill@avisonyoung.com

**David Sherman**

Principal  
o 973 753 1058 | m 201 306 4440  
david.sherman@avisonyoung.com

**AVISON  
YOUNG**

# 2 Great Pasture Road Danbury, CT

## Property Highlights



**115,000**

square foot, free-standing building



**1,200 / 8,000**

amps of incoming services



**2.8**

miles from I-84, Yankee Expressway



**22' - 26'**

ceiling clearance



**5 / 7**

drive-in doors / dock doors



**1.3**

acres of industrial outdoor storage (IOS)

## Building Details

Item	Details
<b>Constructed/ Renovated</b>	1955/2016
<b>Building Size</b>	
Office	7,000 sf
Warehouse	108,000 sf
Total	115,000 sf
<b>Land Acres</b>	15.57
<b>Zoning</b>	IL-40
<b>Rail Spur</b>	Not active
<b>Floors</b>	Single-story
<b>Structure</b>	Steel Frame
<b>Foundation</b>	Concrete
<b>Roof</b>	Steel deck w/ TPO membrane
<b>Exterior Facade</b>	Concrete/masonry
<b>Interior Facade</b>	Gypsum board (office), concrete (warehouse)
<b>Lighting</b>	Pendant HID lighting
<b>Flooring</b>	Concrete
<b>Windows</b>	Fixed single-pane metal
<b>Clear Heights</b>	22' (71,000 sf) - 26' (37,000 sf)
<b>Loading</b>	5 drive-in doors, 7 dock high loading bays

## Building Systems

Item	Details
<b>Electrical</b>	2 incoming services rated as 1,200 and 8,000 amp, 3-phase, 4-wire, 277/480 volt mains feeding the step-down transformers, sub-panels, meters, and circuit breaker panels for each tenant space
<b>HVAC</b>	7 Trane roof-top units [(3) 15-ton units, (4) 7 ton units], (1) 8.5 ton Lennox Package Unit, 8 Modine Ceiling Mounted Heating Units, 1 Bry-Air Air Rotation System
<b>Fire Safety</b>	100% sprinklered with one wet black iron pipe sprinkler system and additional dry black iron pipe sprinkler system on east side of building
<b>Crane</b>	25 ton KONECRANES, 22' clearance under the hook
<b>Utilities</b>	
Gas	Eversource
Water	City of Danbury
Sewer	City of Danbury
Electric	Eversource



# Floor Plans and Space Details

## Availabilities

- Suite A (divisible)**      94,337 RSF  
 Available September 1, 2026
  
- Suite B**      20,668 RSF  
 Available October 1, 2026

## Space Details

### Suite A

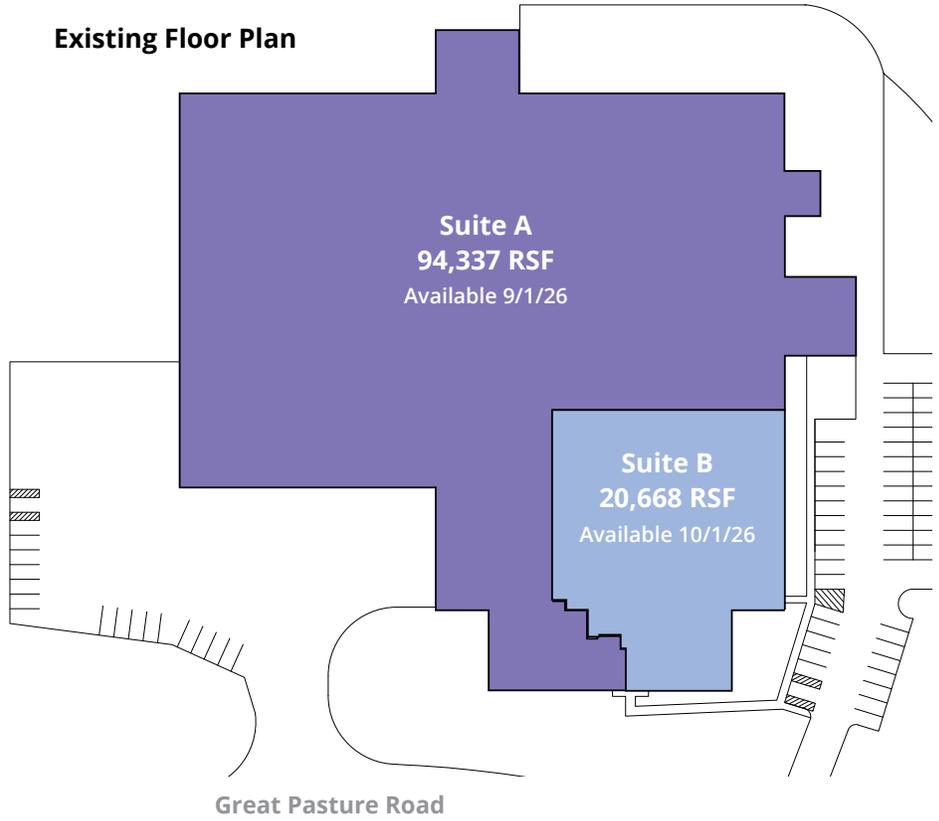
- Office: 3,500 RSF
- Ceiling Clear: 22'-26'
- Loading Docks: 7 docks, 4 drive-in doors
- Rate: Upon Request

### Suite B

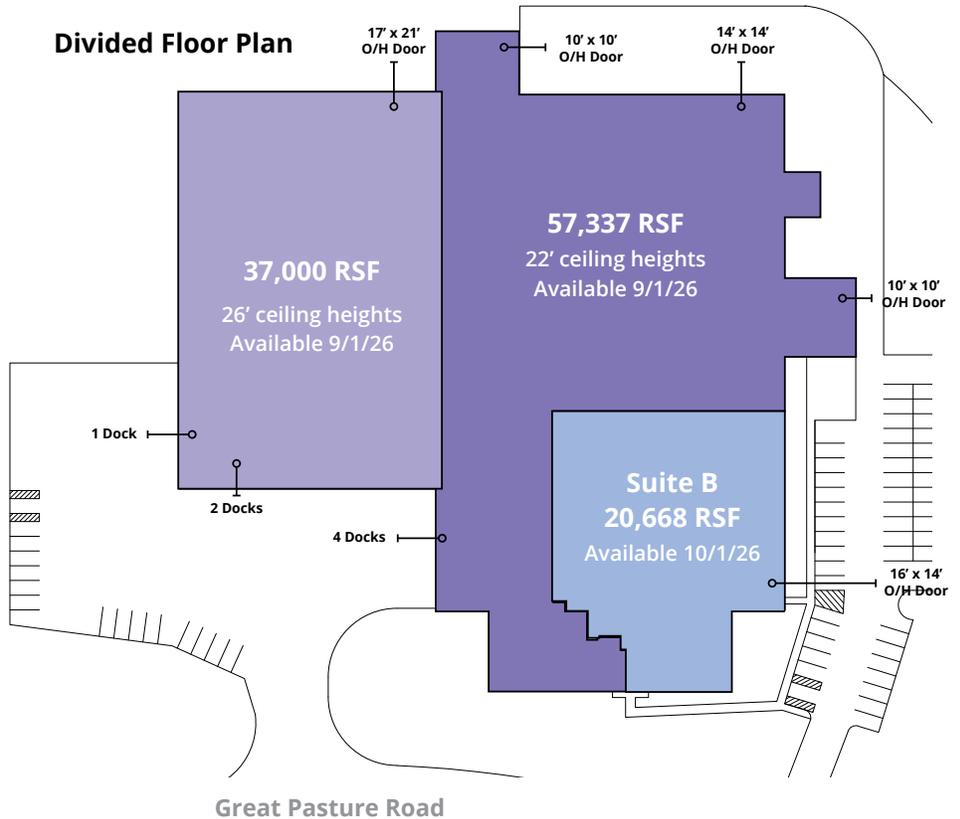
- Office: 3,500 RSF
- Ceiling Clear: 22'
- Loading Docks: 1 16' x 14' drive-in door
- Rate: Upon Request



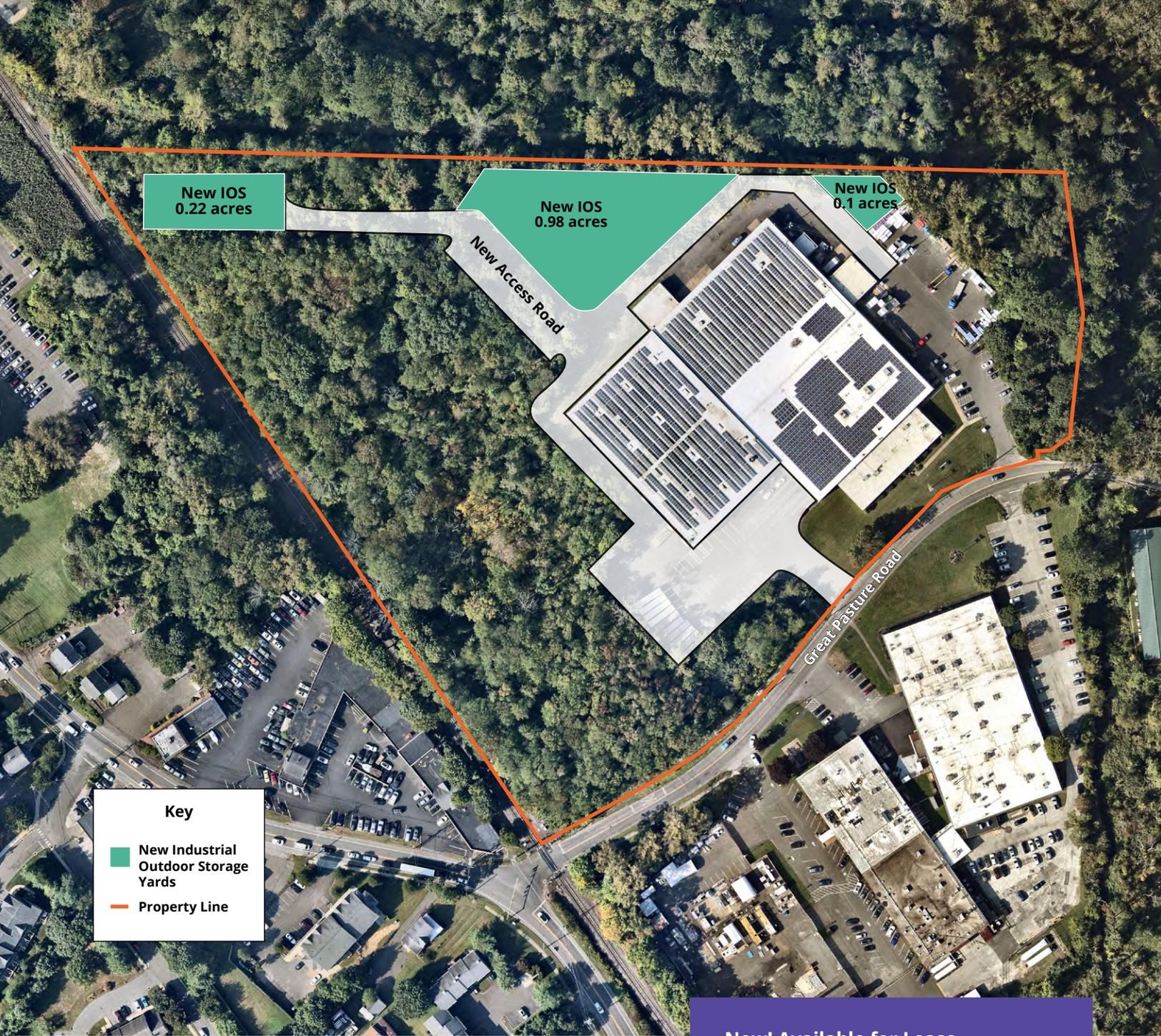
**Existing Floor Plan**



**Divided Floor Plan**



# Industrial Outside Storage Yards (IOS)



**New! Available for Lease  
Industrial Outdoor Storage Yards**

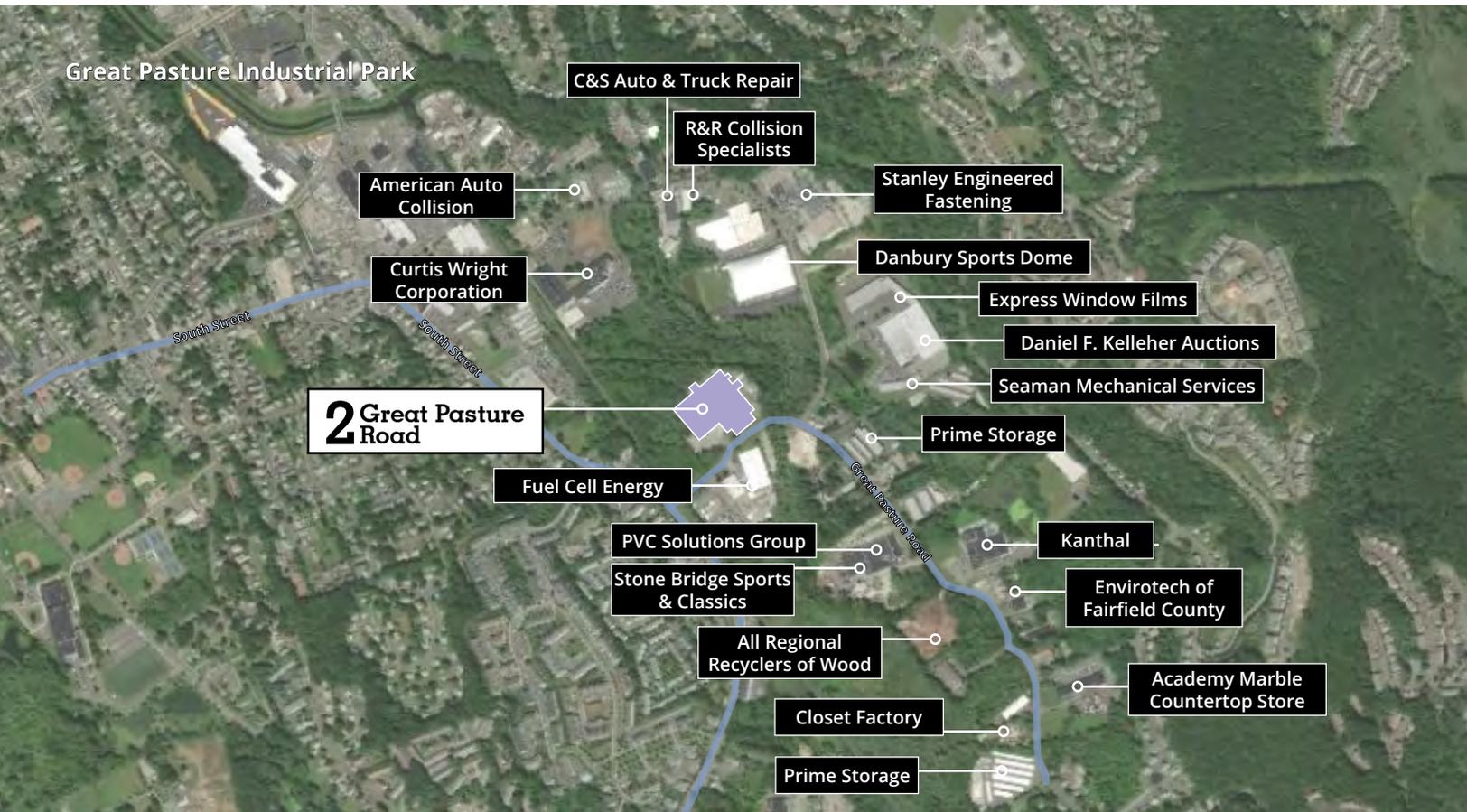
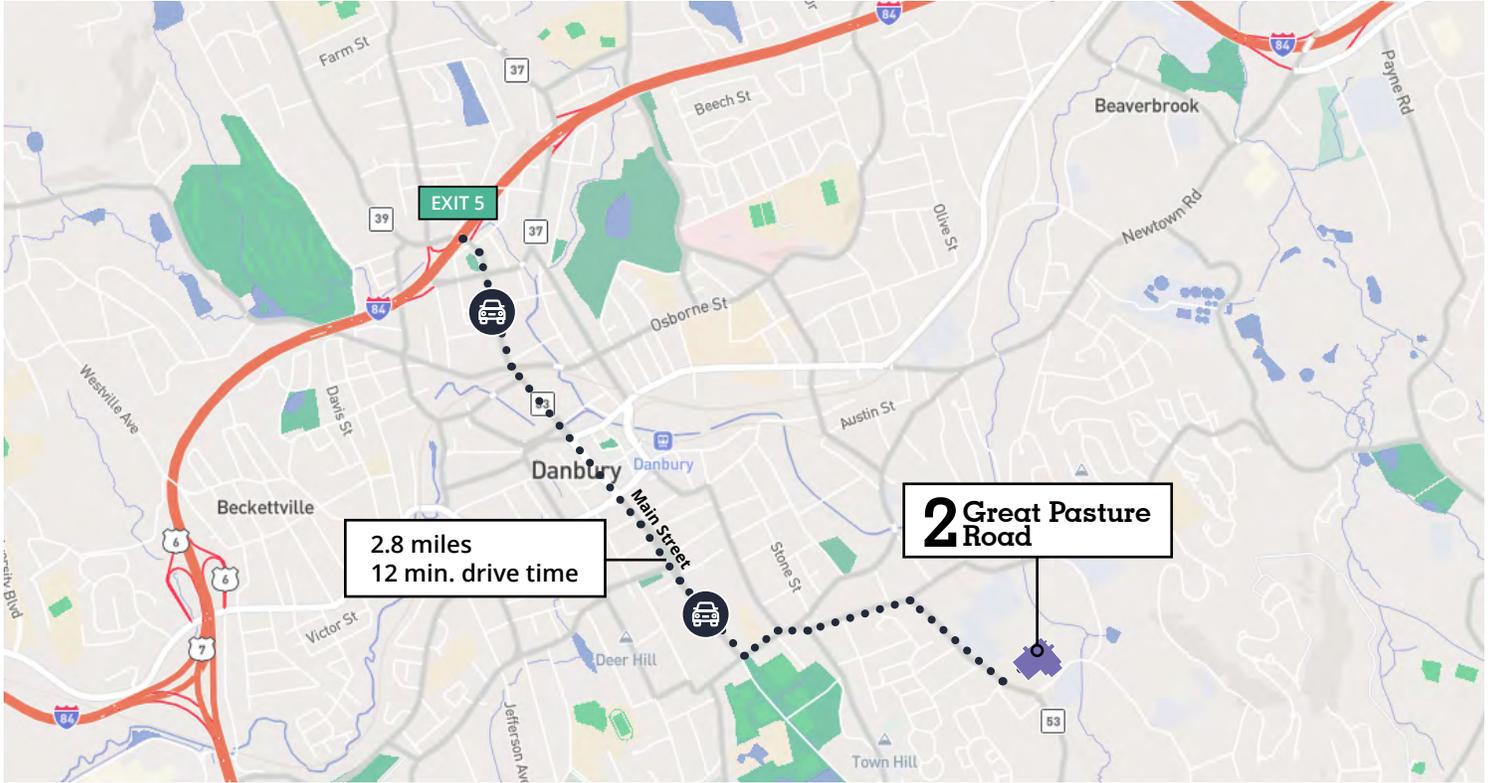
Three IOS Yards available in June  
2025 plus additional parking

Rate: TBD



# Location

## Access to I-84



# 2 Great Pasture Road Danbury, CT



**AVISON  
YOUNG**

Get more information:

**Sean Cahill**

Principal, Managing Director

o 203 614 1264 | m 203 858 3134 | [sean.cahill@avisonyoung.com](mailto:sean.cahill@avisonyoung.com)

**David Sherman**

Principal

o 973 753 1058 | m 201 306 4440 | [david.sherman@avisonyoung.com](mailto:david.sherman@avisonyoung.com)

383 Main Ave, 6th Floor | Norwalk, CT | 203 614 1260 | [avisonyoung.com](http://avisonyoung.com)

© 2026 Avison Young – New York, LLC. Information contained herein was obtained from sources deemed reliable and, while thought to be correct, have not been verified. Avison Young does not guarantee the accuracy or completeness of the information presented, nor assumes any responsibility or liability for any errors or omissions therein. Some imagery may have been edited using AI tools for visualization purposes.