

FOR LEASE // RARE RENNOVATED FLEX/INDUSTRIAL SPACE

7 & 9 Dunham Dr, New Fairfield, CT



PROPERTY DESCRIPTION

Rare opportunity to lease newly renovated industrial, flex, and office space in a centrally located New Fairfield property. Units range from 160 to 1,871 SF and include a mix of garage bays and elevator-accessible offices. Features include 13' clear heights, overhead doors, gas heat, 200-amp service, and ample on-site parking. Convenient access to Routes 39 and 37 makes this an ideal location for a wide range of businesses.

PROPERTY HIGHLIGHTS

- Units from 160 to 1,871 SF
- Recently renovated building (siding, doors, parking lot)
- 6 garage/storage bays with overhead doors
- ±15' clear ceiling heights
- 14' Drive-In doors
- Second-floor offices with elevator access
- Gas heat & 200-amp electrical service
- Ample on-site parking

OFFERING SUMMARY

Lease Rate:	\$240/month - \$2,807/month (Gross)
Number of Available Units:	15
Available SF:	160 - 1,871 SF
Lot Size:	3.83 Acres
Building Size:	40,752 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	48	189	748
Total Population	126	517	2,113
Average HH Income	\$152,375	\$151,498	\$152,872



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- ±15' clear ceiling heights
- 14' Drive-In doors
- Second-floor offices with elevator access
- Gas heat & 200-amp electrical service
- Ample on-site parking
- Central New Fairfield location
- Easy access to Routes 39 & 37



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LEASE INFORMATION

Lease Type:	Gross	Lease Term:	Negotiable
Total Space:	160 - 1,871 SF	Lease Rate:	\$240/month - \$2,807/month

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
7 Dunham Dr Unit 201	Available	1,599 SF	Gross	\$1,999 per month	Office/Flex
7 Dunham Dr Unit 6	Available	1,403 SF	Gross	\$2,105 per month	Warehouse
7 Dunham Dr Unit #205	Available	1,111 SF	Gross	\$1,389 per month	Office/Flex
7 Dunham Dr #002	Available	607 SF	Gross	\$911 per month	Office/Flex
7 Dunham Dr Unit 203	Available	781 SF	Gross	\$977 per month	Office/Flex
7 Dunham Dr Unit #007	Available	498 SF	Gross	\$623 per month	Flex
9 Dunham Dr Units #4 & 5	Available	1,871 SF	Gross	\$2,807 per month	Warehouse
9 Dunham Dr Unit #AA	Available	160 SF	Gross	\$240 per month	Storage Bay
9 Dunham Unit B	Available	224 SF	Gross	\$336 per month	Storage Bay
9 Dunham Dr Unit D	Available	224 SF	Gross	\$336 per month	Storage Bay
9 Dunham Dr Unit J	Available	160 SF	Gross	\$240 per month	Storage Bay
9 Dunham Dr Unit K	Available	160 SF	Gross	\$240 per month	Storage Bay
9 Dunham Dr Unit I	Available	160 SF	Gross	\$240 per month	Storage Bay
9 Dunham Dr Unit E	Available	160 SF	Gross	\$240 per month	Storage Bay
9 Dunham Dr Unit #28	Available	931 SF	Gross	\$1,397 per month	Industrial/Flex
9 Dunham Dr Unit #25	Available	928 SF	Gross	\$1,392 per month	Industrial/Flex



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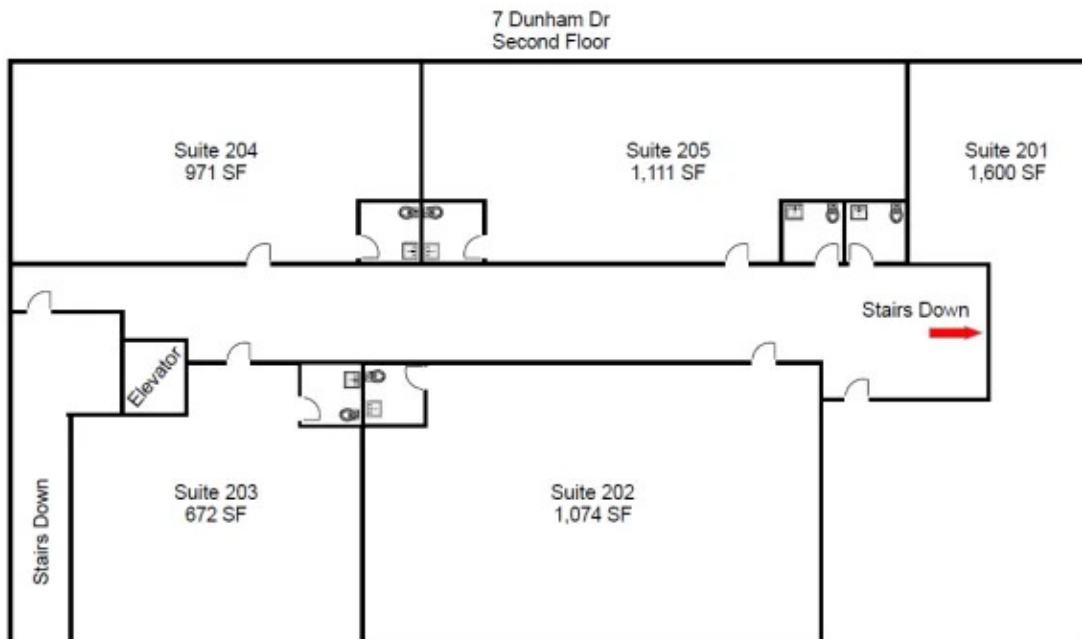
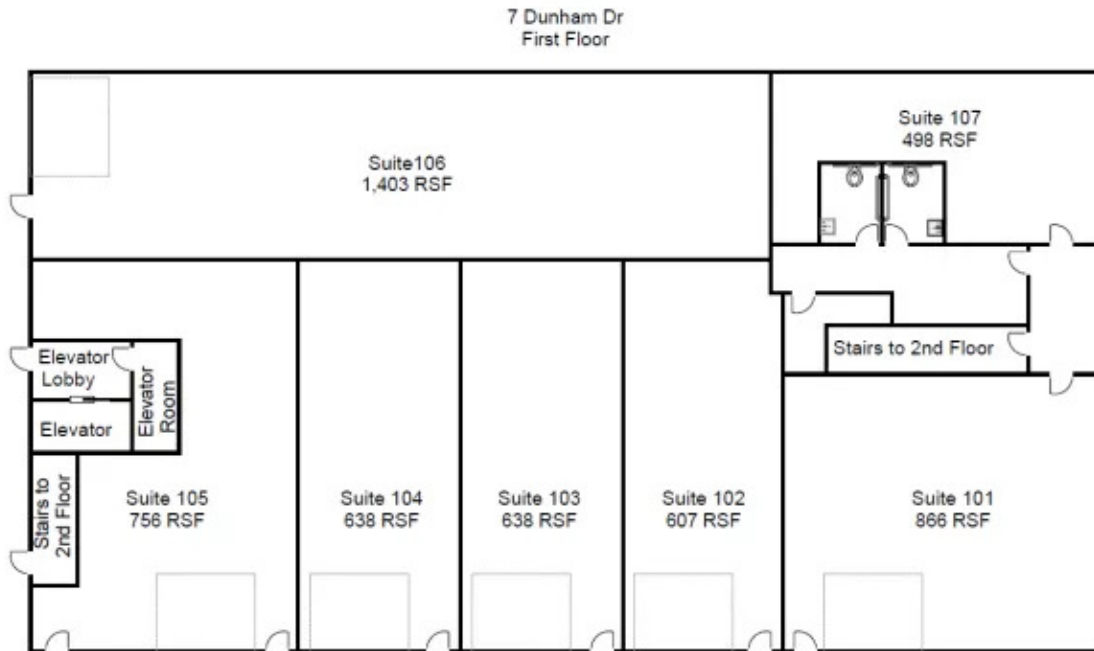
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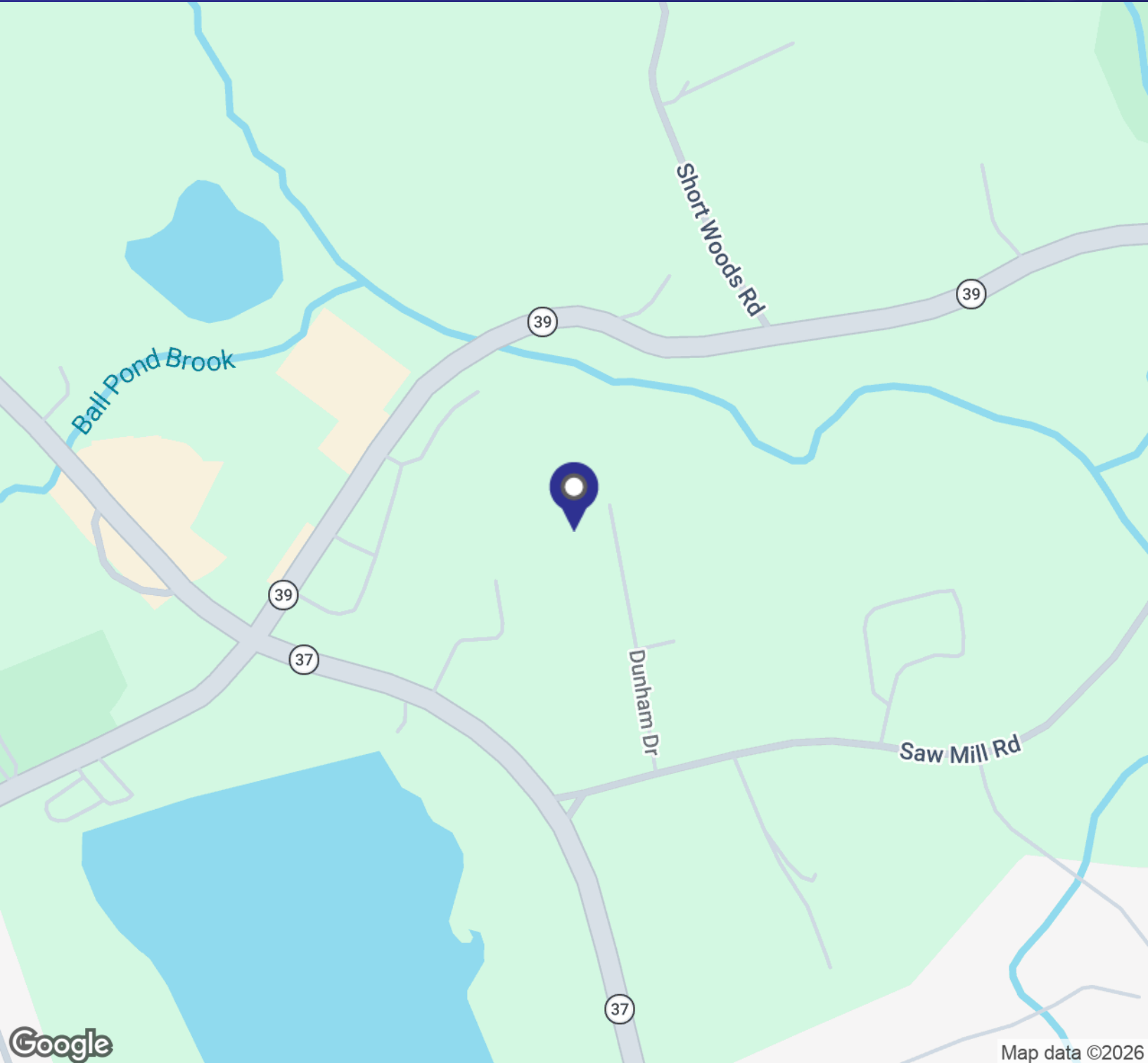
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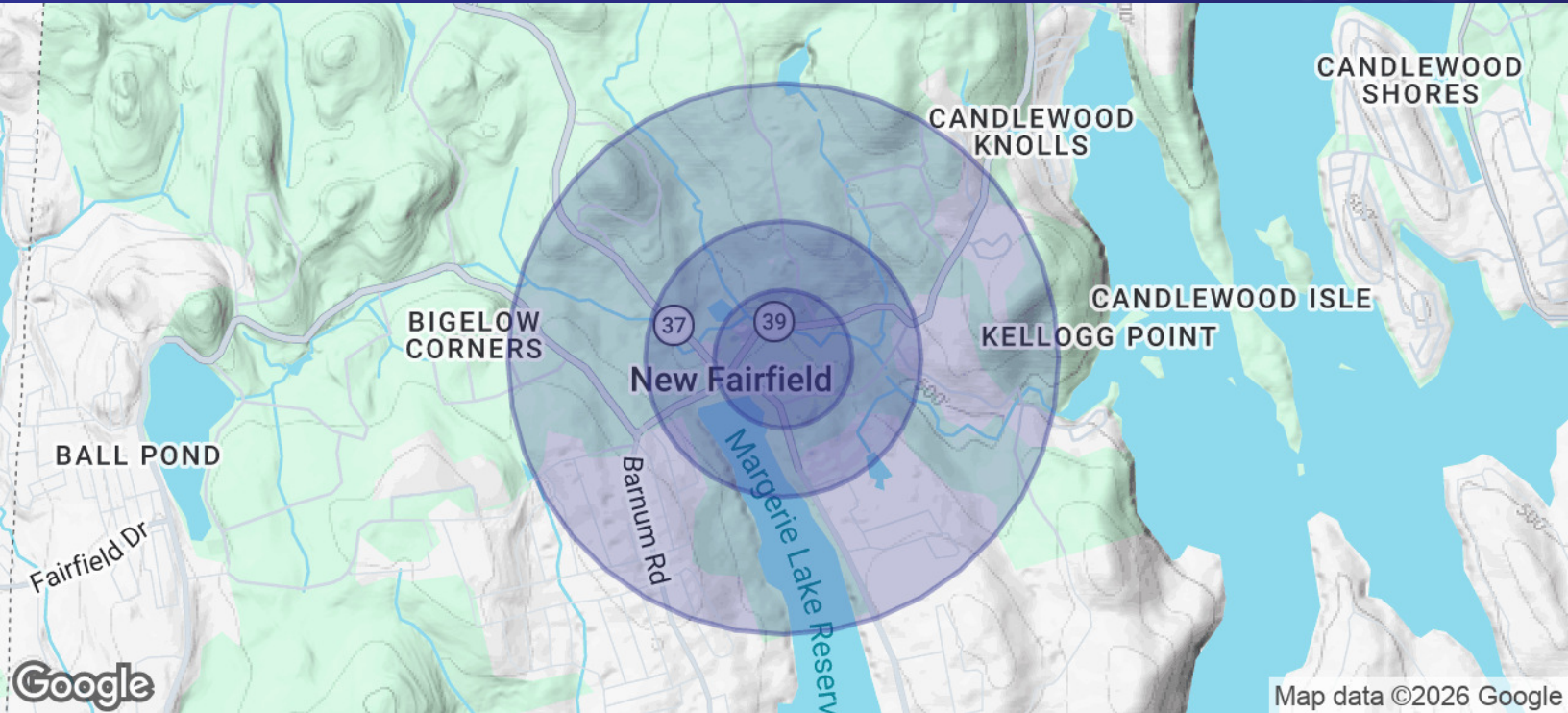
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	126	517	2,113
Average Age	49.7	47.3	45.6
Average Age (Male)	49.1	44.1	42.2
Average Age (Female)	48.2	47.2	44.9

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	48	189	748
# of Persons per HH	2.6	2.7	2.8
Average HH Income	\$152,375	\$151,498	\$152,872
Average House Value	\$457,766	\$441,009	\$439,781

2023 American Community Survey (ACS)



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