

FOR LEASE // 44 KENOSIA AVENUE, UNIT B, DANBURY CT



PROPERTY DESCRIPTION

Very rare opportunity to find warehouse on Danbury's growing Westside. 1 Mile to I-84 or Route 7. Clear free span warehouse in immaculate condition. 2 Loading docks, 1 Drive in door, 1 UPS docks, 15-18' ceiling all in excellent location. Ideal for warehouse, distribution, light manufacturing, car storage or any light industrial use.

PROPERTY HIGHLIGHTS

- Gas Heat
- City Water, Sewer
- 2 Loading Docks
- 1 Drive in Door
- 1 UPS Dock
- 15-18' Ceilings
- 1 Bathroom W/ Shower
- 200 Amp 3 Phase Power
- +/- 30 Parking Spots

OFFERING SUMMARY

Lease Rate:	\$9.50 SF/yr (NNN)
Available SF:	8,200 SF

DEMOGRAPHICS	1.3 MILES	2.5 MILES	5 MILES
Total Households	2,364	14,231	39,248
Total Population	6,292	39,006	107,418
Average HH Income	\$129,835	\$105,864	\$129,031



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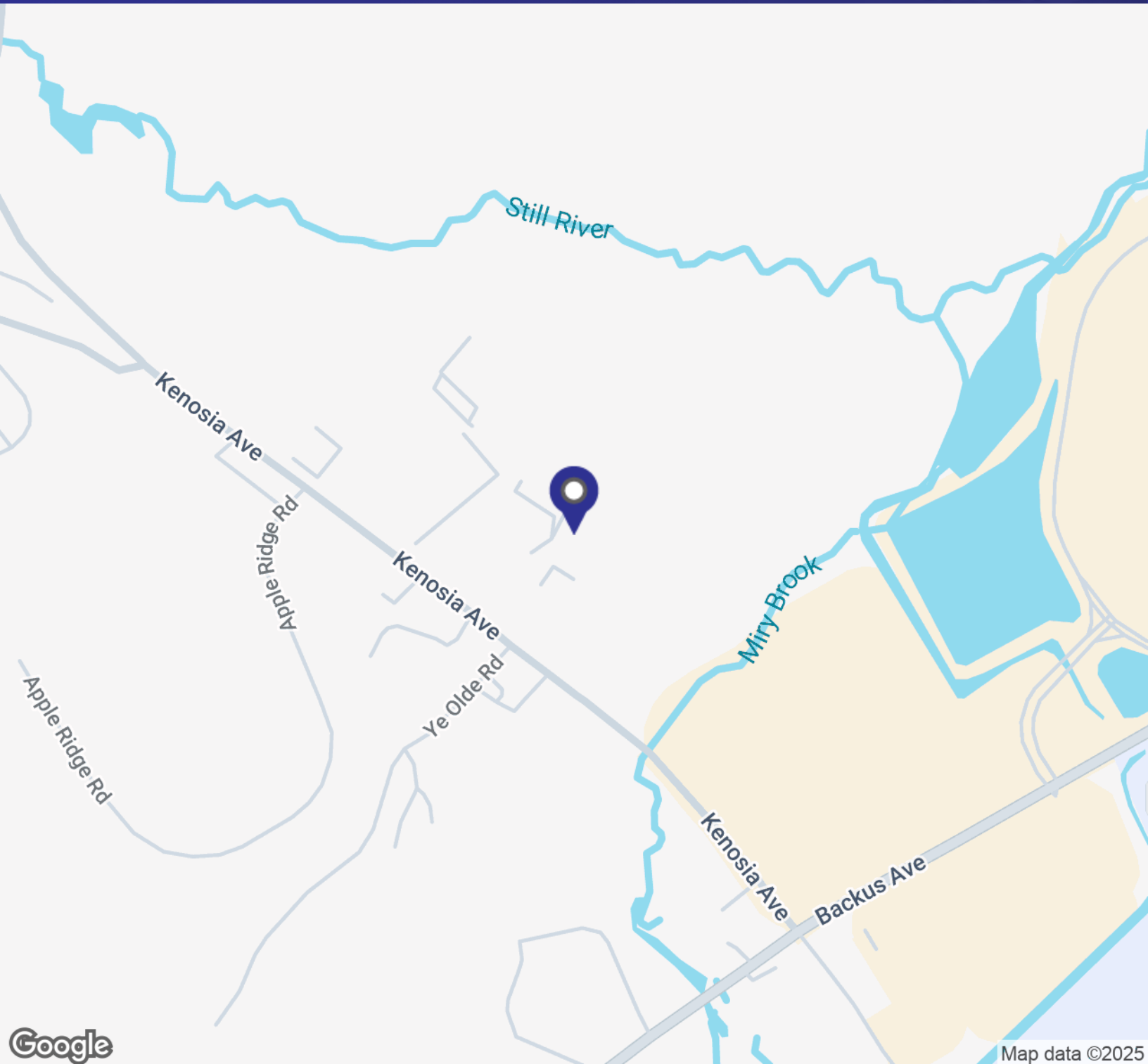
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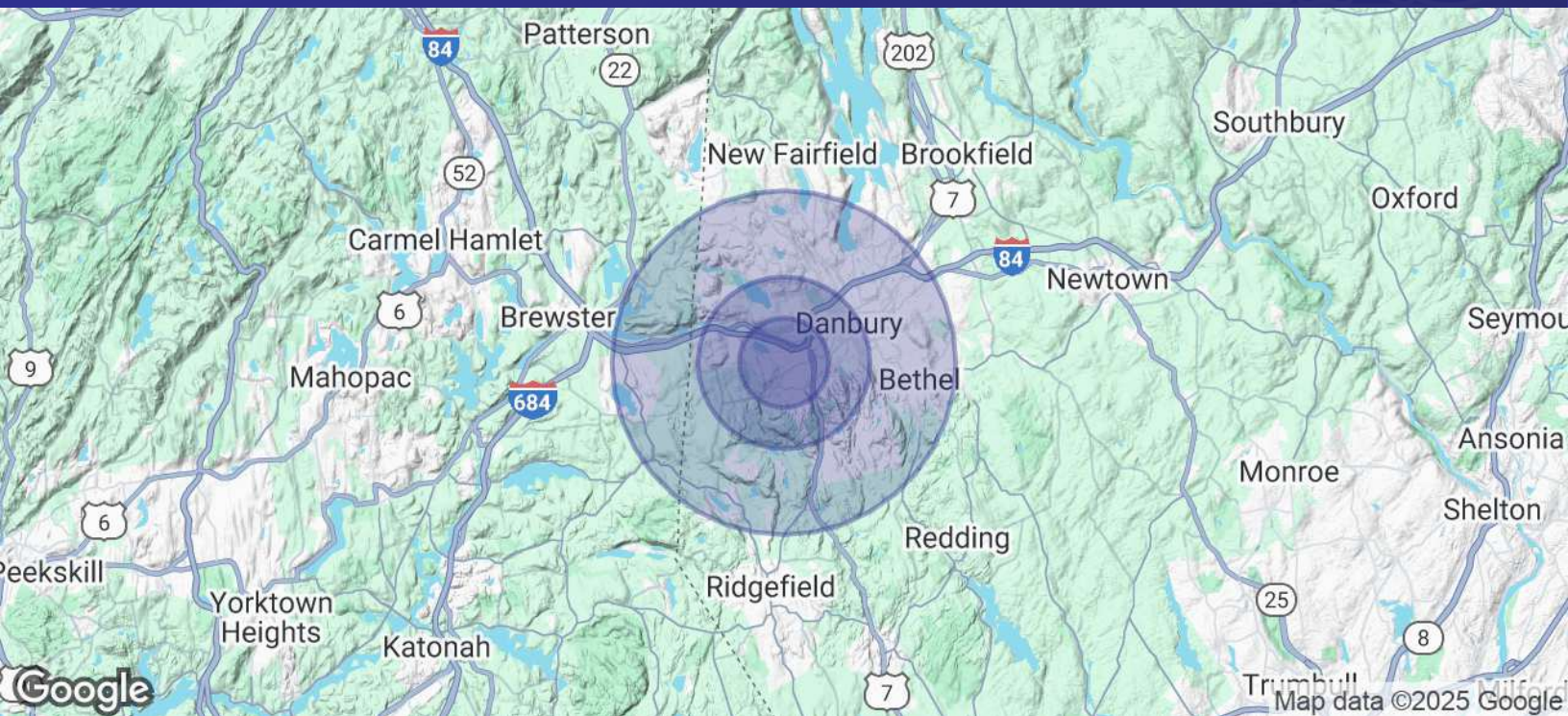
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POPULATION	1.3 MILES	2.5 MILES	5 MILES
Total Population	6,292	39,006	107,418
Average Age	42	40	41
Average Age (Male)	41	39	40
Average Age (Female)	43	41	42

HOUSEHOLDS & INCOME	1.3 MILES	2.5 MILES	5 MILES
Total Households	2,364	14,231	39,248
# of Persons per HH	2.7	2.7	2.7
Average HH Income	\$129,835	\$105,864	\$129,031
Average House Value	\$504,796	\$442,616	\$462,758

Demographics data derived from AlphaMap



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