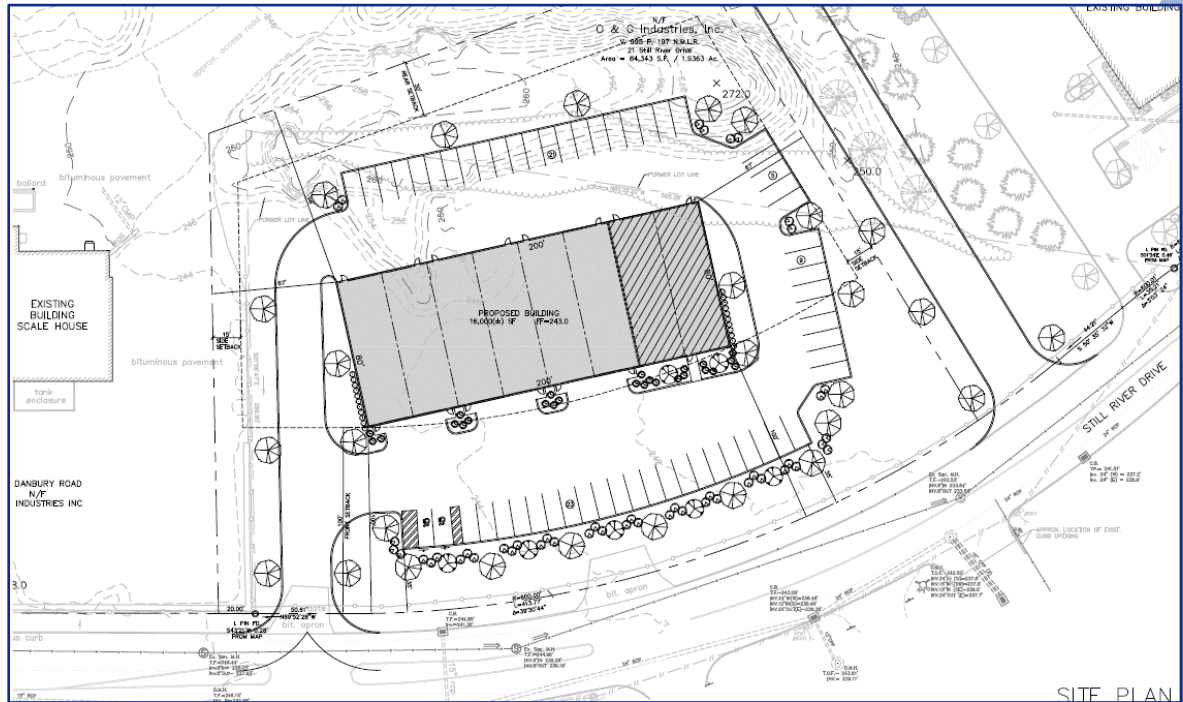


NOW PRE-LEASING

New Industrial Construction



21 Still
River
Drive

Brand New, High-Bay Industrial

Flexible square footage for every requirement:

- Lease up to 12,000 SF or as little as 1,000 SF
- Clean, modern industrial space
- Each unit will include at least one 12' x 14' drive-in door and +/- 25' ceilings throughout
- Flexible buildouts depending on Tenant need and lease terms

All city services available at property

R-I Zoning allows for a variety of commercial and industrial uses, including (but not limited to) data processing, food processing, research laboratories, manufacturing/assembly, warehousing, and distribution

Ample parking, outside storage allowed

Easy Access to Route 7, and +/-9 miles to Interstate-84

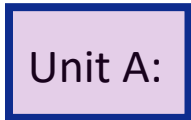
FOR PRE-LEASE: \$15/SF NNN

NEW MILFORD CT

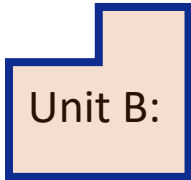
Sample Tenant Division

21 Still River Drive is divisible into spaces as small as 1,000 SF or as large as a single 12,000 SF space.

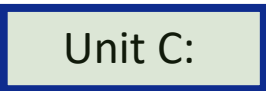
Example Division:



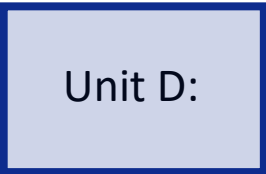
Unit A: 1,000 SF



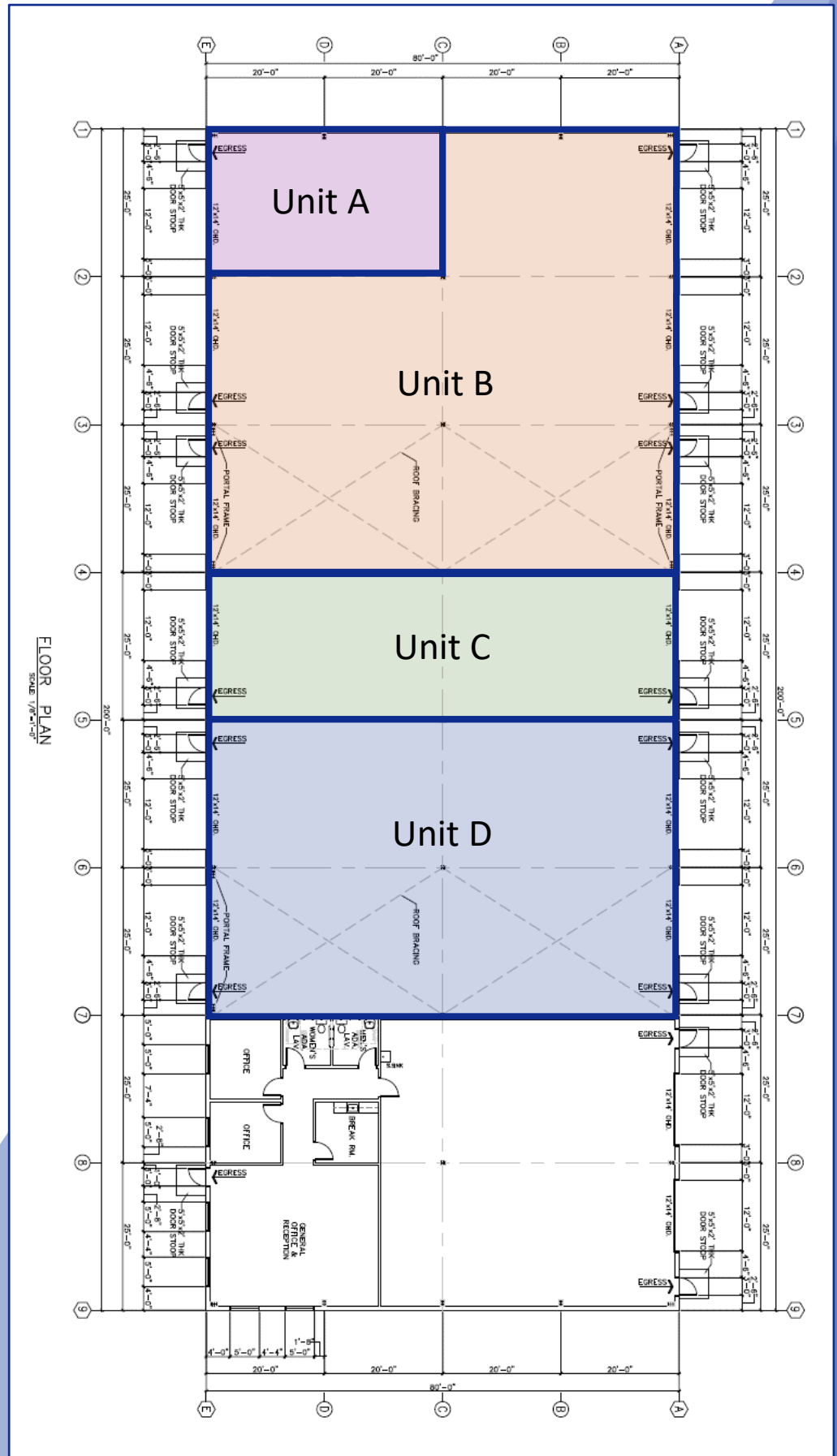
Unit B: 5,000 SF



Unit C: 2,000 SF



Unit D: 4,000 SF



Modern

Convenient

Flexible



5-MILE FACTS



Population: 34,800



Total Households: 13,800



Median HH Income: \$107,000



Vehicles/Day (Rt. 7): 36,900

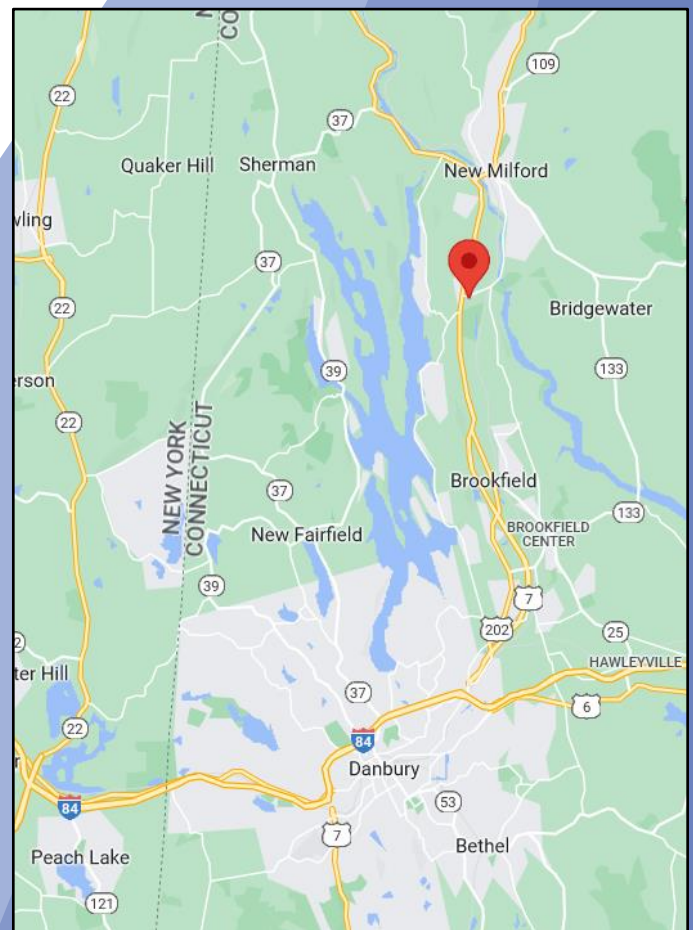
2022 data provided by ESRI



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