



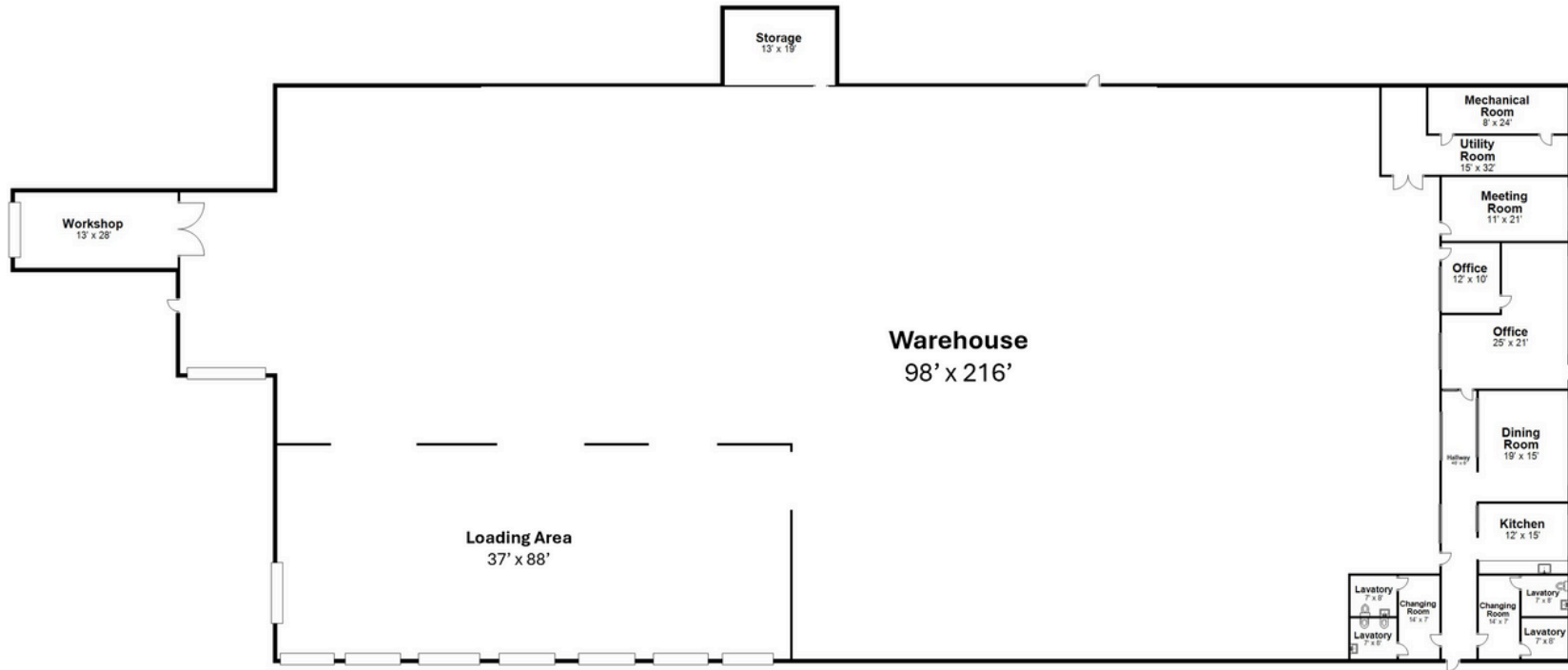
# For Lease

+/- 23,600 SF Standalone Industrial Facility  
Available Immediately

**21 DIANA COURT | CHESHIRE, CONNECTICUT**



# BUILDING SPECIFICATIONS | FLOOR PLAN



<b>Square footage:</b>	~ 23,600 sf total sf a. ~2,300 sf offices b. ~21,300 sf industrial space
<b>Construction:</b>	Masonry block
<b>Clear height:</b>	14'6" (18' to the deck)
<b>Power:</b>	2,000 amps   220 volts
<b>Sprinkler:</b>	Wet system
<b>Taxes:</b>	\$69,423.88 (2024)

<b>Loading docks:</b>	One (1) Total Drive-in (11' W x 12' H) Eight (8) total dock doors: One (1) 8' x 8' with seal and leveler (Standard Dock Height 4' High) One (1) 11' x 11' no seal or leveler Six (6) 7' x 7' with seals and levelers (~2'9" High)
<b>HVAC</b>	Office heat & air conditioning Warehouse - heat only



# LOCATION MAPS



## Population & Labor

	10 miles	20 miles	30 miles
Warehouse labor	19,282	57,527	86,376
Total population	465,738	1,515,579	2,396,196
Total labor force	256,985	840,736	1,339,684
Median warehouse hourly salary (National median is \$20.37)	\$19.80	\$19.29	\$19.51
Median household income (US median is \$81,624)	\$79,703	\$83,256	\$90,539
Unemployment rate (US is 4.3%, August 2025)	3.9%	3.8%	3.7%

## Key Distances

New Haven	27 miles
Hartford	26 miles
Providence	105 miles
Boston	125 miles



# CONTACT



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