



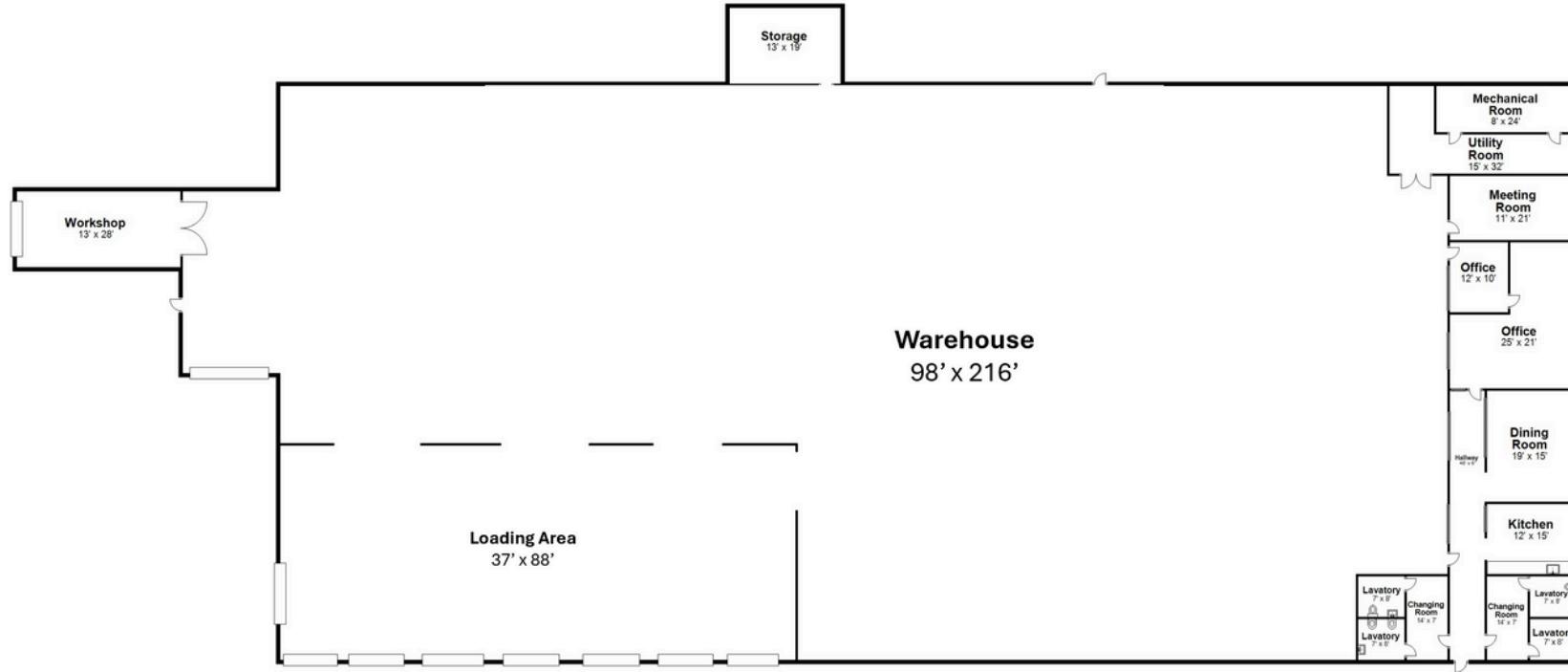
For Lease

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

21 DIANA COURT | CHESHIRE, CONNECTICUT



BUILDING SPECIFICATIONS | FLOOR PLAN



Square footage:	~ 23,600 sf total sf a. ~ 2,300 sf offices b. ~ 21,300 sf industrial space	Loading docks:	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)
Construction:	Masonry block	HVAC	Office heat & air conditioning Warehouse - heat only
Clear height:	14'6" (18' to the deck)		
Power:	2,000 amps 220 volts		
Sprinkler:	Wet system		
Taxes:	\$69,423.88 (2024)		

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



JLL:

James Panczykowski

Vice Chairman

james.panczykowski@jll.com

+1 551 404 8834

JLL

1 Station Place, Suite 103

Stamford, Connecticut 06902

203 705 2248

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