



**SCALZO**  
COMMERCIAL  
NEW DEVELOPMENT

## **35 STARR ROAD**

**35 Starr Road | Danbury, CT 06810**  
**For Lease**



## Property Summary

35 Starr Road  
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### LOCATION DESCRIPTION

In Danbury, industrial and warehouse tenants benefit from proximity to major transportation routes, including Interstate 84 and U.S. Route 7. The area offers a thriving business community with an array of services and amenities, including restaurants, hotels, and retail centers. Just a short drive away, the Danbury Fair Mall provides convenient access to shopping and dining options for employees. The location also offers close proximity to various parks and outdoor recreational areas, providing opportunities for relaxation and leisure activities.

### PROPERTY HIGHLIGHTS

- NO automotive uses permitted
- Prime location for light industrial purposes
- Modern and well-maintained facility
- Flexible lease terms available
- High ceilings for ample vertical storage space
- Multiple loading docks for efficient operations
- Spacious parking for employees and visitors
- Close proximity to major transportation routes
- Adaptable floor plan to suit various business needs

### PROPERTY DESCRIPTION

1,520 sf industrial unit with 9-10' overhead/drive-in door. Space includes 12-24' ceilings and a mezzanine, plus an office with A/C. Ideal space for trades/contractor garage, equipment storage, or workshop. No automotive uses permitted in the zone.

### OFFERING SUMMARY

Lease Rate:	\$13.50 - 14.20 SF/yr (MG)
Number of Units:	8
Available SF:	1,520 SF
Lot Size:	5.21 Acres
Building Size:	13,965 SF
Cap Rate:	5.0%

SPACES	LEASE RATE	SPACE SIZE
1st Floor - 5	\$14.20 SF/yr	1,520 SF
1st Floor - 8	\$13.50 SF/yr	1,520 SF

## Property Details

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Lease Rate	\$13.50 - 14.20 SF/YR
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### LOCATION INFORMATION

Building Name	35 Starr Road
Street Address	35 Starr Road
City, State, Zip	Danbury, CT 06810
County	Fairfield
Township	Danbury
Signal Intersection	No
Nearest Highway	I-84
Nearest Airport	Westchester County Airport

### BUILDING INFORMATION

Building Size	13,965 SF
Cap Rate	5.0
Building Class	B
Tenancy	Multiple
Ceiling Height	24 ft
Number of Floors	1
Average Floor Size	13,965 SF
Year Built	1975
Gross Leasable Area	13,965 SF
Free Standing	Yes
Number of Buildings	2

### PROPERTY INFORMATION

Property Type	Retail
Property Subtype	Street Retail
Zoning	RA-20
Lot Size	5.21 Acres
Amenities	Drive In - 10ft Power - 3p
Waterfront	No
Power	Yes

### PARKING & TRANSPORTATION

Street Parking	No
Parking Type	Surface
Parking Ratio	0.75
Number of Parking Spaces	30

### TAXES & VALUATION

Foreclosure / Distressed	No
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## Lease Spaces

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### LEASE INFORMATION

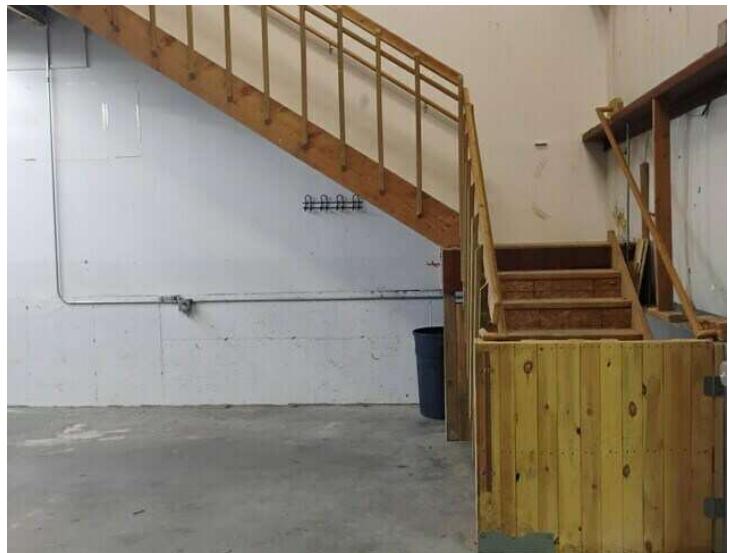
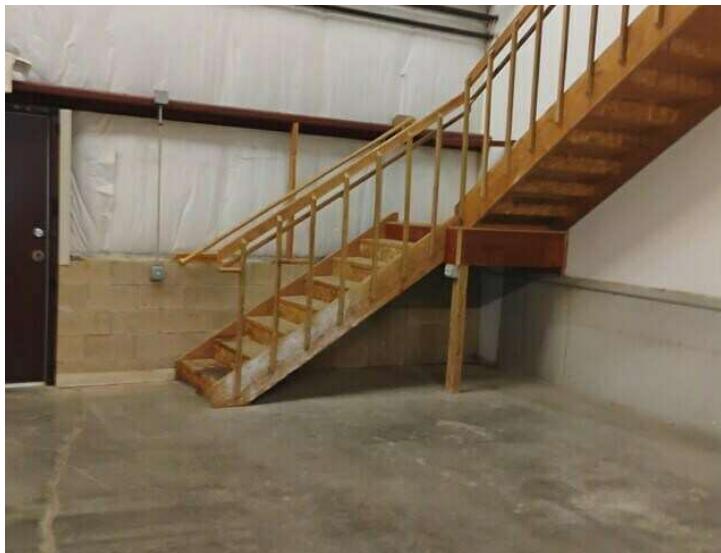
Lease Type:	MG	Lease Term:	Negotiable
Total Space:	1,520 SF	Lease Rate:	\$13.50 - \$14.20 SF/yr

### AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
1st Floor - 5	Available	1,520 SF	Modified Gross	\$14.20 SF/yr	-
1st Floor - 8	Available	1,520 SF	Modified Gross	\$13.50 SF/yr	-

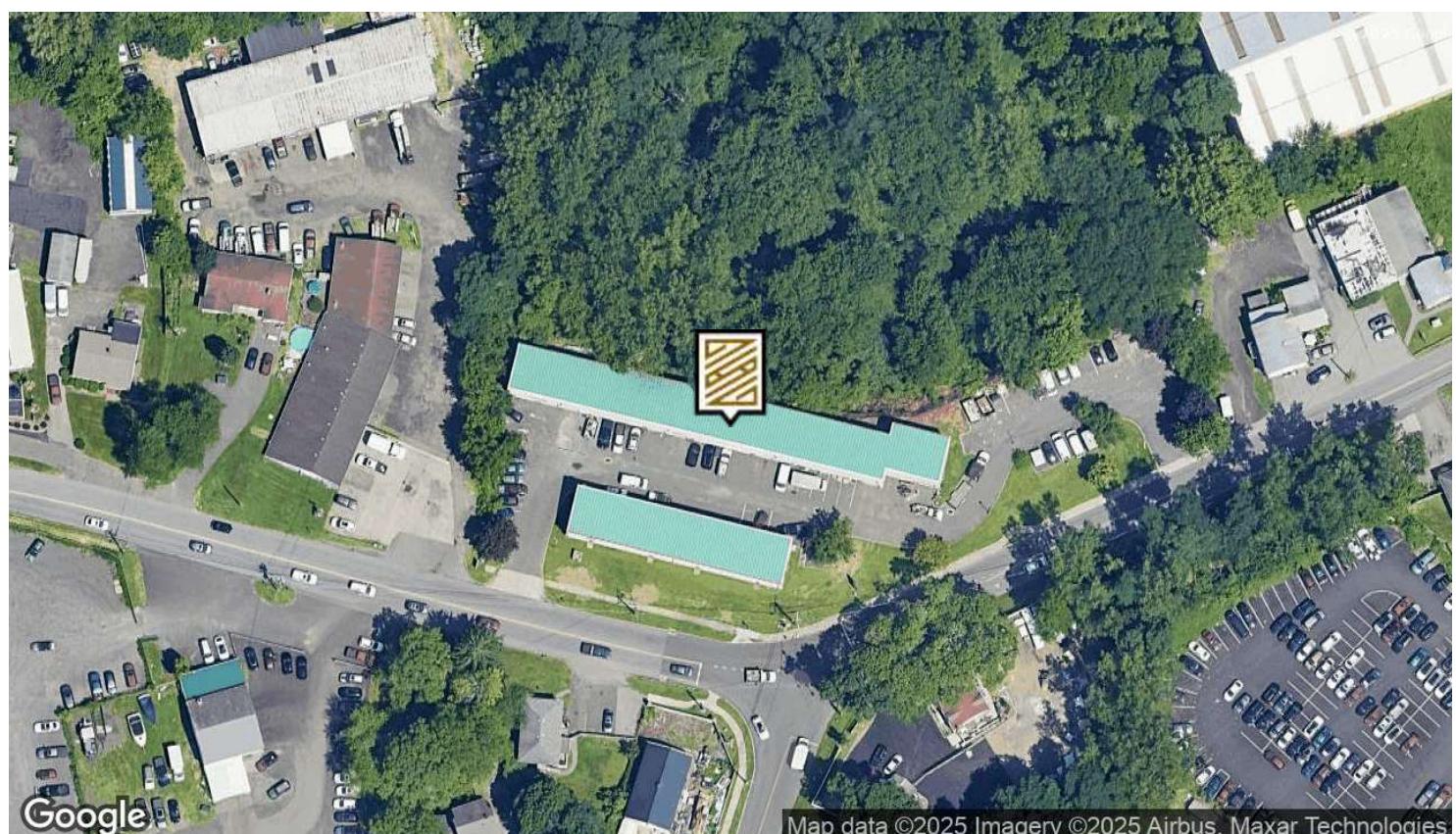
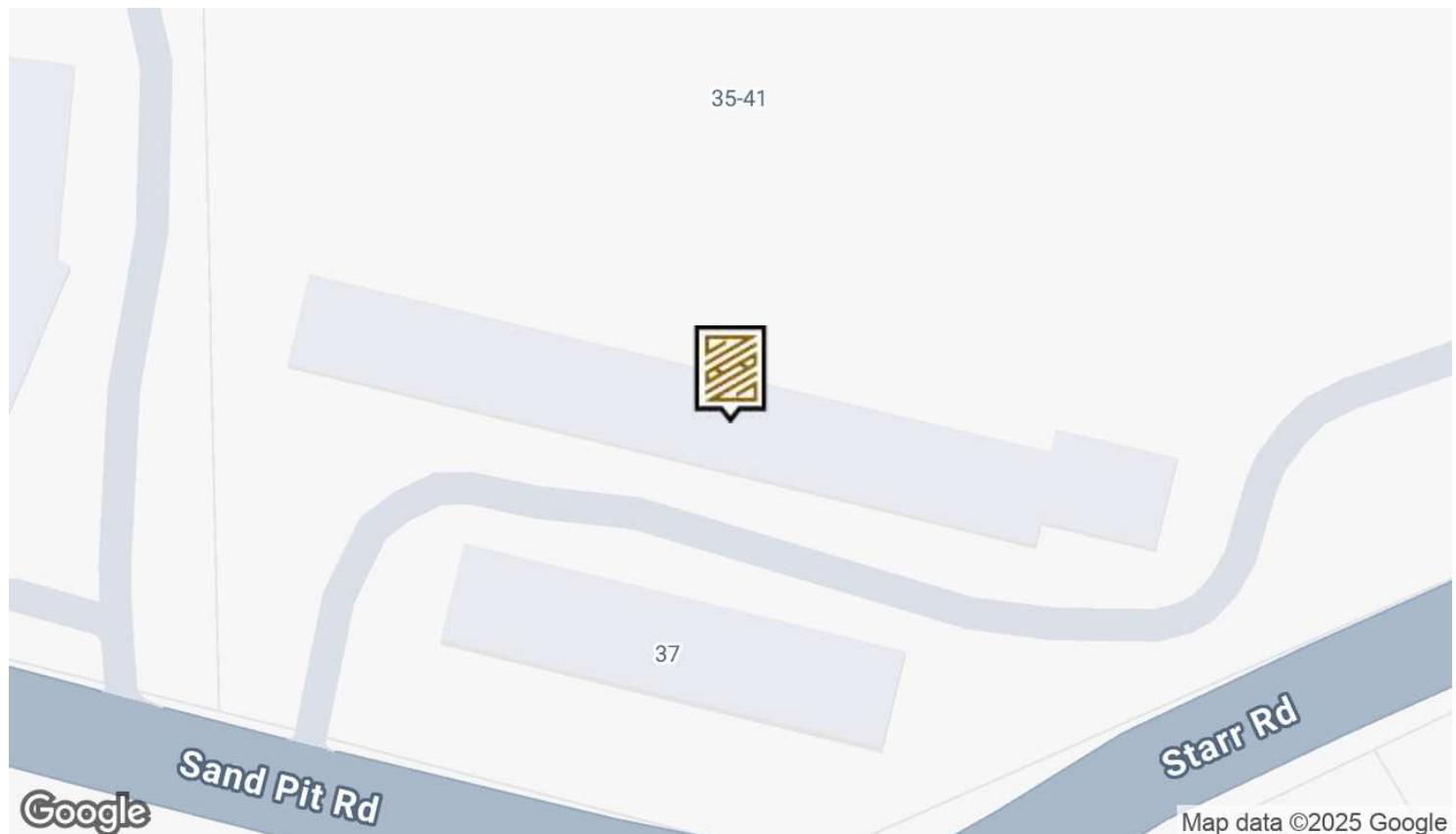
## Additional Photos

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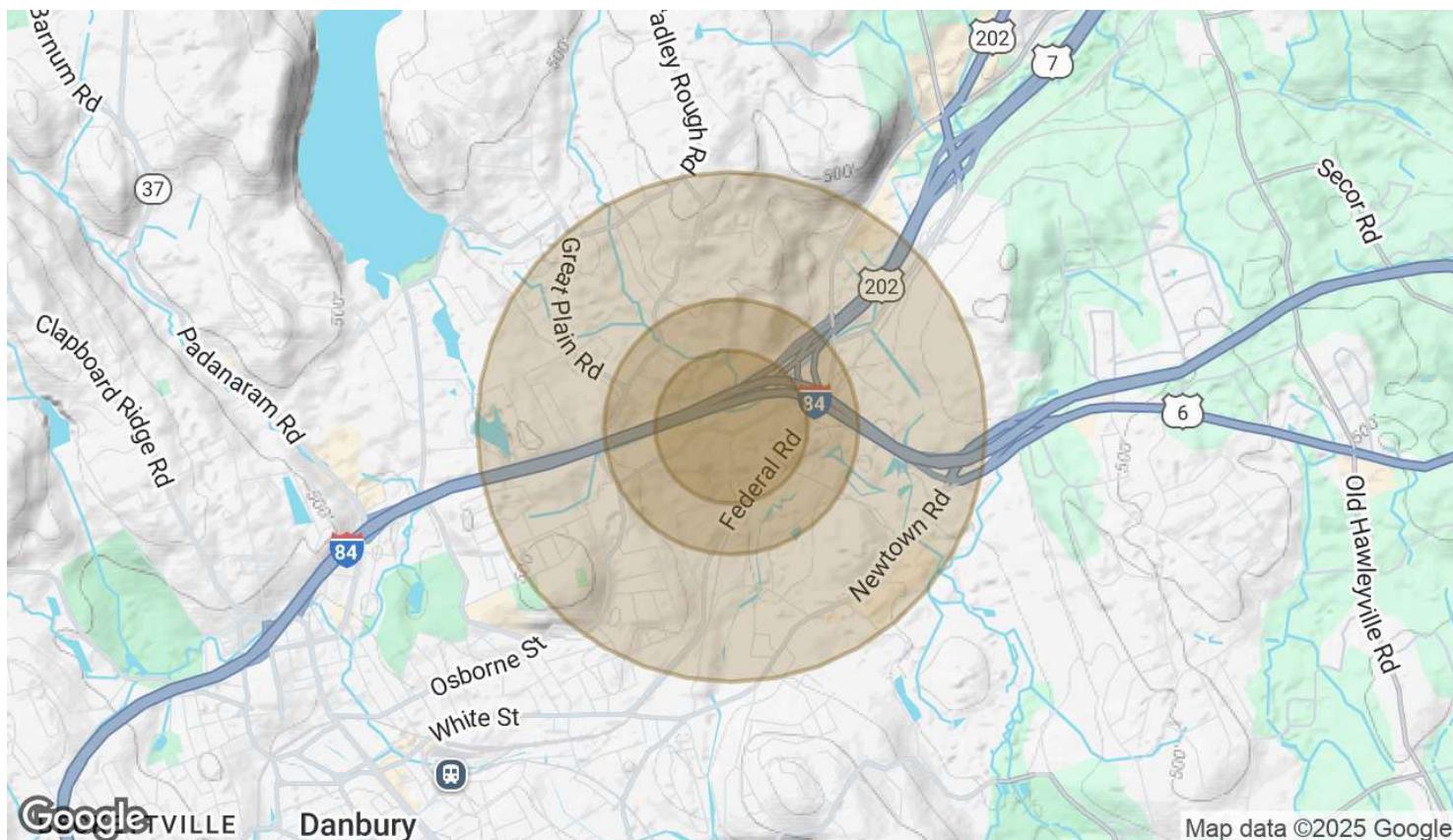
## Location Maps

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# Demographics Map & Report

35 Starr Road  
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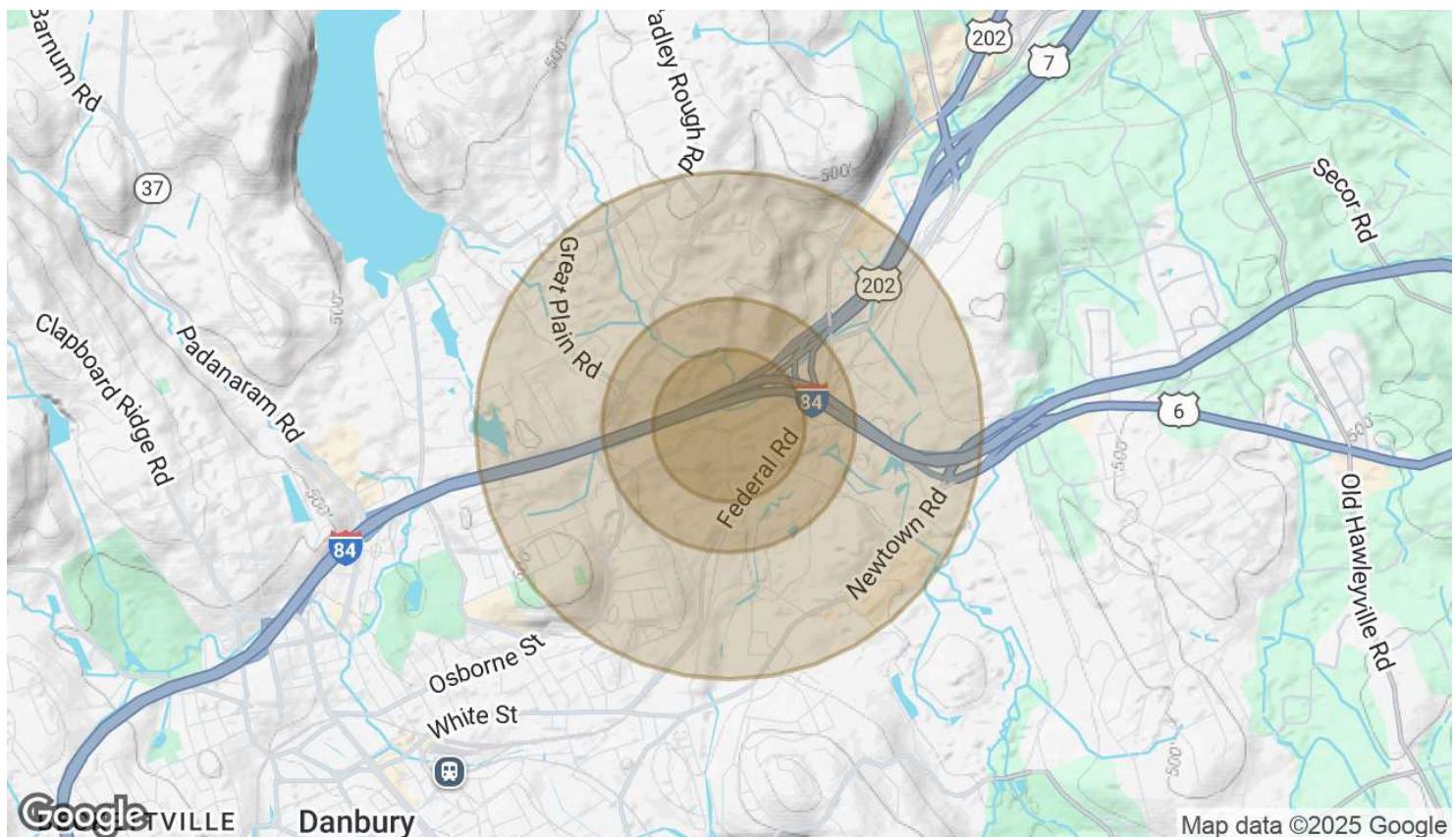
POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	502	1,238	7,332
Average Age	37	39	40
Average Age (Male)	36	38	39
Average Age (Female)	38	40	42

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	176	445	2,707
# of Persons per HH	2.9	2.8	2.7
Average HH Income	\$92,866	\$97,437	\$104,740
Average House Value	\$342,888	\$353,926	\$358,064

RACE	0.3 MILES	0.5 MILES	1 MILE
% White	36.1%	43.5%	44.6%
% Black	9.6%	9.3%	8.0%
% Asian	9.6%	9.0%	9.0%
% Hawaiian	0.2%	0.1%	0.0%
% American Indian	0.2%	0.3%	0.5%

## Demographics Map & Report

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% Other

24.3%

20.0%

20.9%

*Demographics data derived from AlphaMap*

