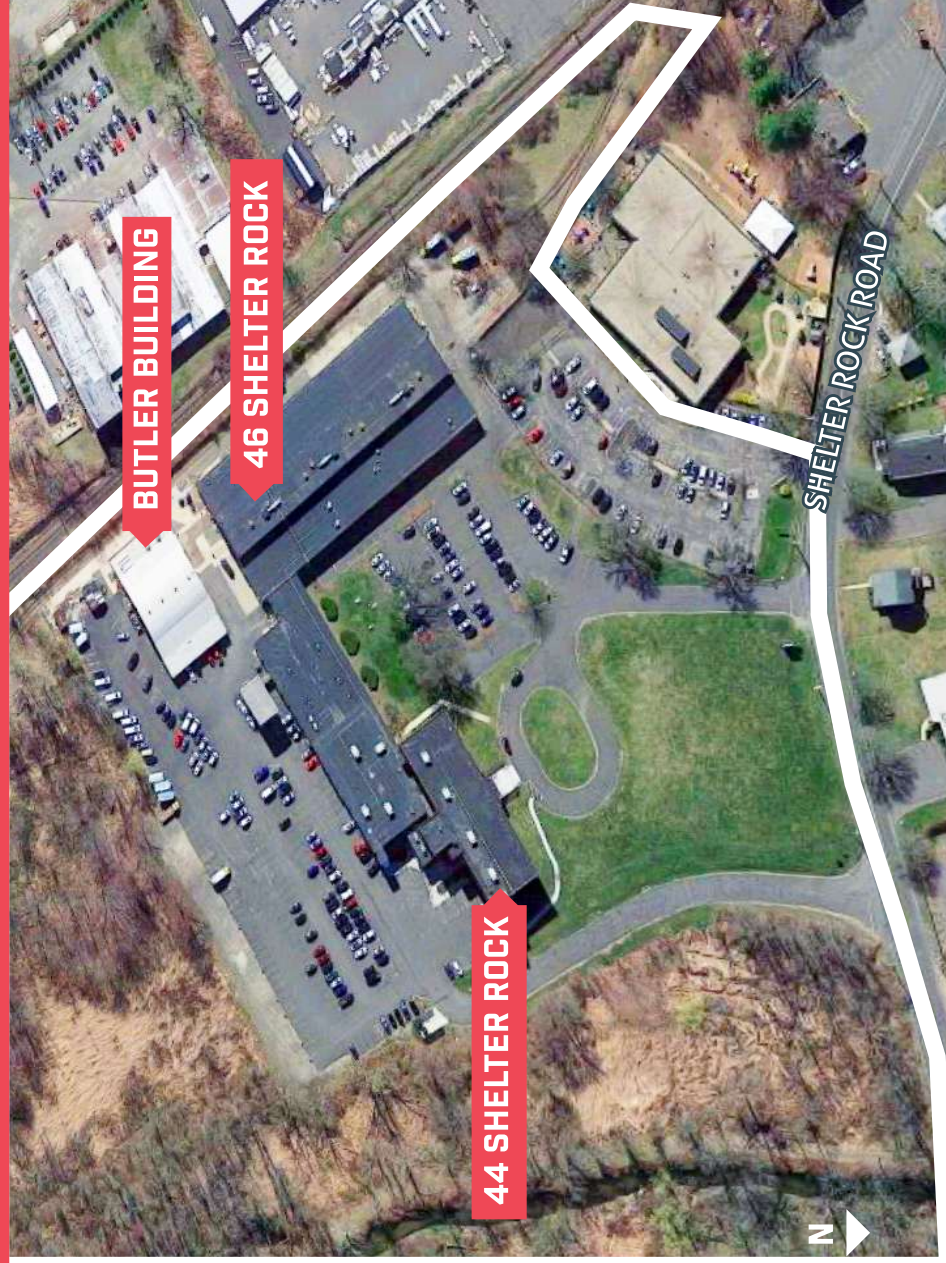


AVAILABLE FOR SALE

44
THRU
48

Shelter Rock Road
Danbury, Connecticut

44-48 Shelter Rock Road offers the rare combination of Office/R&D, Industrial and Warehouse space all within one corporate campus setting and the potential for a rail spur. The well-maintained property boasts signage, hardscaping, exterior lighting and a level parking lot. Located just minutes from Interstate 84 and Route 7, 44-48 Shelter Rock Road provides convenient and seamless access to the entire Tri-State area. Downtown Danbury and Bethel are minutes away with a multitude of retail, hotel and dining options as well as Metro-North train service. Danbury is home to Western Connecticut State University and has a highly-trained labor force making it attractive for business growth.



GROSS BUILDING AREA
123,182 SF



GROSS SITE AREA
23.54 AC



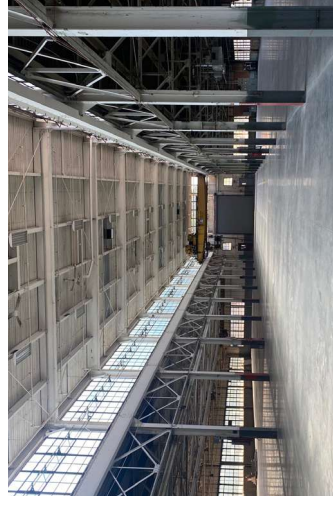
ZONE DISTRICT
IL40 - Light Industrial



BUILDINGS (4)
44 Shelter Rock - 51,153 SF
Low Bay/Mezzanine - 17,834 SF
46 Shelter Rock - 42,995 SF
Butler Building - 11,200 SF



PARKING
275 Spaces



**FOR INFORMATION
AND PROPERTY TOURS
CONTACT:**

BARBARA SEGALINI-STILLEY
+1 203 352 8901
barbara.segalini-stilley@cbre.com

ROBERT CRANE
+1 203 352 8902
robert.crane@cbre.com

CBRE, INC.
+1 203 329 7900

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