



21 TAYLOR STREET

For Sale & Lease

21 Taylor Street | Danbury, CT 06810



Property Summary

21 Taylor Street 21 Taylor Street | Danbury, CT 06810



LOCATION DESCRIPTION

Industrial site located on Taylor Street in Danbury's IL40 zone, featuring municipal utilities and level topography. Conveniently situated near major transportation routes and established industrial parks, the property offers excellent access for logistics and employees. Nearby amenities and attractions such as the Danbury Fair Mall and the Danbury Railway Museum further enhance the area's appeal for industrial and manufacturing users.

DEMOGRAPHICS	4 MILES	8 MILES	10 MILES
Total Households	37,113	70,916	83,291
Total Population	101,561	192,258	226,194
Average HH Income	\$119,765	\$150,761	\$159,169

PROPERTY DESCRIPTION

Introducing 21 Taylor Street, Danbury, CT, a prime opportunity for industrial and manufacturing investors. This 12,592 SF building, constructed in 1951, offers an ideal space for innovative operations. Zoned IL40 and conveniently situated in the Danbury area, the property presents a strategic location for industrial growth and expansion.

PROPERTY HIGHLIGHTS

- Former location of Radial Bearings
- 12,592 SF Industrial Building built in 1951
- 14' ceilings
- Warehouse 12,000 SF
- Office 592 SF

OFFERING SUMMARY	
Sale Price:	\$1,750,000
Lease Rate:	\$11.50 SF/yr (NNN)
Available SF:	12,582 SF
Lot Size:	0.87 Acres
Building Size:	12,592 SF

SPACES	LEASE RATE	SPACE SIZE
Building For Lease	\$11.50 SF/yr	12,582 SF

Property Details

21 Taylor Street 21 Taylor Street | Danbury, CT 06810

LOCATION INFORMATION	
Building Name	21 Taylor Street
Street Address	21 Taylor Street
City, State, Zip	Danbury, CT 06810
County	Fairfield
Nearest Highway	I-84

BUILDING INFORMATION	
Building Size	12,592 SF
Building Class	C
Tenancy	Single
Year Built	1951
Free Standing	Yes
Number of Buildings	1

UTILITIES & AMENITIES	
Gas / Propane	Yes

Sale Price	\$1,750,000
------------	-------------

Lease Rate	\$11.50 SF/YR
------------	---------------

PROPERTY INFORMATION	
Property Type	Industrial
Property Subtype	Manufacturing
Zoning	IL40
Lot Size	0.87 Acres
Waterfront	No
Power	Yes
Rail Access	No

TAXES & VALUATION	
Foreclosure / Distressed	No



LEASE INFORMATION

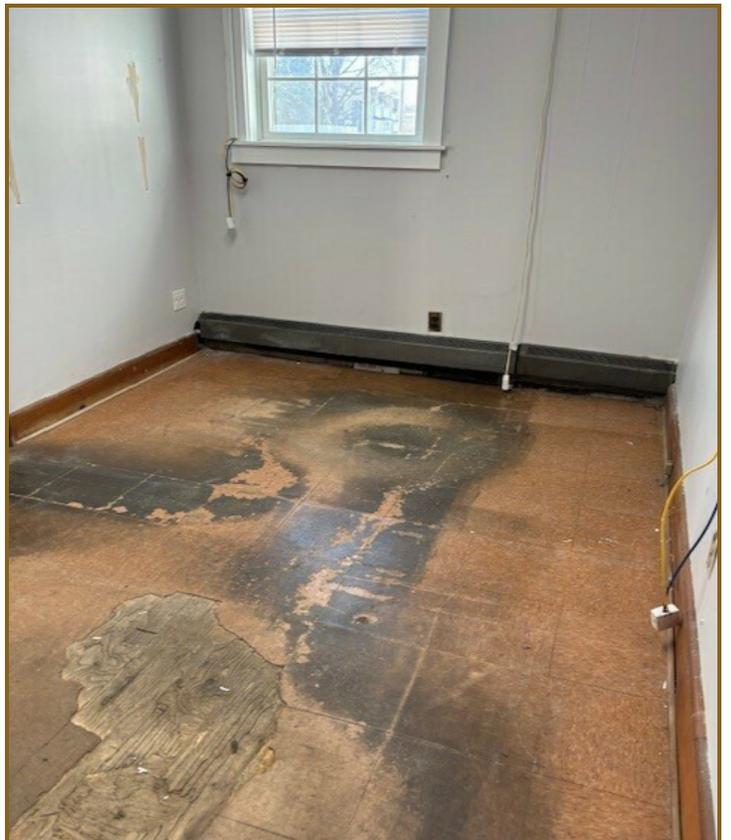
Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	12,582 SF	Lease Rate:	\$11.50 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Building For Lease	Available	12,582 SF	NNN	\$11.50 SF/yr	-

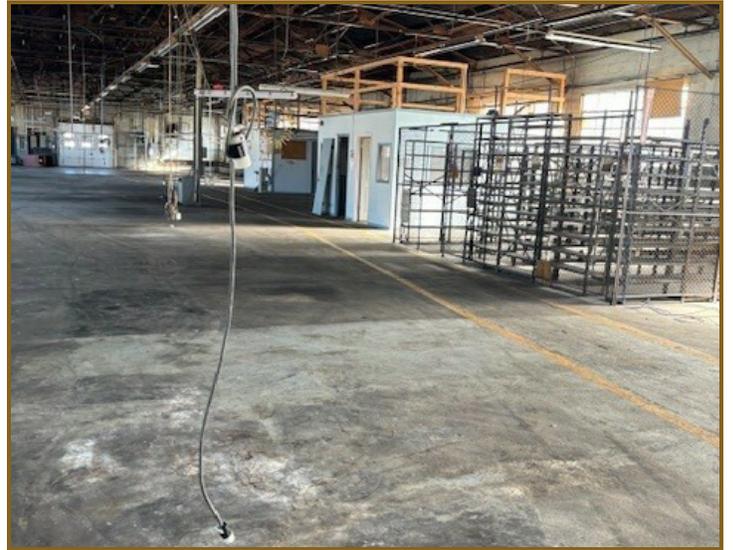
Additional Photos

**21 Taylor Street
21 Taylor Street | Danbury, CT 06810**



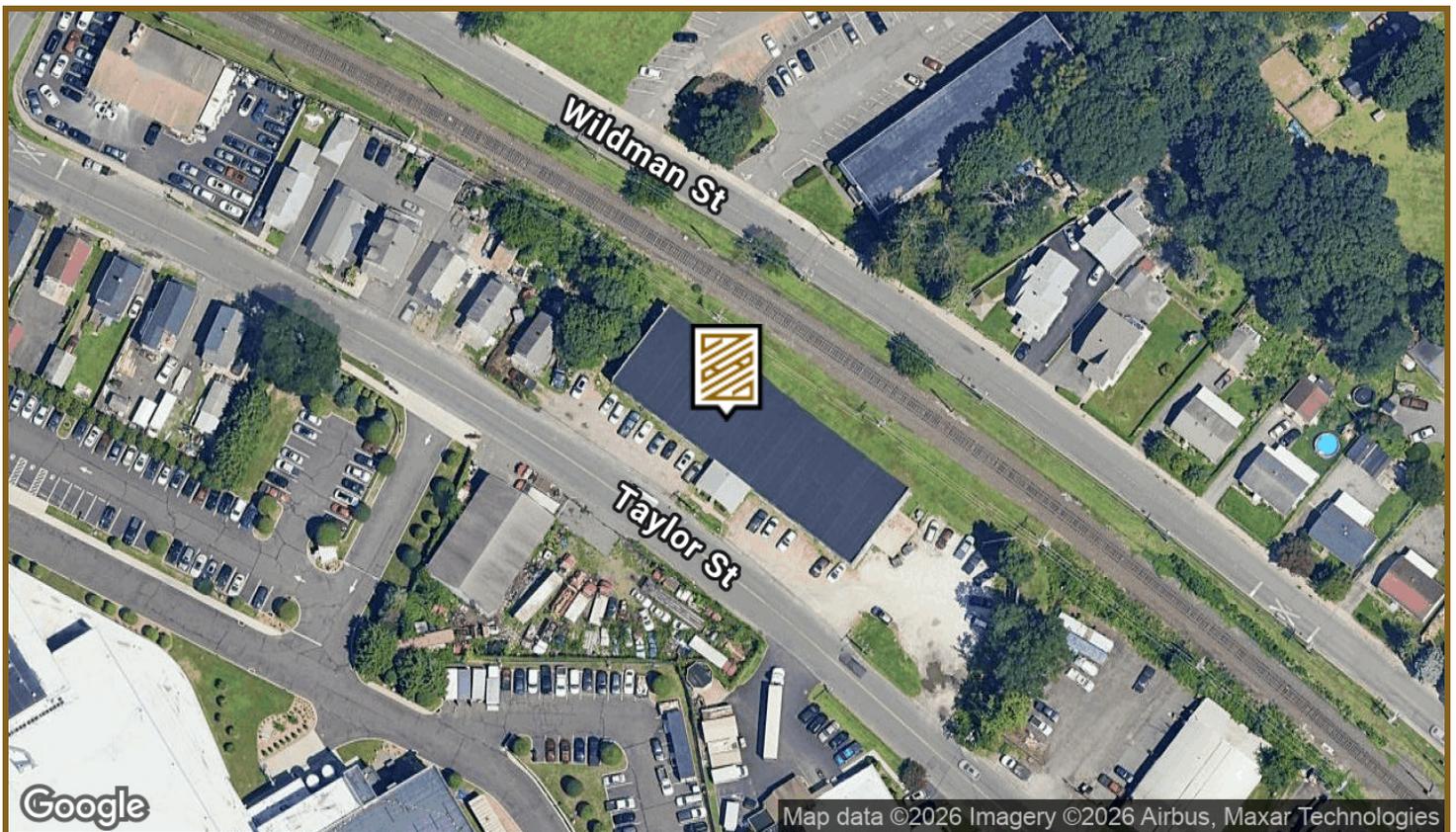
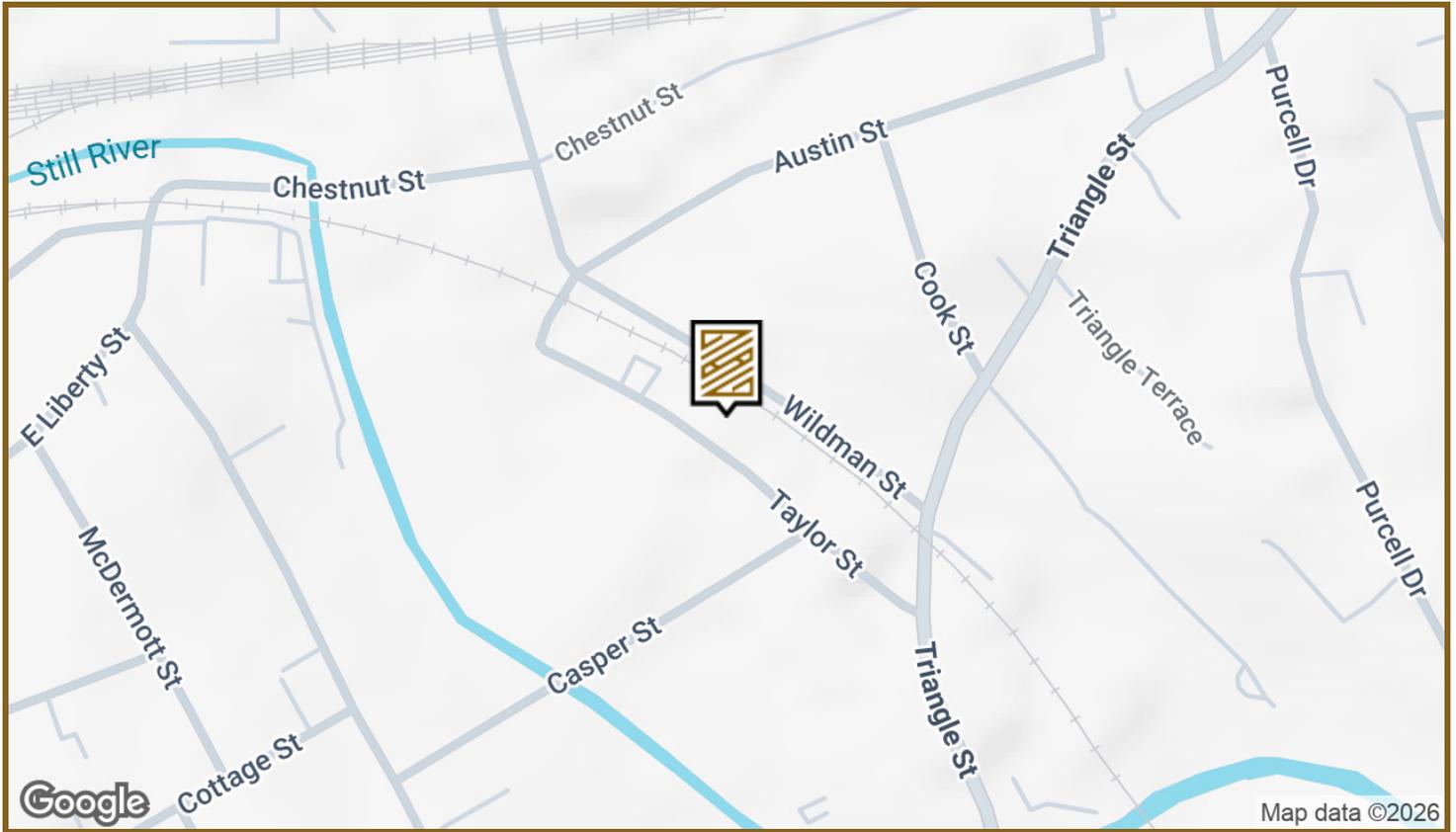
Additional Photos

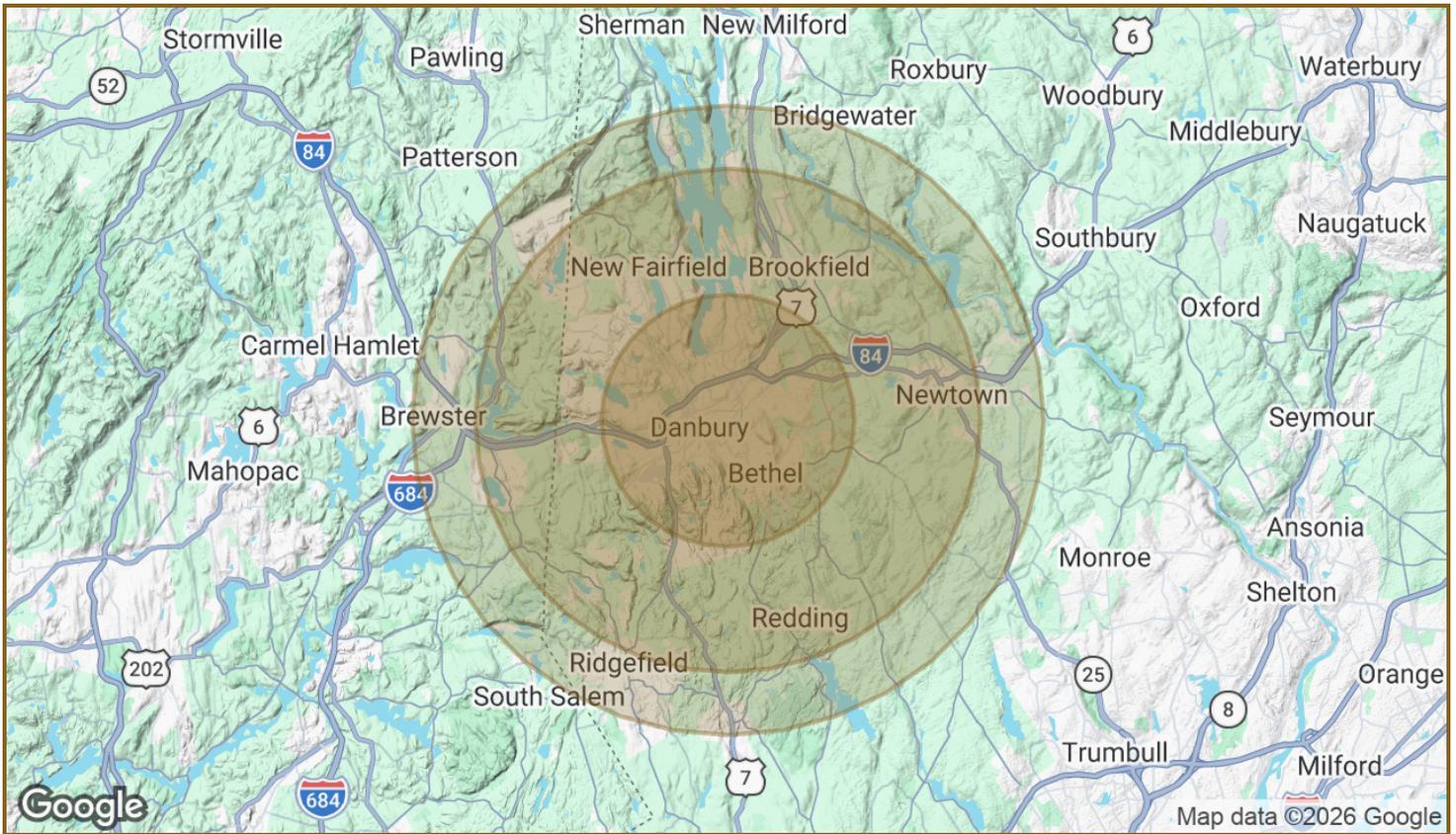
**21 Taylor Street
21 Taylor Street | Danbury, CT 06810**



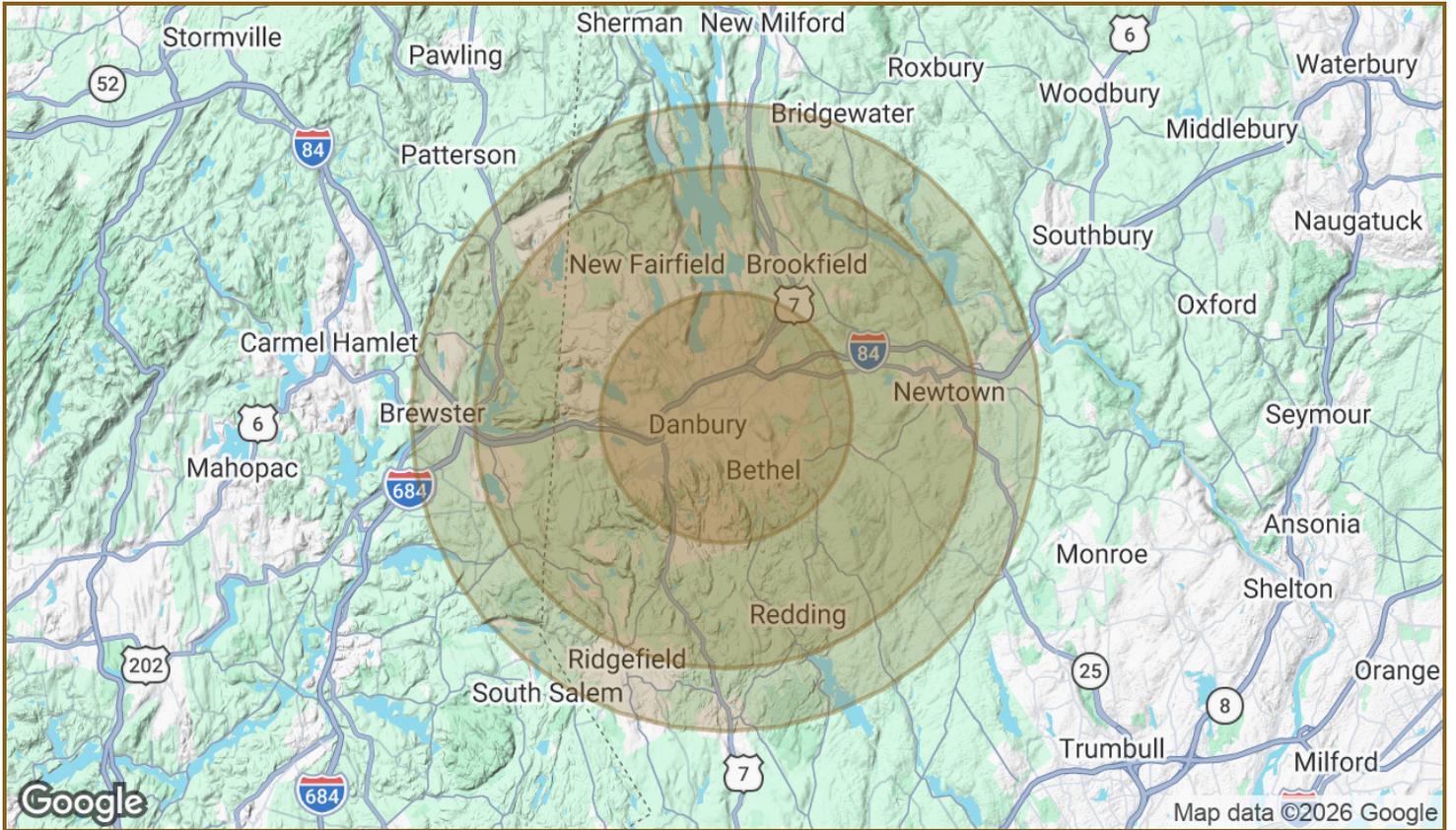
Location Map

**21 Taylor Street
21 Taylor Street | Danbury, CT 06810**





POPULATION	4 MILES	8 MILES	10 MILES
Total Population	101,561	192,258	226,194
Average Age	41	42	42
Average Age (Male)	39	41	41
Average Age (Female)	42	43	43
HOUSEHOLDS & INCOME	4 MILES	8 MILES	10 MILES
Total Households	37,113	70,916	83,291
# of Persons per HH	2.7	2.7	2.7
Average HH Income	\$119,765	\$150,761	\$159,169
Average House Value	\$414,878	\$509,781	\$544,456
RACE	4 MILES	8 MILES	10 MILES
Total Population - White	49,503	121,397	149,063
% White	48.7%	63.1%	65.9%
Total Population - Black	6,747	9,191	9,849
% Black	6.6%	4.8%	4.4%
Total Population - Asian	6,214	9,856	11,210



% Asian	6.1%	5.1%	5.0%
Total Population - Hawaiian	42	73	77
% Hawaiian	0.0%	0.0%	0.0%
Total Population - American Indian	609	838	942
% American Indian	0.6%	0.4%	0.4%
Total Population - Other	21,626	25,785	26,924
% Other	21.3%	13.4%	11.9%

Demographics data derived from AlphaMap

Agents Contact

**21 Taylor Street
21 Taylor Street | Danbury, CT 06810**

ERNIE BADILLO

Commercial Agent

Scalzo Commercial & New Developments

203-731-1300 | ernestbadillo49@gmail.com