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AVISON  
YOUNG

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# Warehouse with expandable yard | 15.6-acre site

2 GREAT PASTURE ROAD | DANBURY, CT

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PROPERTY BROCHURE



# 2 Great Pasture Road | Danbury, CT

As exclusive sales agent, Avison Young is pleased to offer for sale 2 Great Pasture Road Danbury, CT (the "Property"). This value-add mark to market offering consists of 15.6-acres with a highly functioning 115,000 square foot (sf) industrial facility of which one of the two tenants occupying 83% of the building is leased on a short-term basis. The two tenants provide cashflow during a strategic repositioning for investor or end-user. Investment highlights include:

CASH FLOW WITH VACANCY IN LESS THAN TWO YEARS

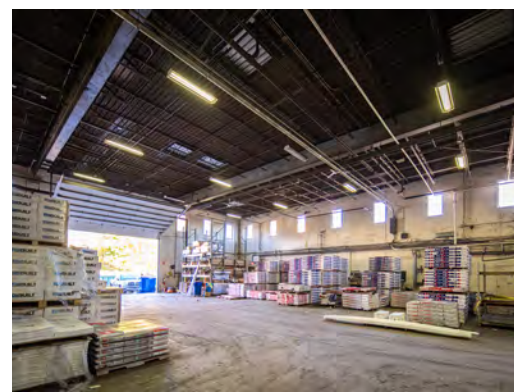
CREDITWORTHY TENANT

FUNCTIONAL DESIGN AND INFRASTRUCTURE

STRONG MARKET FUNDAMENTALS

IN-PLACE INCOME WITH TREMENDOUS UPSIDE

POTENTIAL EXPANSION



## INVESTMENT HIGHLIGHTS



**115,000**  
SQUARE FEET



**22' - 26'**  
CLEARANCE



**100%**  
LEASED



**\$804,032**  
YEAR 1 NOI\*



**\$1.2 M**  
STABILIZED  
NOI\*\*



**4.1%**  
MARKET  
VACANCY RATE

\*Pro forma as of 3/1/25  
\*\*Year 4

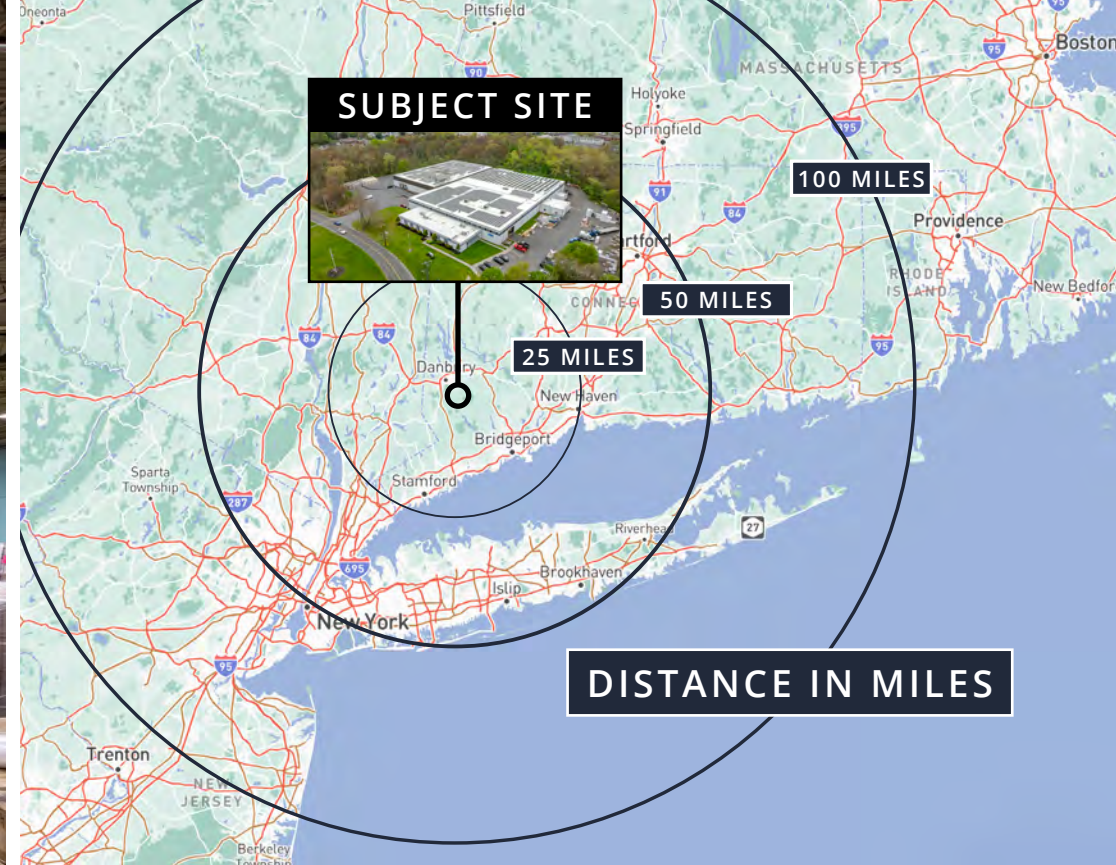


# Property overview

PROPERTY INFORMATION	
Address	2 Great Pasture Road Danbury, CT 06810
Land Acres	15.57
Building RBA	115,000
Office sf	7,000
Zoning	IL-40
Parking Spaces	52 with potential expansion
Year Built	1955
Year Renovated	2000 & 2016
Clear Heights	22'-26'
Drive-In Doors	5
Dock Doors	7
Total Property Taxes	\$138,837







## For more information, let's connect.

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