

LEASE

180 SUNNY VALLEY RD # 17

New Milford, CT 06776



PROPERTY DESCRIPTION

Coldwell Banker Commercial Realty presents a rare opportunity to lease a 2,425 SF industrial/flex condo in New Milford, CT. Located along the Route 7 corridor with easy access to I-84 and I-684, the unit features ± 800 SF of office space with a reception area, private office/storage room, and half bath. The warehouse offers 13' ceilings, a 12' x 12' drive-in door, and gas heat, providing a versatile setup for many users.

- 2,425 SF industrial/flex condo
- Prime Route 7 location; quick access to I-84 & I-684
- 12' x 12' drive-in door; 13' ceilings
- ± 800 SF office + open warehouse layout

OFFERING SUMMARY

Lease Rate:	\$17.00 SF/yr (MG)
Available SF:	2,425 SF
Building Size:	2,425 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	975	6,657	12,416
Total Population	2,401	16,401	31,144
Average HH Income	\$116,180	\$123,536	\$139,373

Robert Cowan
(203) 858-4119

Dan Sousa
(203) 948-7870



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We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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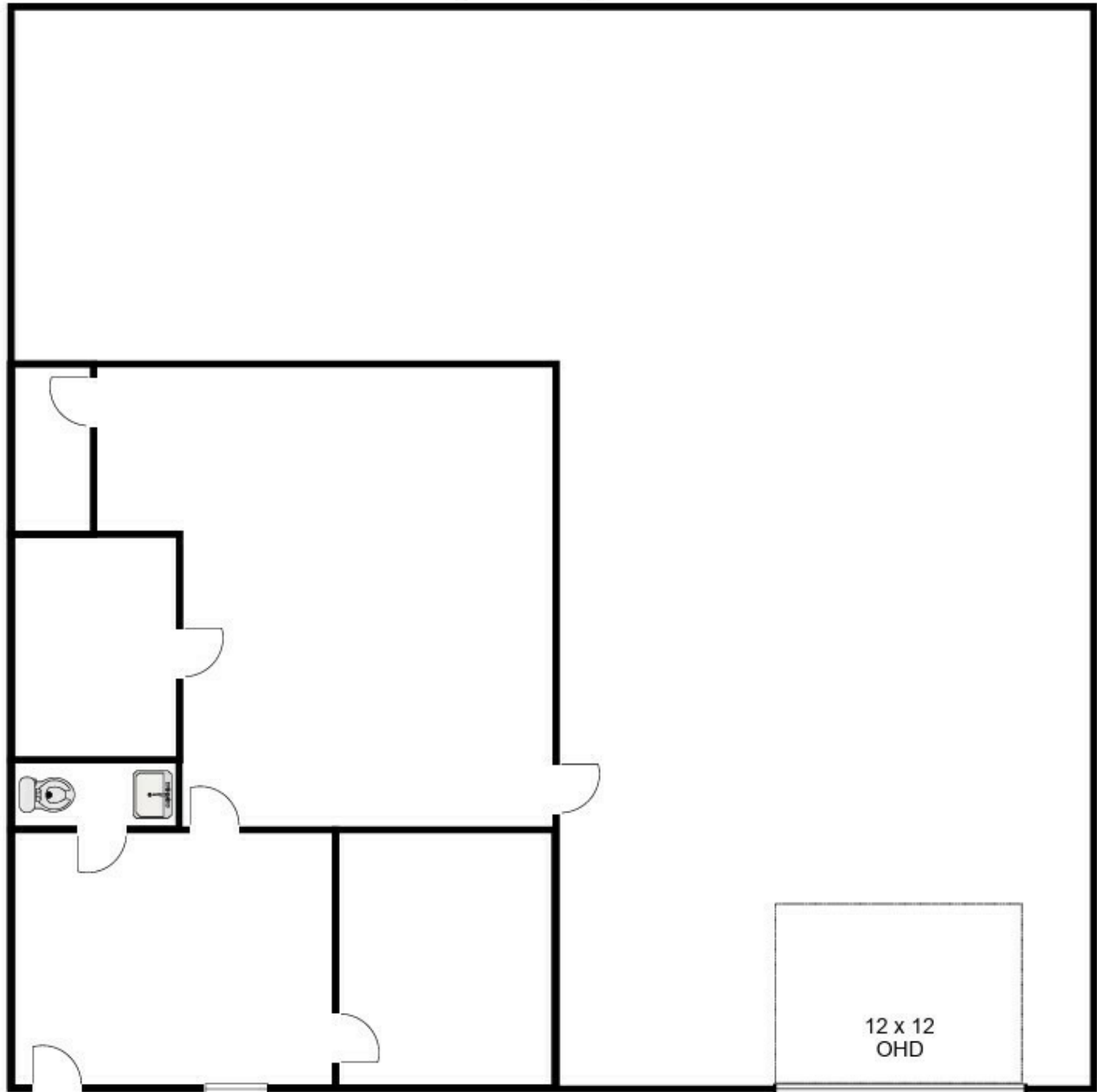
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FLOOR PLAN

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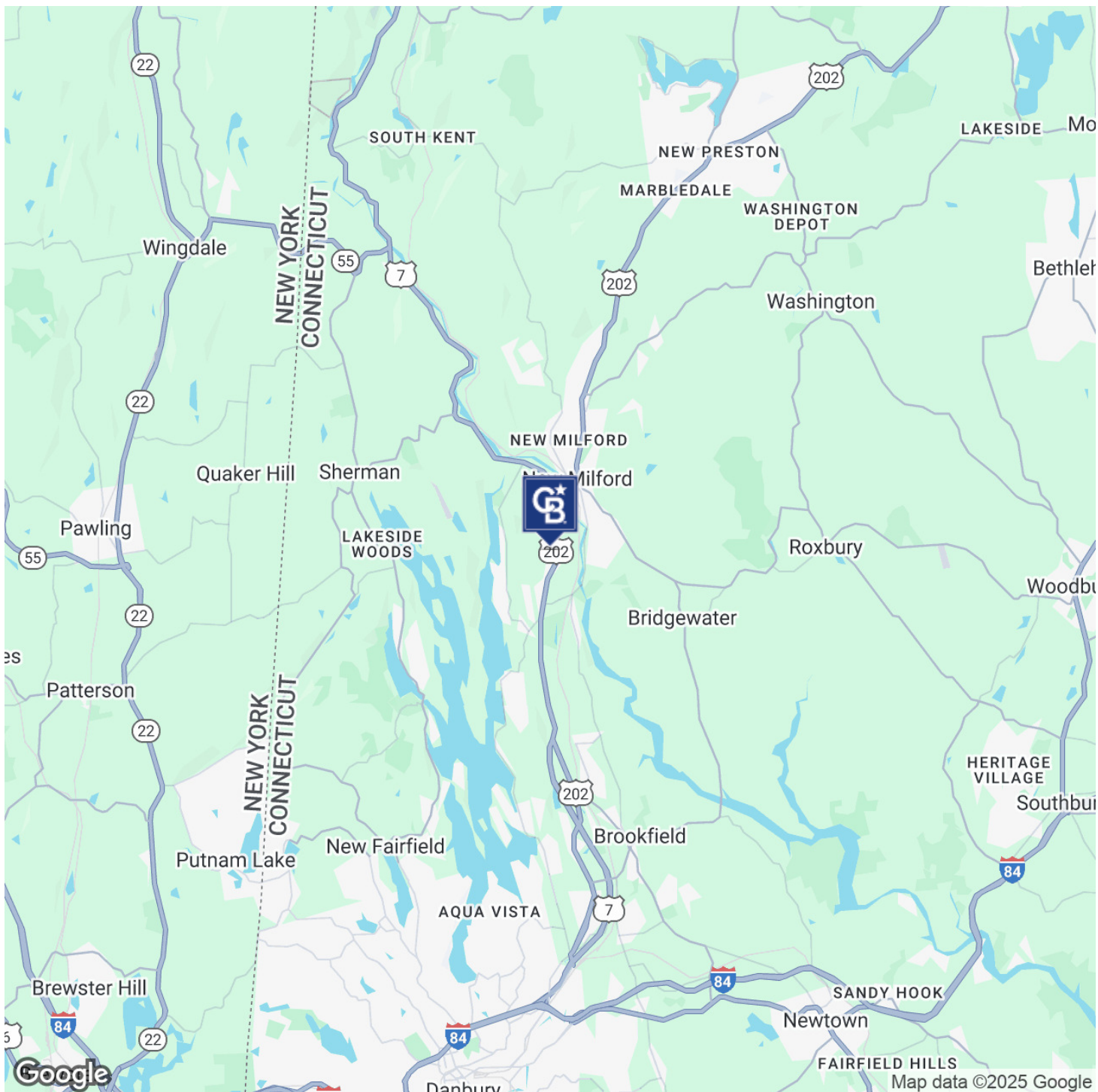
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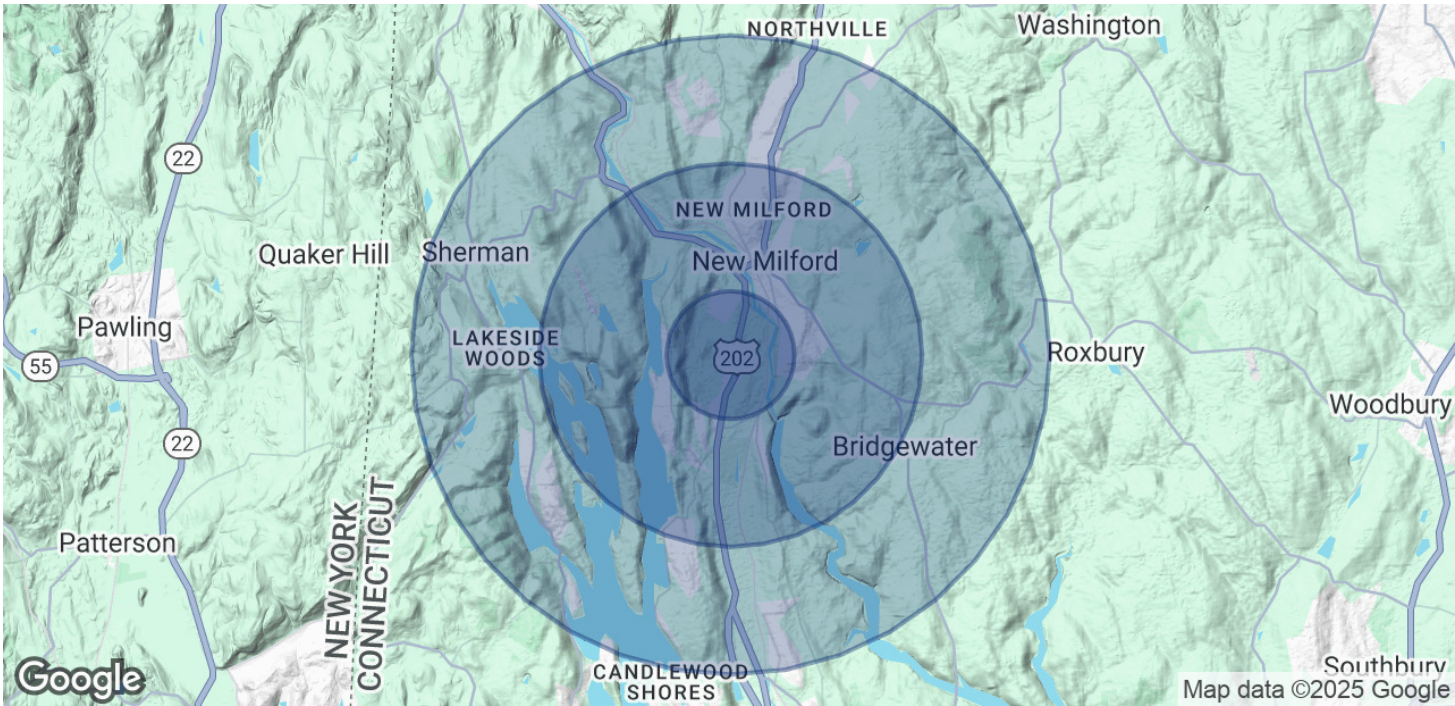
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,401	16,401	31,144
Average Age	41	43	44
Average Age (Male)	40	42	43
Average Age (Female)	41	44	45

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	975	6,657	12,416
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$116,180	\$123,536	\$139,373
Average House Value	\$380,424	\$471,994	\$521,627

Demographics data derived from AlphaMap

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