

FOR LEASE // FREE STANDING INDUSTRIAL // WEST SIDE DANBURY

70 Backus Ave, Danbury CT



PROPERTY DESCRIPTION

Excellent opportunity to lease a well-located freestanding industrial facility offering approximately 33,616 square feet on 3.5 acres in Danbury, Connecticut.

The property features a highly functional layout suitable for distribution, warehousing, service, automotive, contractor, and other industrial users. The building offers four side-loading docks, five drive-in doors, and ceiling heights of approximately 18' to the beams and 20' to the deck.

The property provides ample on-site parking, including a large additional parking and storage area located behind the building. Office space is equipped with air conditioning, and the facility also includes a break room/kitchen.

A dedicated repair garage with two vehicle lifts provides additional flexibility for fleet, automotive, service, or maintenance-related operations.

Strategically located abutting Danbury Airport, just minutes from I-84 and I-684, the property provides convenient access throughout Fairfield County, Westchester County, and the greater New York metropolitan area.

OFFERING SUMMARY

Lease Rate:	\$10.50 SF/yr (NNN)
Building Size:	33,792 SF
Lot Size:	3.5 Acres
Nets:	+/- \$3.86

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	828	16,595	37,816
Total Population	2,154	43,488	99,888
Average HH Income	\$149,462	\$116,062	\$128,958



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PROPERTY HIGHLIGHTS

- ±33,616 SF freestanding industrial building
- ±3.5-acre site
- 4 side-loading docks
- 5 drive-in doors
- ±18' clear to beams / ±20' to deck
- 600 Amp, 3 Phase Power
- Large rear parking/storage lot
- Ample on-site parking
- Air-conditioned office space
- Break room / kitchen
- Repair garage with 2 vehicle lifts
- Excellent access to I-84 and I-684
- Abuts Danbury Airport



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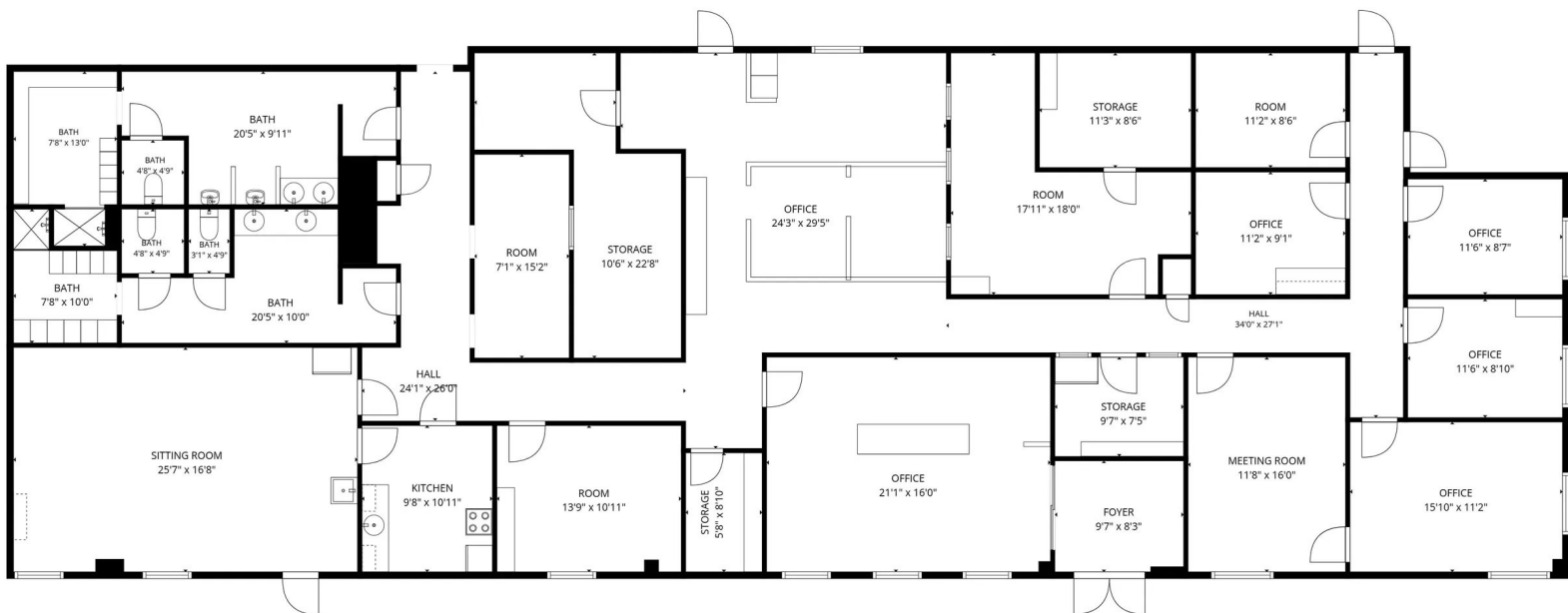
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TOTAL: 4014 sq. ft
 1st floor: 4014 sq. ft
 EXCLUDED AREAS: STORAGE: 431 sq. ft

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



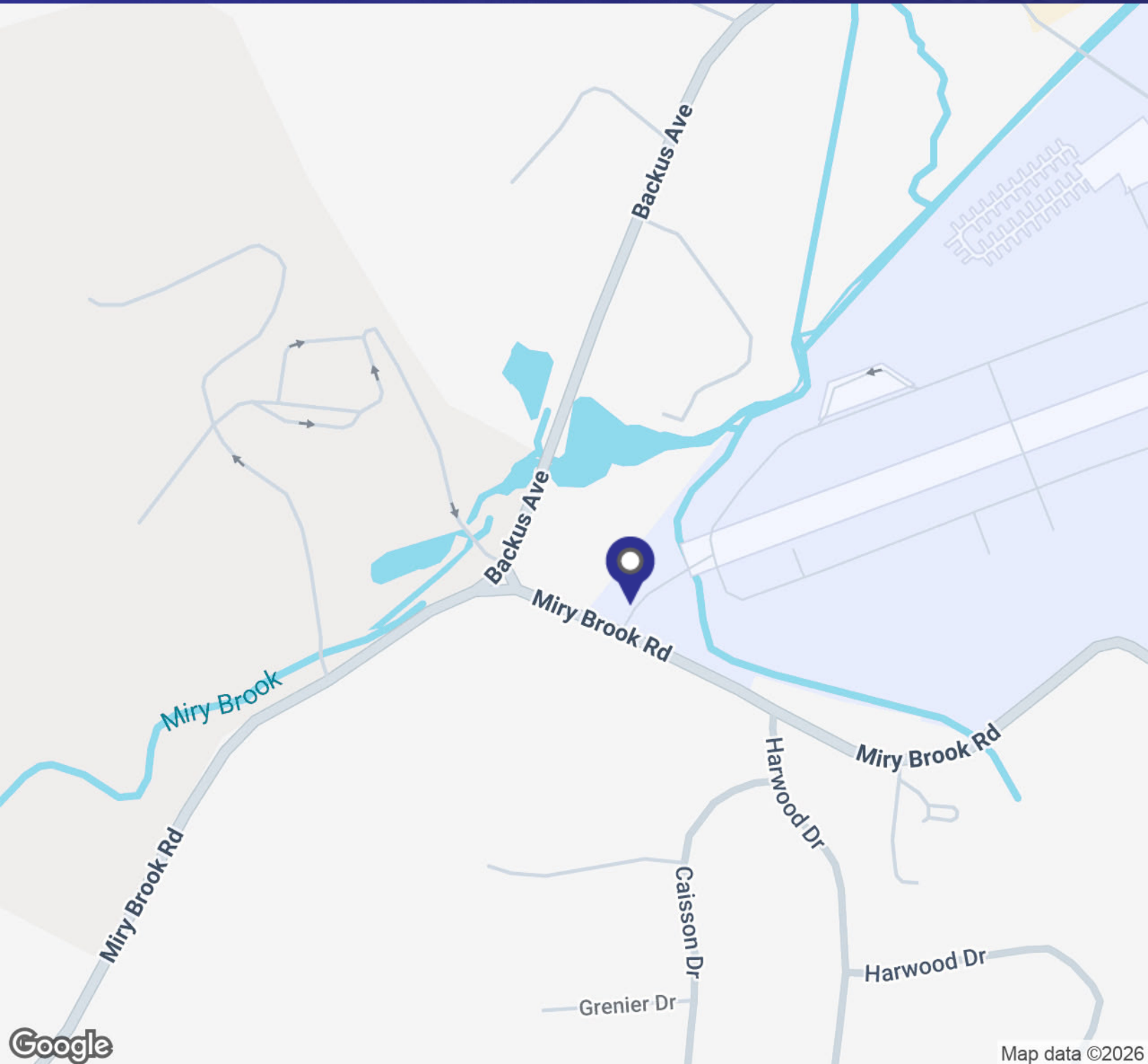
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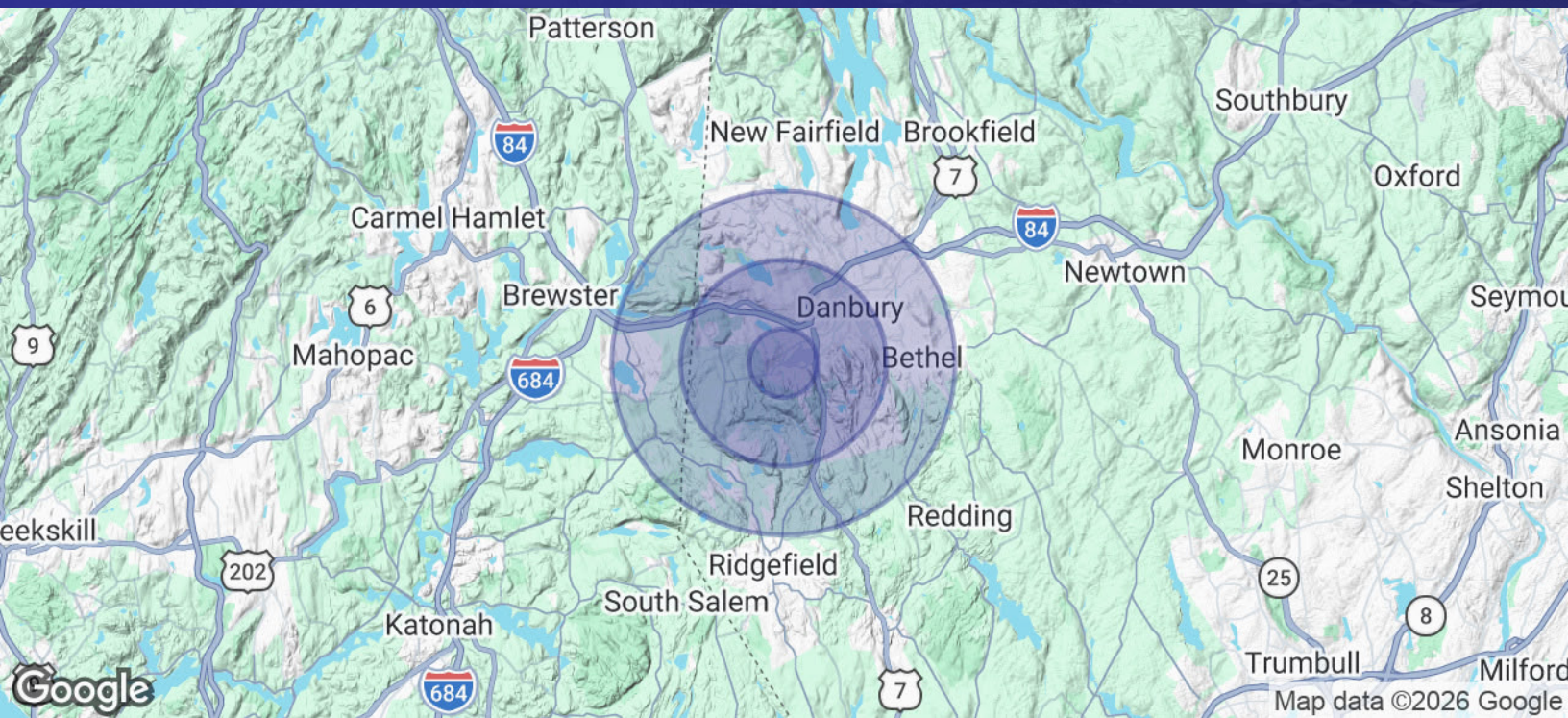
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,154	43,488	99,888
Average Age	47.0	40.1	41.6
Average Age (Male)	42.3	38.6	40.0
Average Age (Female)	47.3	40.2	42.4

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	828	16,595	37,816
# of Persons per HH	2.6	2.6	2.6
Average HH Income	\$149,462	\$116,062	\$128,958
Average House Value	\$487,257	\$469,093	\$472,389

2023 American Community Survey (ACS)



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