

SALE

17 STARR ROAD

Danbury, CT 06810



PROPERTY DESCRIPTION

Coldwell Banker Commercial Realty is pleased to introduce 17 Starr Road, an exceptional industrial/flex space investment opportunity in Danbury, CT. This expansive 52,576 square foot building boasts impressive features including ceiling heights ranging from 18 to 36 feet, a new 2500 AMP Phase 3 service, and two convenient drive-in doors. Situated on 3.2 acres with coveted I-84 exposure, this property is zoned CG20 and offers immense potential for a range of industrial and commercial activities. Discover a prime location with unparalleled utility and versatility for your investment endeavors.

3.2 Acres with I-84 Exposure

PROPERTY HIGHLIGHTS

- Ceiling Heights: 18' - 36'
- New 2500 AMP Phase 3 service
- 2 Drive-in Doors
- 3.2 Acres with I-84 Exposure

OFFERING SUMMARY

Sale Price:	\$5,200,000
Lot Size:	3.2 Acres
Building Size:	52,576 SF
RE Taxes:	\$50,966.00

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,664	28,820	46,069
Total Population	7,096	78,907	125,489
Average HH Income	\$105,281	\$115,729	\$131,735

Dan Sousa
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Rafael Cerulo
(203) 627-8952

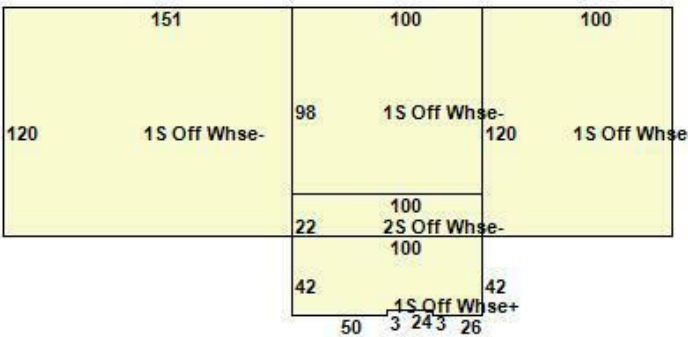


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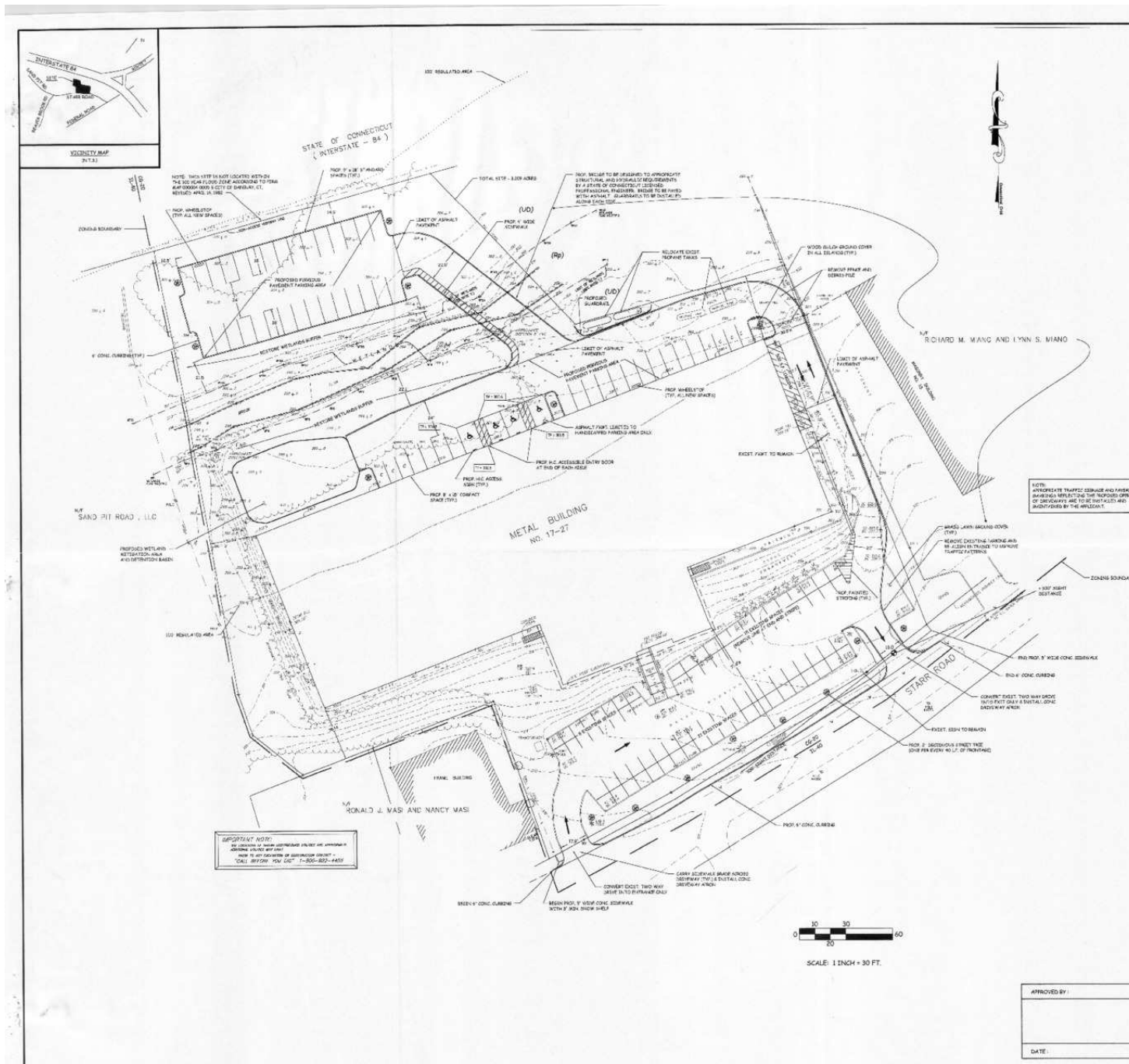
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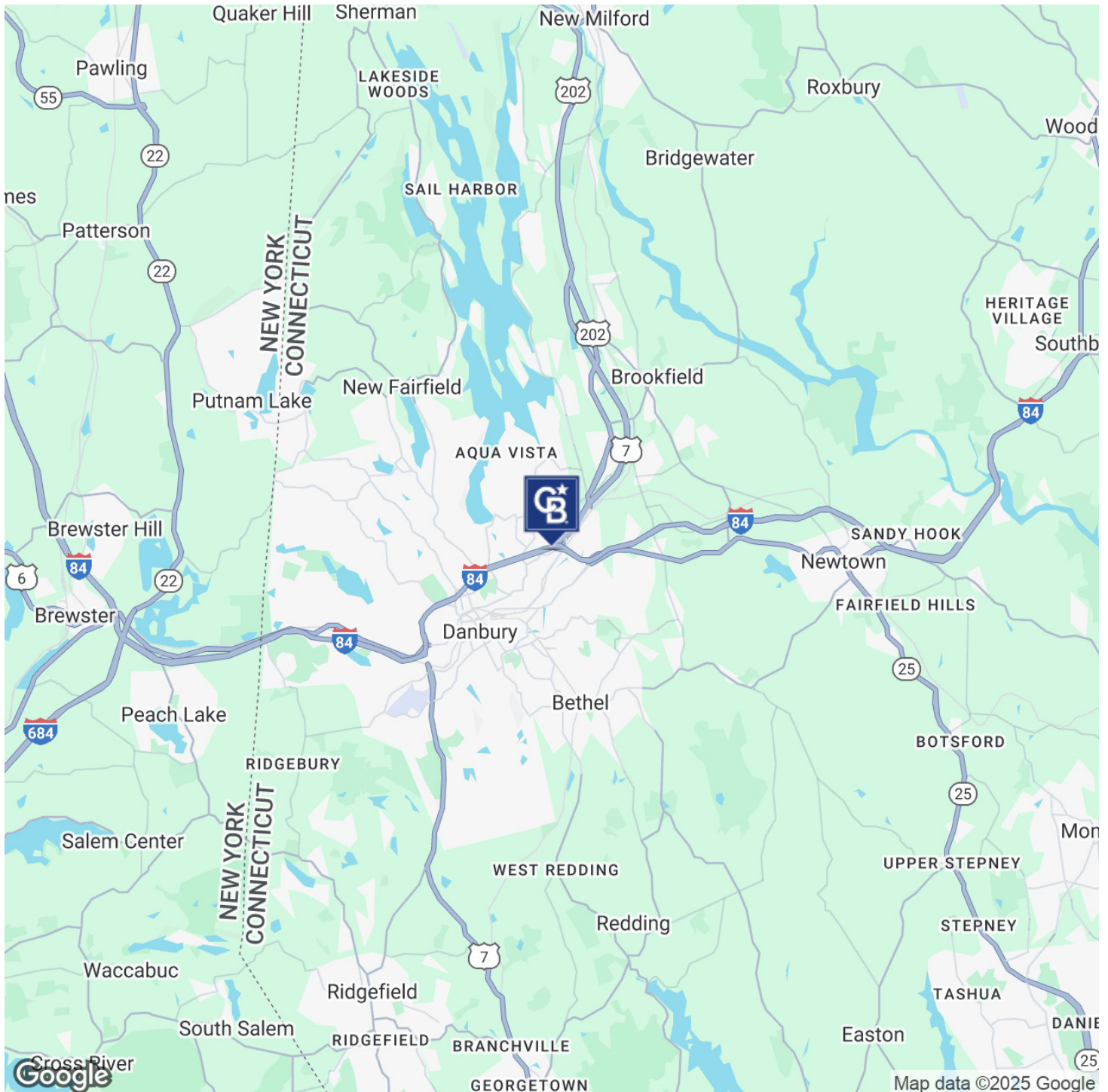
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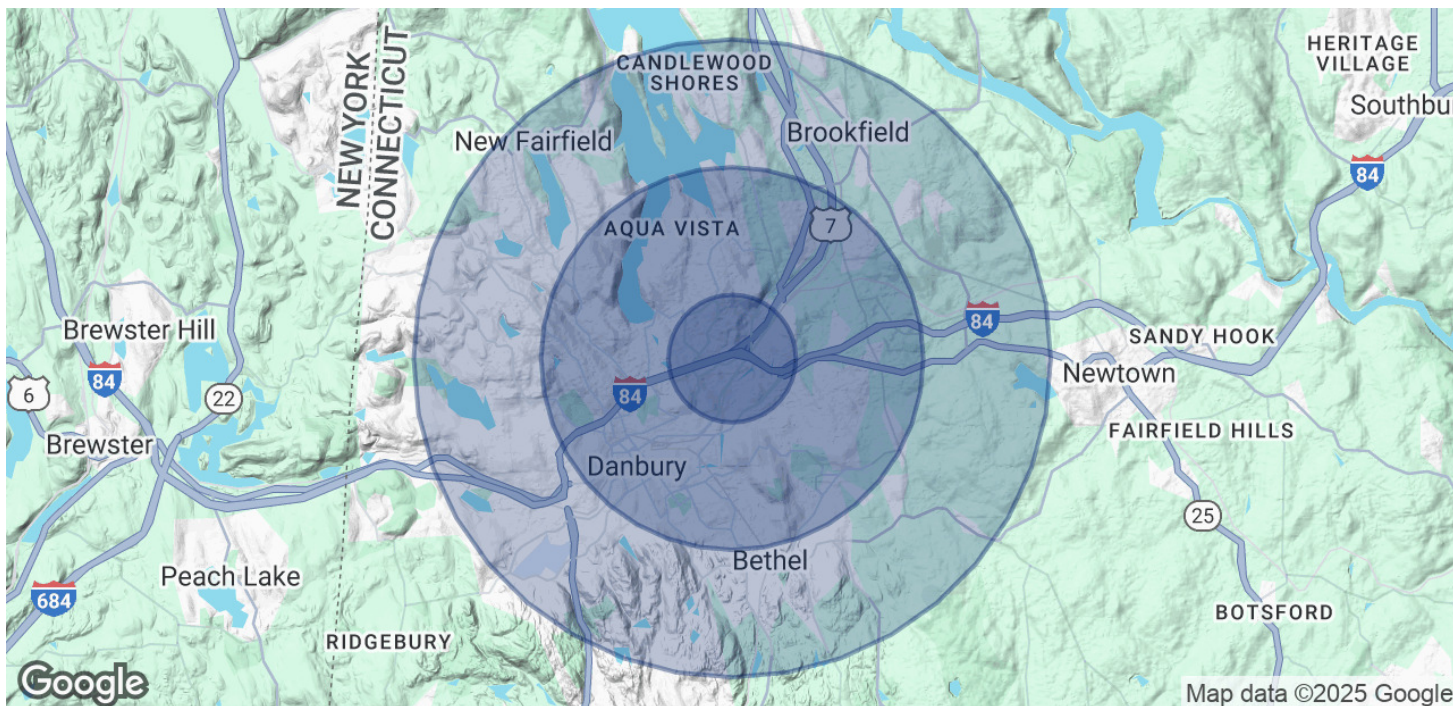
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,096	78,907	125,489
Average Age	41	40	41
Average Age (Male)	39	39	40
Average Age (Female)	42	41	42

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,664	28,820	46,069
# of Persons per HH	2.7	2.7	2.7
Average HH Income	\$105,281	\$115,729	\$131,735
Average House Value	\$359,110	\$390,420	\$440,276

Demographics data derived from AlphaMap

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