



# For Lease

## Industrial Flex Space Available

**+/- 88,000 SF**

**43 Old Ridgebury Road,  
Danbury, CT**

<b>Size:</b>	55,000 SF Warehouse
	33,000 SF Office
	*Additional 5 acres for development/ expansion on existing site
<b>Location</b>	Westside Danbury, immediate proximity to I-84 & 684
<b>Zoning:</b>	IL-40
<b>HVAC:</b>	Fully Air Conditioned + Natural Gas
<b>Column Spacing:</b>	45' X 45'
<b>Ceiling Heights:</b>	15'-24'
<b>Truck Loading Facilities:</b>	Six (6) docks One (1) drive in
<b>Parking:</b>	225 striped parking spaces
<b>Power:</b>	1200 AMP 480V 277/120 + back up generator
<b>Sprinkler:</b>	100% wet system protected
<b>Municipal Water &amp; Sewer:</b>	City of Danbury

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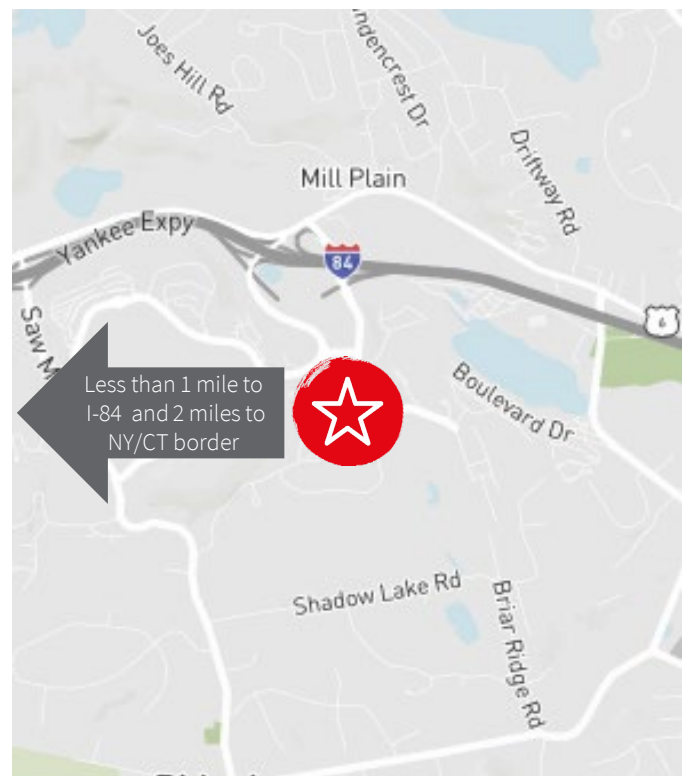
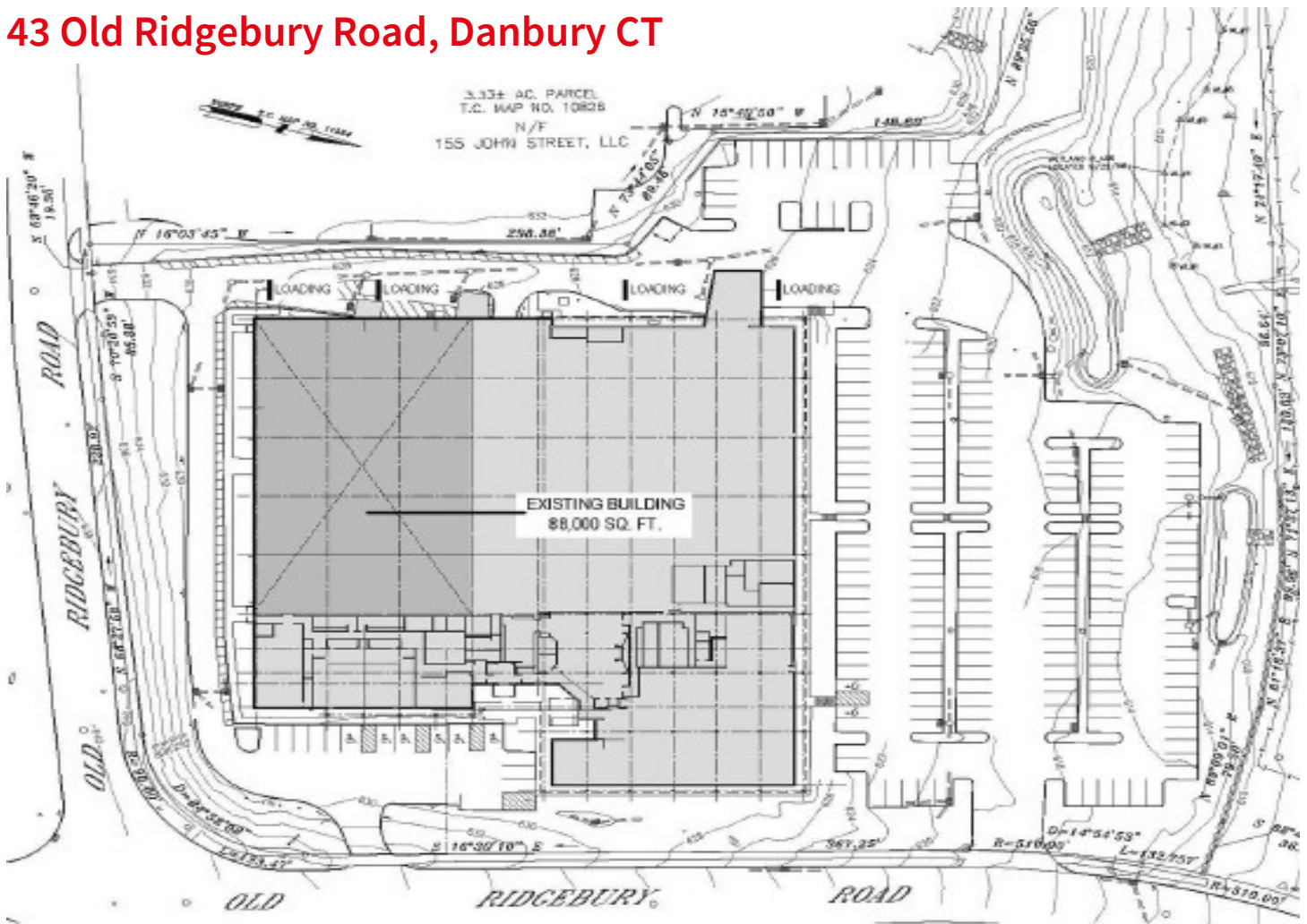
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