

**AIRPORT INDUSTRIAL / FLEX BUILDING FOR SALE**

45B Miry Brook Road – Danbury, Connecticut 06811

- FOR SALE \$2,200,000 -



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45B Miry Brook Road – Danbury, Connecticut 06811

## PROPERTY INFORMATION / Executive Summary



## OFFERING SUMMARY

<b>Sale Price:</b>	<b>\$2,200,000</b>
<b>Price / SF:</b>	<b>\$117.10</b>
<b>Lot Size:</b>	<b>3.18 Acres</b>
<b>Year Built:</b>	<b>1969</b>
<b>Building Size:</b>	<b>18,790 SF</b>
<b>Zoning:</b>	<b>IL-40</b>
<b>Ceiling Height:</b>	<b>13'-31' Clear</b>
<b>Utilities:</b>	<b>Town water &amp; septic</b>

## PROPERTY OVERVIEW

Unique industrial / flex building available for sale. 45B Miry Brook Rd. totals 18,790 SF with an adjacent 2,500 SF garage. Building has a total of 12,790 SF in it's interior domed section with ceiling heights ranging from 22.5' – 31.5'. Central warehouse section has no beams which maximizes the building's efficiency on space. Building also has an additional 3,000 SF work shop space with 13' ceilings and 3,000 SF of office space. Building has a 44.5' X 16' hangar door facing the airport and an additional operating 14' X 15' drive in door on the opposite side.

Warehouse ceiling has built in rotating lift system with 4,000 LBS capacity. Property is located directly on the airport and has it's own deeded runway access. Ideal for many industrial / aeronautical manufacturing users.

## LOCATION OVERVIEW

West Side Danbury, easy access to I-84 and has direct access to the Danbury Airport.

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PROPERTY INFORMATION / Aerial Photo



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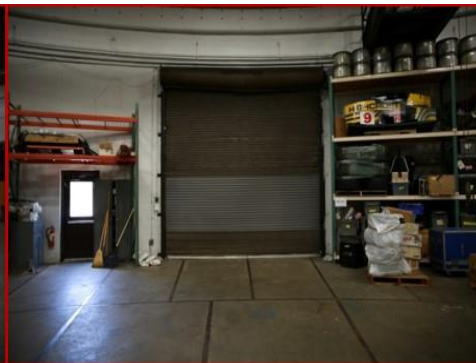
PROPERTY INFORMATION / Warehouse Photos



# AIRPORT INDUSTRIAL / FLEX BUILDING FOR SALE

45B Miry Brook Road – Danbury, Connecticut 06811

PROPERTY INFORMATION / Warehouse Photos (Con't.)



# AIRPORT INDUSTRIAL / FLEX BUILDING FOR SALE

45B Miry Brook Road – Danbury, Connecticut 06811

PROPERTY INFORMATION / Office Photos



# AIRPORT INDUSTRIAL / FLEX BUILDING FOR SALE

45B Miry Brook Road – Danbury, Connecticut 06811

PROPERTY INFORMATION / Grounds Photos



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## PROPERTY INFORMATION / Site Plan

