



DIAMOND  
PROPERTIES

## INDUSTRIAL BUILDING

60 Shelter Rock Road  
Danbury, CT



### BUILDING FEATURES

- Power: 200 Amp, 3 Phase
- Loading: 3 Common Loading Docks  
1 Common Overhead Doors
- Ceiling Height: 15' to 21'
- New Roof
- Parking: Ample
- Excellent Signage
- Heating: Gas Heating
- Utilities: City Water, Sewer, and Gas
- Sprinklers: Wet System

Ideal for any warehouse or manufacturing use. Building has three shared loading docks, one common 14' x 14' overhead door, and excellent signage. Units are separately metered for gas and electric. Convenient access to I-84 and Routes 6 and 53.

NNN = +/- \$2.45 PSF.

### AVAILABLE SPACE

#### Single Units:

Unit 1: +/- 6,564 SF

Unit 2: +/- 6,201 SF

Unit 4: +/- 5,302 SF

Unit 6: +/- 9,252 SF

Unit 7: +/- 11,432 SF

#### Combined Units:

Units 1 + 2: +/- 12,765 SF

Units 2 + 4: +/- 11,503 SF

Units 1 + 2 + 4: +/- 18,067 SF

Units 6 + 7: +/- 20,684

### LEASE PRICE

\$5.95 NNN

For more information, visit  
dpmgt.com or contact:

**Mark Blandford**

914-773-6242  
mark@dpmgt.com

**Ted Grogan**

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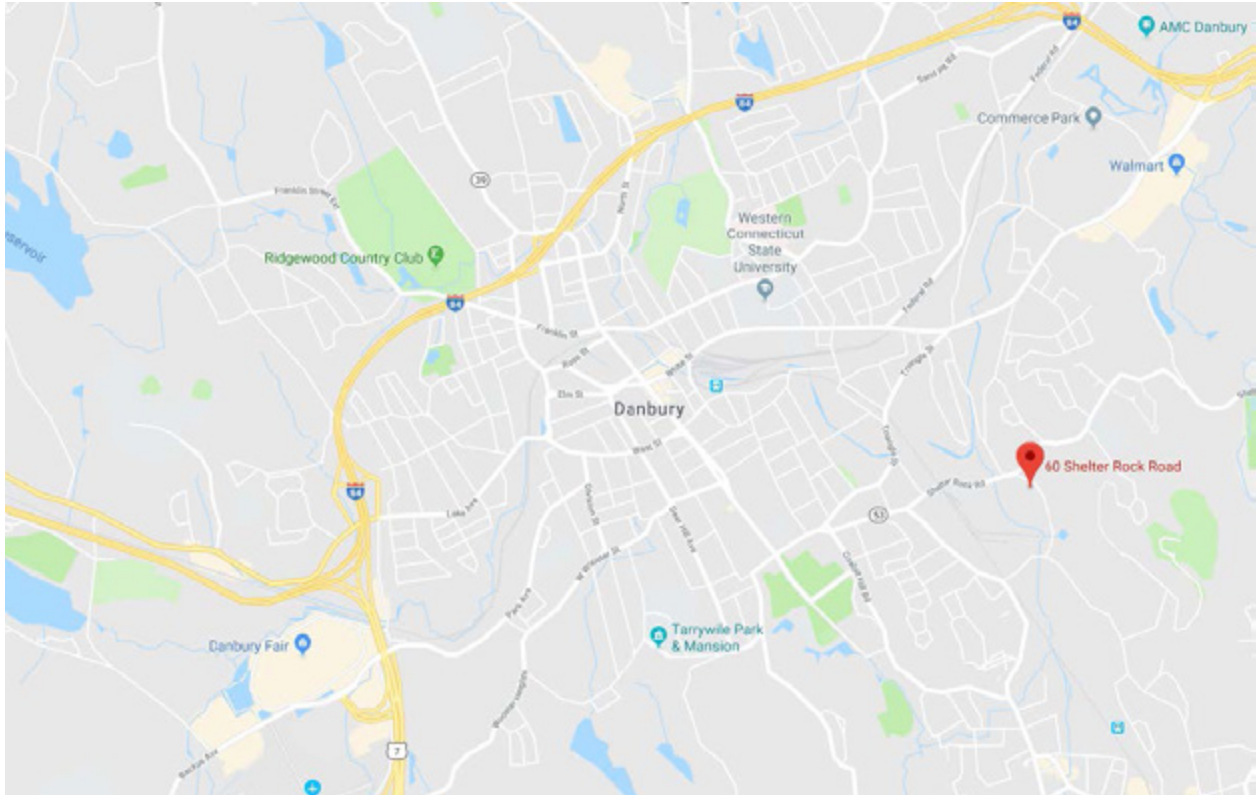
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