

FOR LEASE

44–48 Shelter Rock Road

Danbury, Connecticut 06810

Office, flex and industrial space on a 23.54-acre campus, five minutes from I-84 Exits 5 and 8.

96,975 SF
Total available

7,840 - 42,996 SF
Space sizes

$10.75 – $13.75
Per SF, modified gross

ADVANTAGE
REALTY COMMERCIAL

Property overview



A working campus with room to grow

The Shelter Rock Road campus offers office, R&D, flex and heavy industrial space across four buildings, under new, local, on-site management.

Recent upgrades include new roofs, updated HVAC, new windows and elevator access to the office and R&D space. Buildings are fully sprinklered with separately metered utilities, and 275 level, well-lit parking spaces come at no additional charge.

Tenants can take one space and expand across the campus. Delivery ranges from immediate occupancy to about 120 days, depending on size and build-out.

Property facts

Site area	**23.54 acres**
Campus size	**123,182 SF, 4 buildings**
Available	**95,126 SF**
Rental rates	**$10.75 – $13.75/SF MG**
Lease term	**5 years**
Zoning	**IL-40 Light Industrial**
Parking	**275 spaces, no charge**
Drive-in doors	**4 (46 & 48 Shelter Rock)**
Access	**24-hour, controlled**

Highway access
Five minutes to I-84 Exits 5 and 8, with quick access to Route 7 and I-684.

Rail possible
Rail access is possible at the former Sperry Rail building.

Commuter rail
Danbury and Bethel Metro-North stations nearby, about 75 minutes to NYC.

Power and crane
Brand-new 2,600-amp service and a 35-ton overhead crane at 46 Shelter Rock.

Available space

Six spaces across four buildings



	Space	Type	Highlights	Size (SF)	Rate (SF/yr)
A	**44 Shelter Rock** 1st floor	Office	Plug and play, classrooms and offices	**13,420**	**$13.75**
A	**44 Shelter Rock** 3rd floor	Office	Top floor, plug and play, conference rooms	**13,420**	**$13.75**
B	**44A Low Bay** 1st floor	Flex	Open plan, new HVAC and windows	**8,099**	**$11.25**
B	**44A Mezzanine** 2nd floor	Flex	Open plan, elevator from rear lot	**7,840**	**$10.75**
C	**46 Shelter Rock**	Industrial	20'–30' clear, 35-ton crane, 2,600A	**10,000 - 42,996**	**$10.95 - $12.95**
D	**48 Shelter Rock** Butler Building	Industrial	Free-standing, new heat and doors	**11,200**	**$10.95**
	Total available			**96,975**	

Combine or divide. The Low Bay and Mezzanine combine for 15,939 SF of two-story space; both office floors together total 26,840 SF.

Terms. Rates are modified gross, plus utilities. Five-year terms. Delivery from immediate to about 120 days, depending on build-out.

44 Shelter Rock

13,420 - 26,840 SF



Plug-and-play office floors, ready to occupy

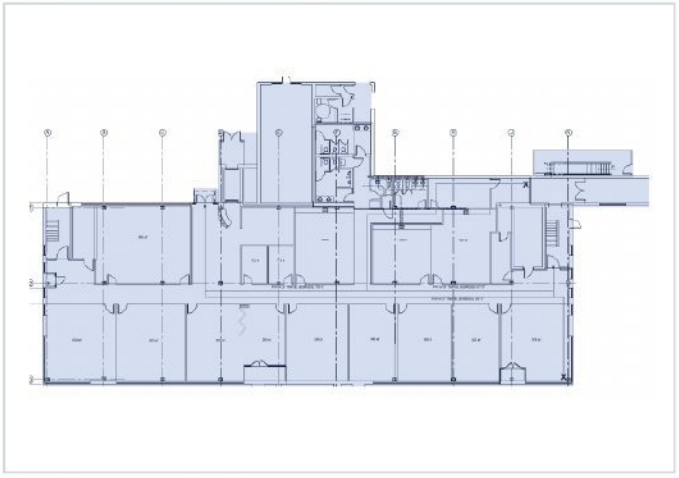
Two full floors, partly built out with offices, classrooms and meeting space. The building's lower level is a walk-out, below grade in front and at grade in back, so the 2nd floor is the building's third and top level.

1st floor Former technical school	13,420 SF $13.75/SF MG
3rd floor Top level, former corporate office	13,420 SF $13.75/SF MG

Condition	Partial build-out, plug and play
Capacity	Fits 30 - 96 people per floor
Layout	Partitioned offices, classrooms, conference rooms
HVAC	Central air and heat; after-hours HVAC available
Ceilings	10' finished drop ceilings, recessed lighting
Elevator	Hydraulic, 4,000 lb, 3 stops
Electric	1,200A, 480/277V, 3-phase building service
Life safety	Sprinklered, security system
Lease	5 years, modified gross



Representative floor plan



For reference only. Not to scale.

44A Low Bay & Mezzanine

7,840 - 15,939 SF



Open flex floors, alone or together

Wide-open space at 44A Shelter Rock Road with new HVAC, new windows and handicap-accessible restrooms. Lease one floor or combine both for a two-story occupancy. Ownership will consider a drive-in door for a creditworthy tenant.

1st floor, Low Bay	**8,099 SF** $11.25/SF MG
2nd floor, Mezzanine	**7,840 SF** $10.75/SF MG

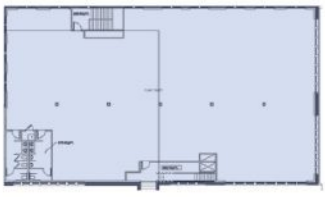
Condition	Shell space, open floor plan
Ceiling height	9'
HVAC	New system, central heat
Windows	Large new windows, natural light
Elevator	Direct from the rear parking lot
Accessibility	Fully handicap accessible, ADA restrooms
Zoning	IL-40; many assembly uses permitted
Floor load	Low Bay 150 PSF; Mezzanine 125 PSF
Lease	5 years, modified gross plus electric



1st floor, Low Bay



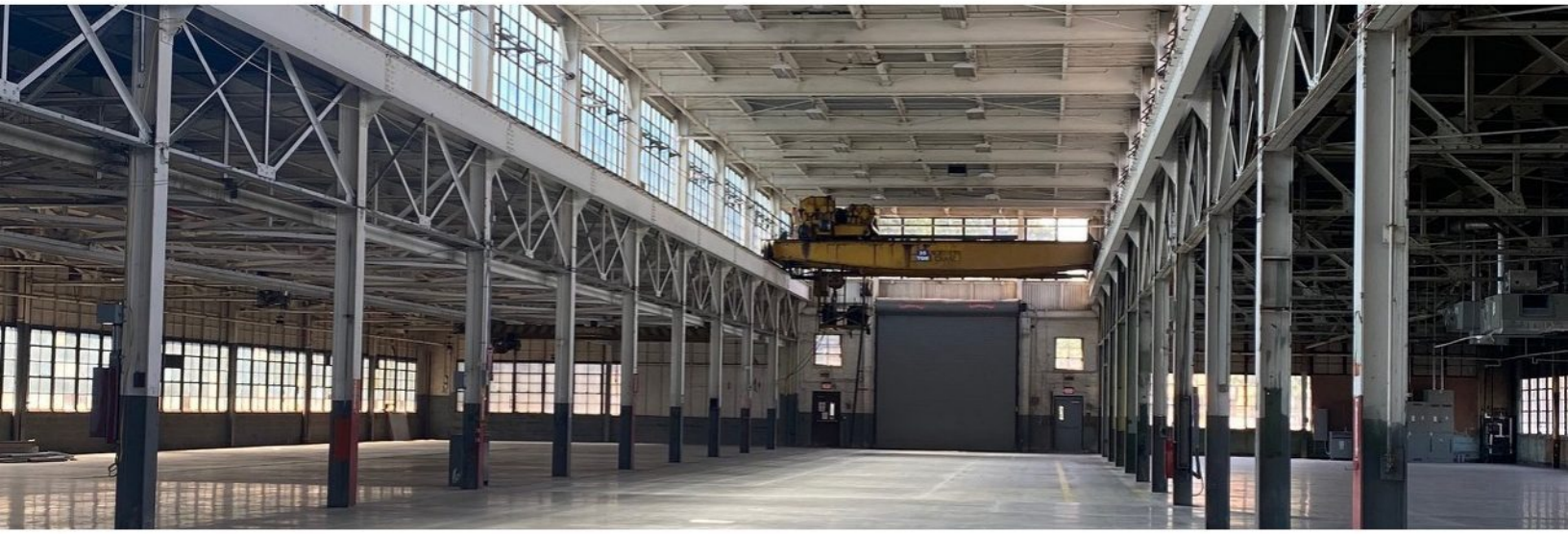
2nd floor, Mezzanine



For reference only. Not to scale.

46 Shelter Rock

10,000 - 42,996 SF



High-bay industrial with a 35-ton crane

Heavy-duty construction with clear heights of about 20 feet along the sides and up to 30 feet on the centerline, where a 35-ton overhead crane runs on rails. Brand-new 2,600-amp service and two oversized drive-in doors.

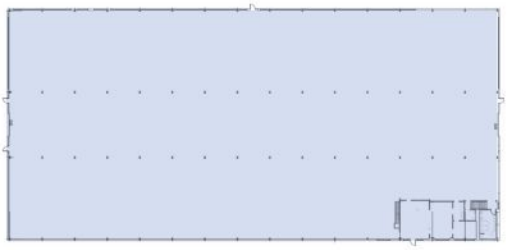
1st floor, divisible — 10,000 - 42,996 SF

$10.95 - $12.95/SF MG

Clear height	About 20' at sides, up to 30' at centerline
Column spacing	20'
Crane	35-ton overhead crane on centerline rails; requires repair and recommissioning
Loading	Two 14' × 16' drive-in doors; no docks
Electric	2,600 amps, brand-new service
Utilities	Separately metered gas and electric
Heat	Gas-fired space and unit heaters
Floor	Heavy industrial loads (300 PSF main floor)
Rail	Rail access possible; former Sperry Rail
Lease	5 years, modified gross; shell space



Floor plan





Butler Building

48 Shelter Rock Road

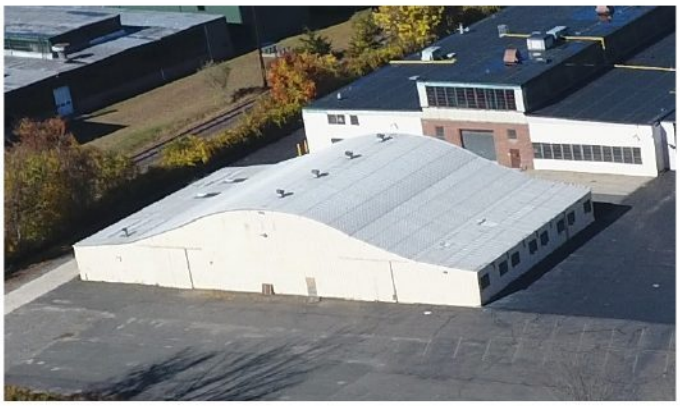
11,200 SF



Free-standing storage and service building

A Butler-type steel building with high ceilings and a wide-open interior for storing or servicing large equipment. The building will have new heat and new overhead garage doors.

Entire building	**11,200 SF** $10.95/SF MG



Loading	Two new overhead garage doors
Clear height	8' – 20', open ceiling
Utilities	Electric and gas available
Heat	New heating system
Construction	Pre-engineered steel, standing seam roof
Sprinkler	Dry system
Floor load	200 PSF
Lease	5 years, modified gross; shell space

Outdoor trailer parking

Paved tractor-trailer spaces beside the building

$350 per month per vehicle

Available with lease of the entire building

Limited number, first come, first served

Location

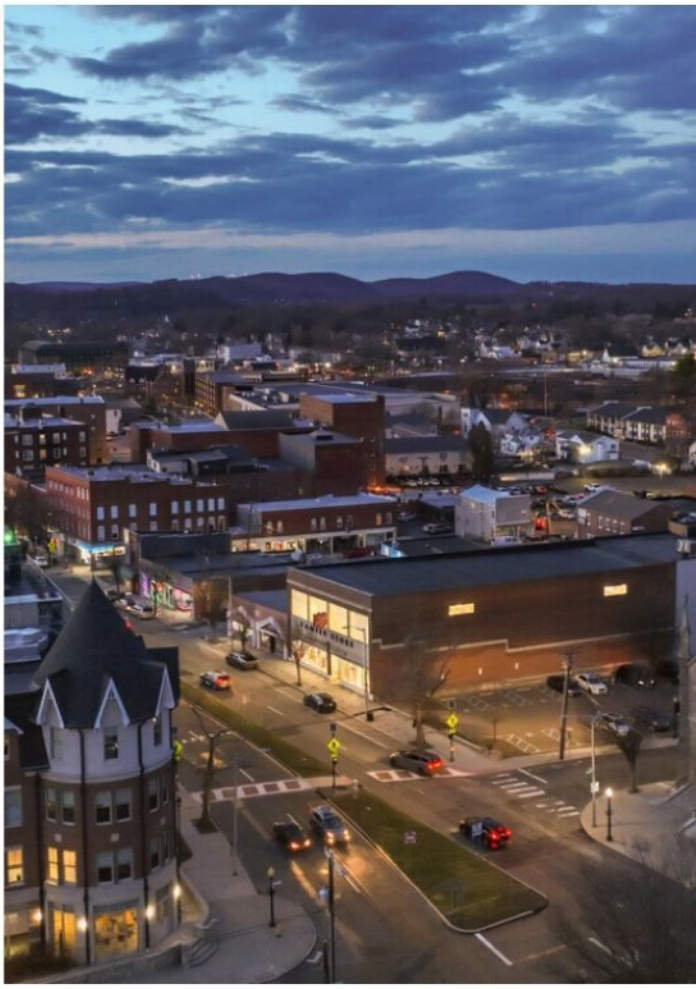
Danbury, Fairfield County

Central Danbury, minutes from I-84

Danbury is the business center of northern Fairfield County, with easy access from Westchester County, New York and New York City.

The city offers a skilled, diverse labor force and a cost structure that consistently beats Stamford and the coastal Fairfield County markets. Danbury Hospital and Western Connecticut State University anchor the local economy.

Downtown Danbury and Bethel are nearby, with hotels, restaurants and business services that support daily operations and visiting clients.



Highways

Five minutes to I-84 Exits 5 and 8, with quick connections to Route 7 and I-684.

Transit

Danbury and Bethel Metro-North stations nearby. New York City is about 75 minutes by car or train.

Neighbors

Hudson Valley Montessori sits next to the campus, with downtown amenities a short drive away.

Office, flex and industrial space under one local landlord, on one campus.

Start with a single floor and expand across the campus as your operation grows.



FOR LEASE

Schedule a tour of 44–48 Shelter Rock Road

Danbury, Connecticut 06810

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