



FOR LEASE

93 Triangle Street

Danbury, Connecticut

25,200 SF

Industrial space

\$12.75 /SF

Modified gross

18'+

Clear height

Versatile industrial space with updated offices,
loading, parking and truck access, minutes from I-84.



Property overview

Warehouse, offices and loading in one

A versatile, well-located 25,200 SF industrial space offering a strong combination of functional warehouse space, updated offices, loading, parking and truck access.

The space includes approximately 3,600 SF of newly renovated offices, a new kitchen and break room, office and warehouse restrooms, and a large open warehouse with 18'+ clear heights.

Loading is provided by two docks and one drive-in door, with good truck maneuverability and plenty of shared parking for trucks, employees and outdoor storage. The property is served by city water, city sewer and natural gas.



I-84 access

Easy connectivity across the Danbury area and greater Fairfield County.



Updated offices

About 3,600 SF newly renovated, with a new kitchen.



Loading

Two docks and one drive-in door, good truck maneuverability.



IL-40 zoning

Industrial, contractor, service, manufacturing and related uses.



Property facts

Available	25,200 SF	Parking	Plenty, shared
Rate	\$12.75/SF MG	Outdoor storage	Available
Offices	±3,600 SF	Utilities	Water, sewer, gas
Clear height	18'+	Zoning	IL-40
Loading	2 docks, 1 drive-in	Highway	Near I-84

Space details

25,200 SF

Total space

±3,600 SF

Newly renovated offices

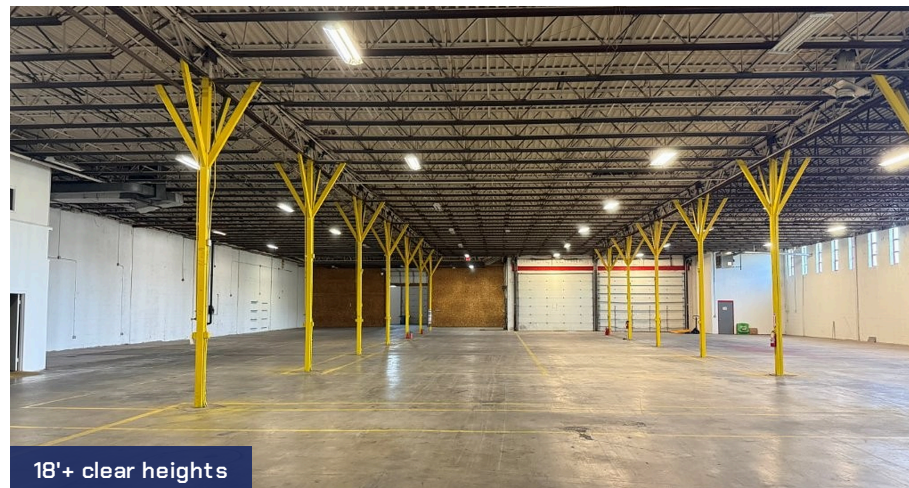
18'+

Clear height

\$12.75 /SF

Modified gross

Total space	25,200 SF
Offices	±3,600 SF, newly renovated, first floor and mezzanine
Kitchen	New kitchen and break room
Restrooms	Office and warehouse restrooms
Warehouse	Large, open warehouse
Clear height	18'+
Loading	Two docks and one drive-in door
Truck access	Good truck maneuverability
Parking	Plenty of shared parking for trucks and employees
Outdoor storage	Available
Utilities	City water, city sewer, natural gas
Zoning	IL-40 Light Industrial
Lease rate	\$12.75/SF modified gross



18'+ clear heights

Location & zoning

Danbury's flexible IL-40 Light Industrial Zone accommodates industrial, contractor, service, manufacturing and related uses. Convenient access to I-84 provides easy connectivity throughout the Danbury area and greater Fairfield County.

Warehouse & loading



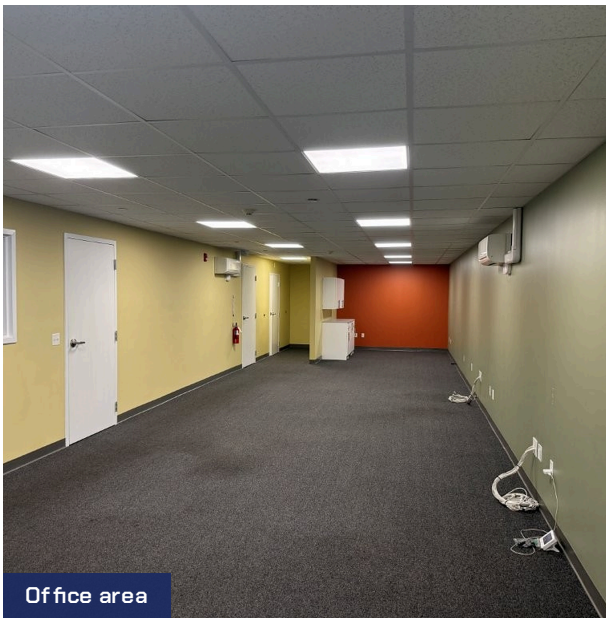
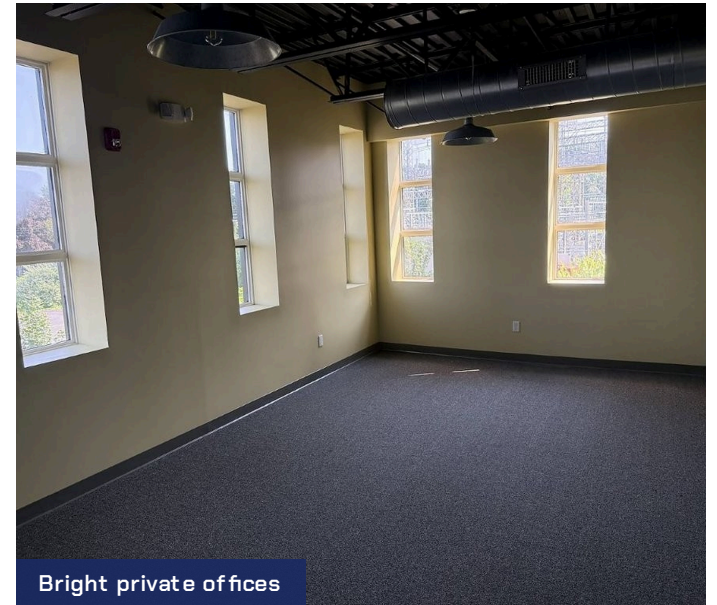
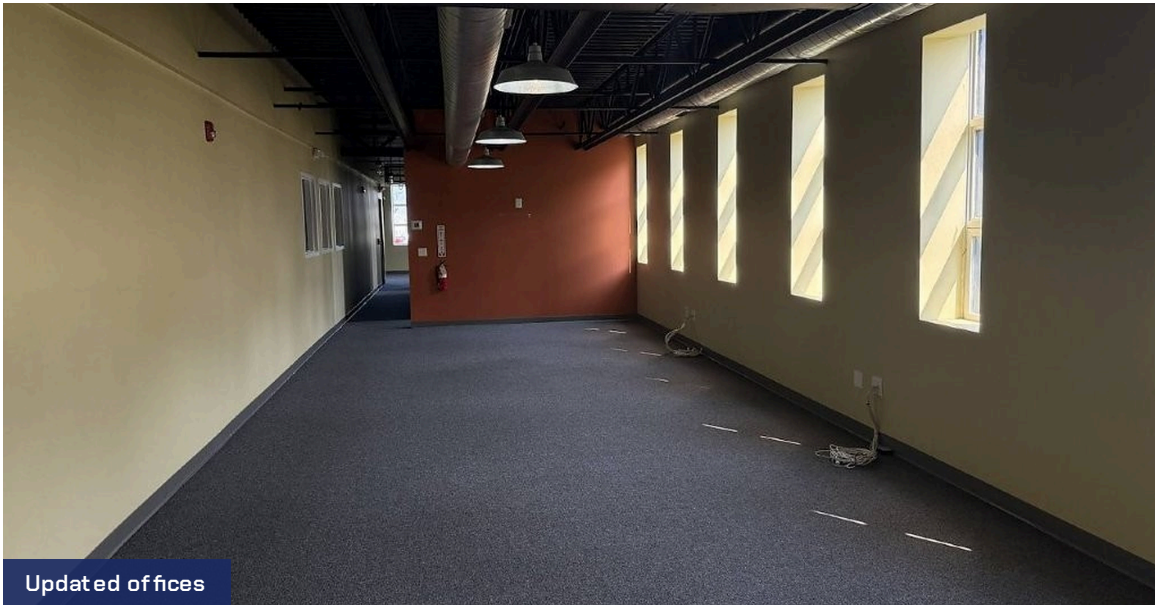
Built to move product

A large open warehouse with 18'+ clear heights, served by two loading docks and a drive-in door, with good truck maneuverability.



Offices & amenities

±3,600 SF, newly renovated



Parking & outdoor storage

Room for trucks, staff and storage

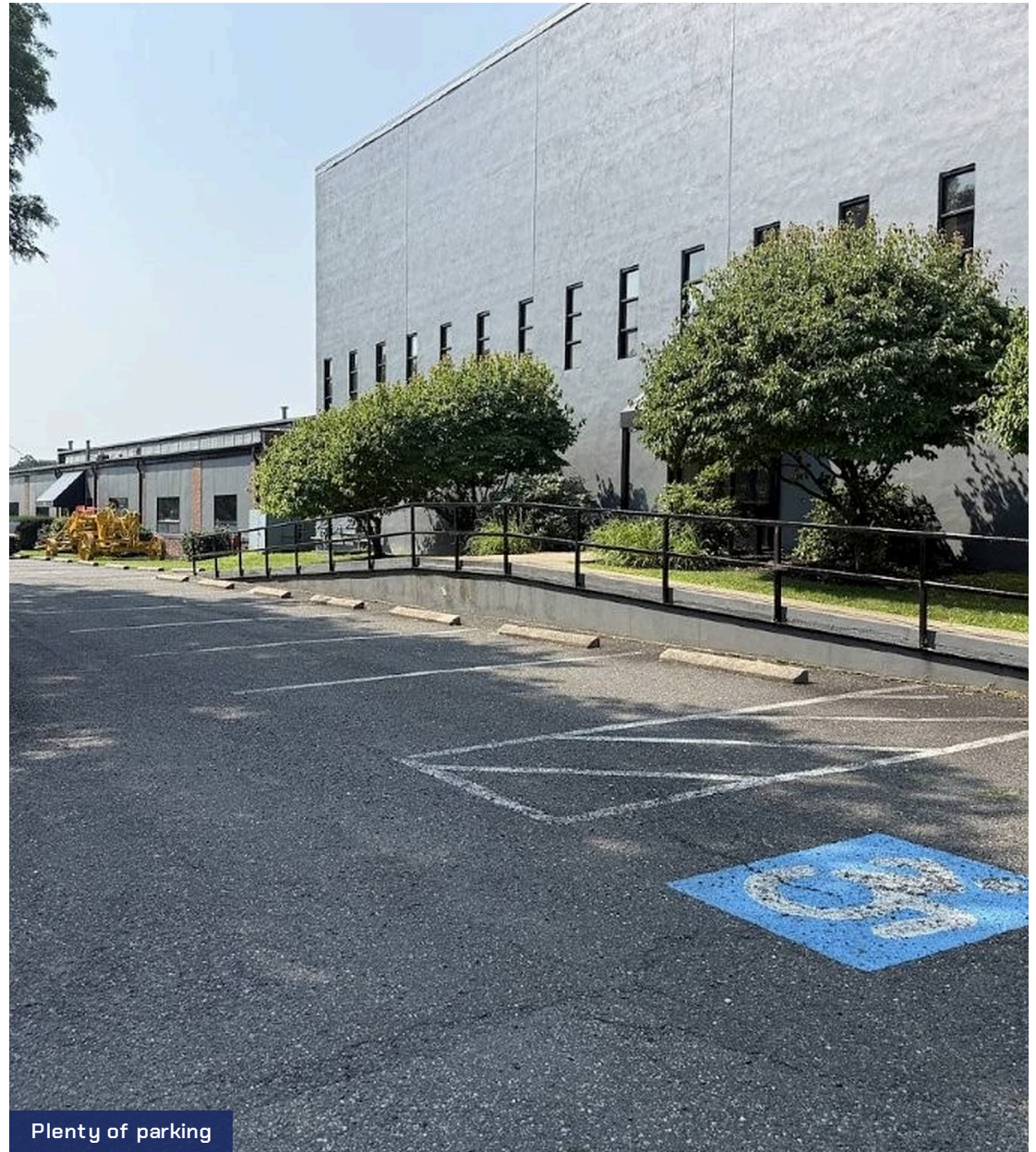
Plenty of shared parking accommodates trucks, employee parking and outdoor storage.



Outdoor storage



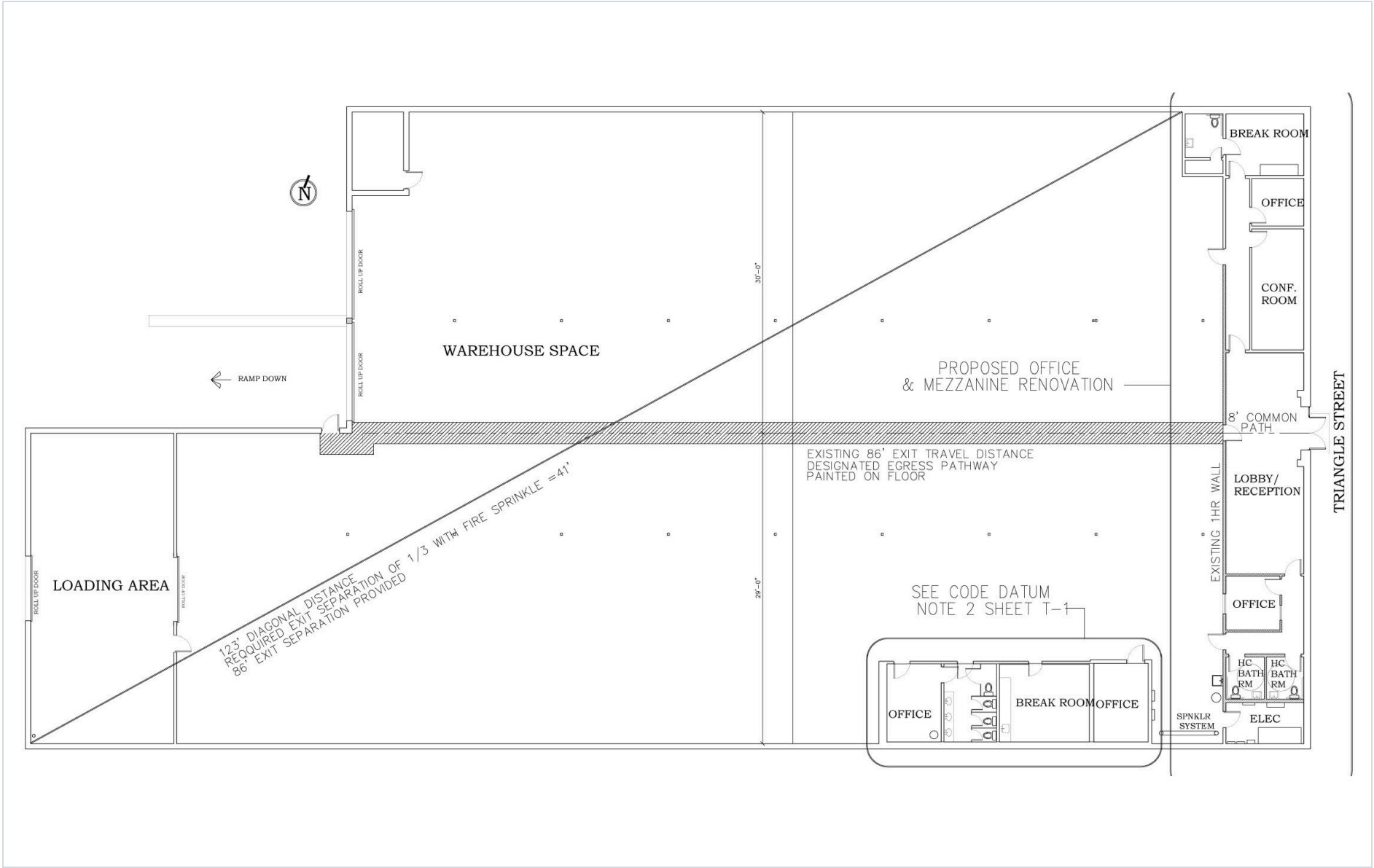
Yard and storage area



Plenty of parking

Floor plan: building

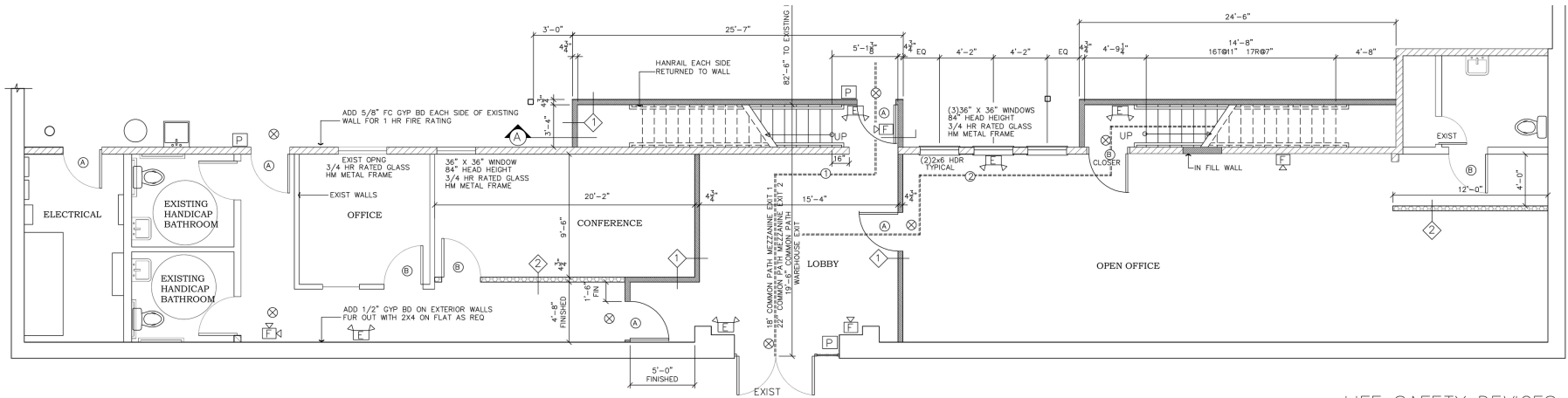
Existing first floor plan



Warehouse, loading area, and offices along Triangle Street. Plans by J. A. Jamieson Architects, 2021. For reference only; not to scale.

Floor plan: first floor offices

1,767 SF per plan



FIRST FLOOR PROPOSED PLAN

1767 SF

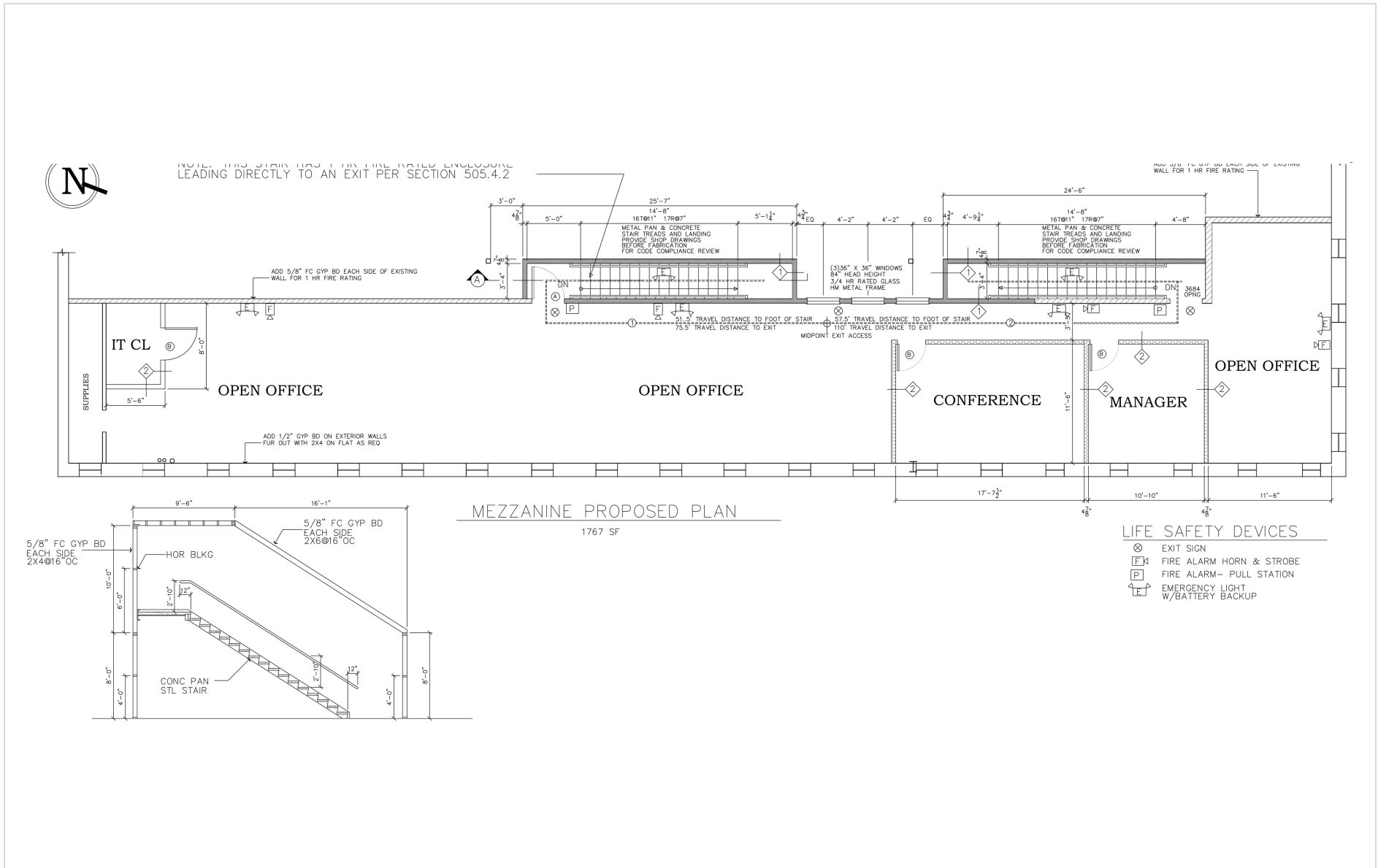
LIFE SAFETY DEVICES

- ⊗ EXIT SIGN
- [F] FIRE ALARM HORN & STROBE
- [P] FIRE ALARM - PULL STATION
- [E] EMERGENCY LIGHT W/ BATTERY BACKUP

Lobby, conference room, private office, open office, electrical room and handicap-accessible restrooms. Plans by J. A. Jamieson Architects, 2021. For reference only; not to scale.

Floor plan: mezzanine offices

1,767 SF per plan



Open offices, conference room, manager's office and IT closet, served by two stairways. Plans by J. A. Jamieson Architects, 2021. For reference only; not to scale.



FOR LEASE

Schedule a tour of 93 Triangle Street

Danbury, Connecticut | 25,200 SF | \$12.75/SF modified gross

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