

# ROUTE 7 RETAIL/OFFICE/STORAGE SPACE WILTON, CONNECTICUT



## 24 DANBURY ROAD

- Excellent location & visibility
- 1,169 & 1,800 SF 1st floor Retail space(s) @ \$30/SF NNN + Utilities
- 280- 2,400SF 2<sup>nd</sup> floor Office space @ \$25/SF Gross + Utilities
- 437-1,750 SF 3<sup>rd</sup> floor Storage space @ \$8/SF Gross + Utilities
- 3,000 SF lower level Storage space @ \$8/SF Gross + Utilities
- Elevatored Building
- Located just off Route 7 & high traffic counts of up to 31,500 cars/day
- Ample & easily accessible parking
- Immediate occupancy

Contact Exclusive Agents

*Pete Green*

(203)246-0972

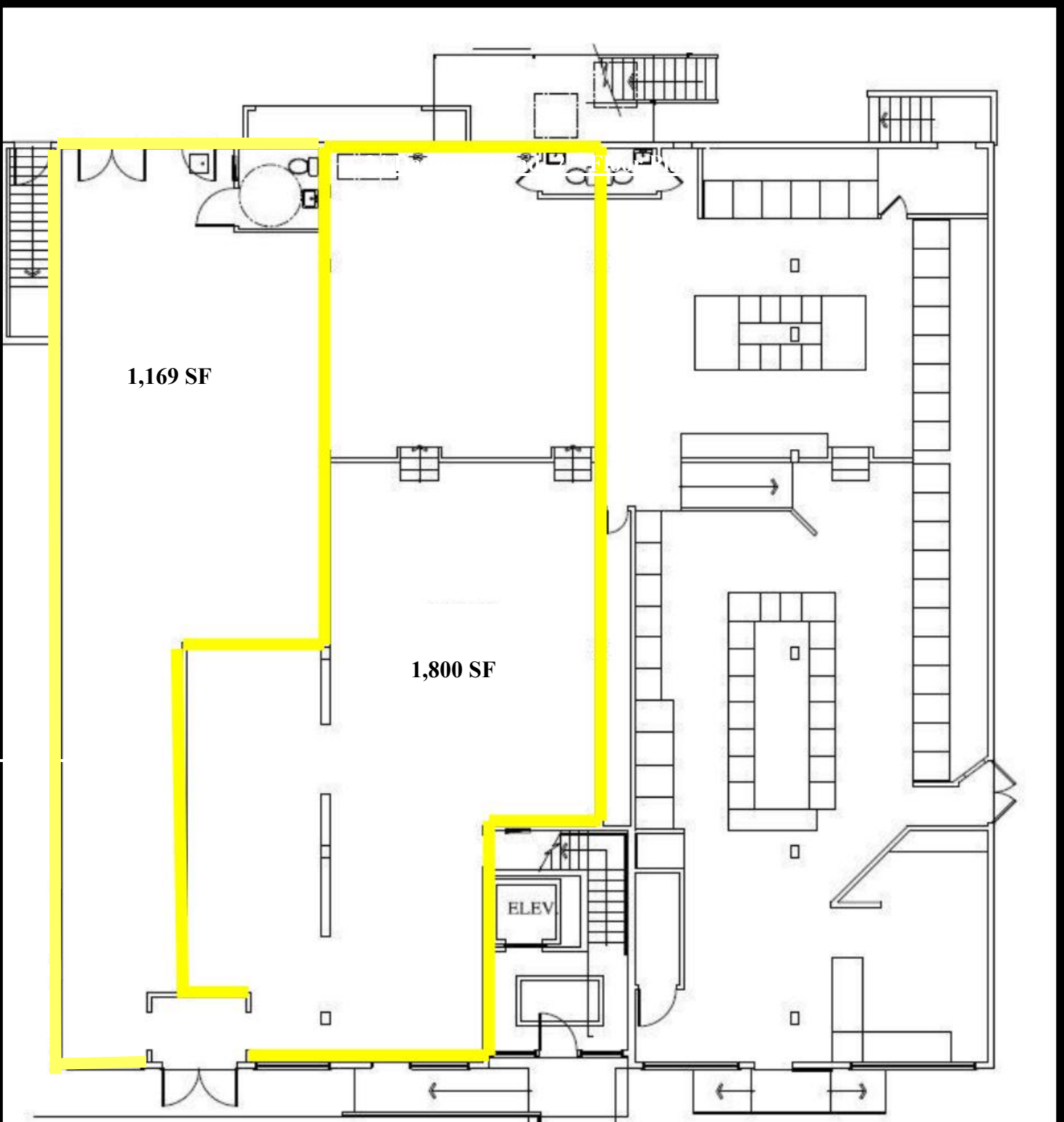
pgreen@johndhastings.com

*Christopher Maglione*

(203)858-9701

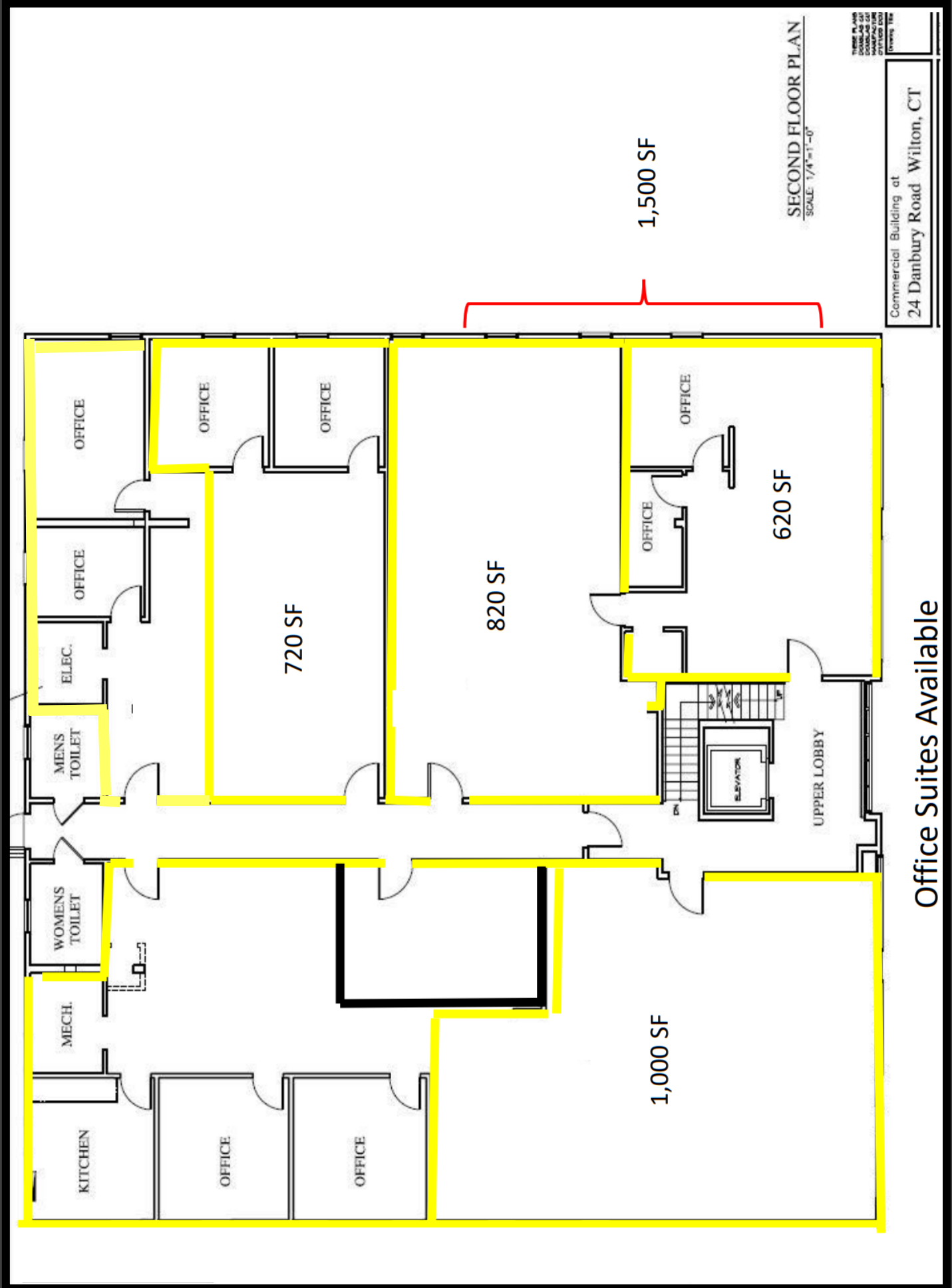
cmaglione@johndhastings.com

24 Danbury Road- 1<sup>st</sup> Floor Plan



24 DANBURY ROAD 203 761 9561  
WILTON, CT 06897  
BETTER ENVIRONMENTS, LLC  
221 DANBURY ROAD WILTON, CT  
02-14-08 SCALE: 3/16"=1'-0"

24 Danbury Road- 2<sup>nd</sup> Floor Plan



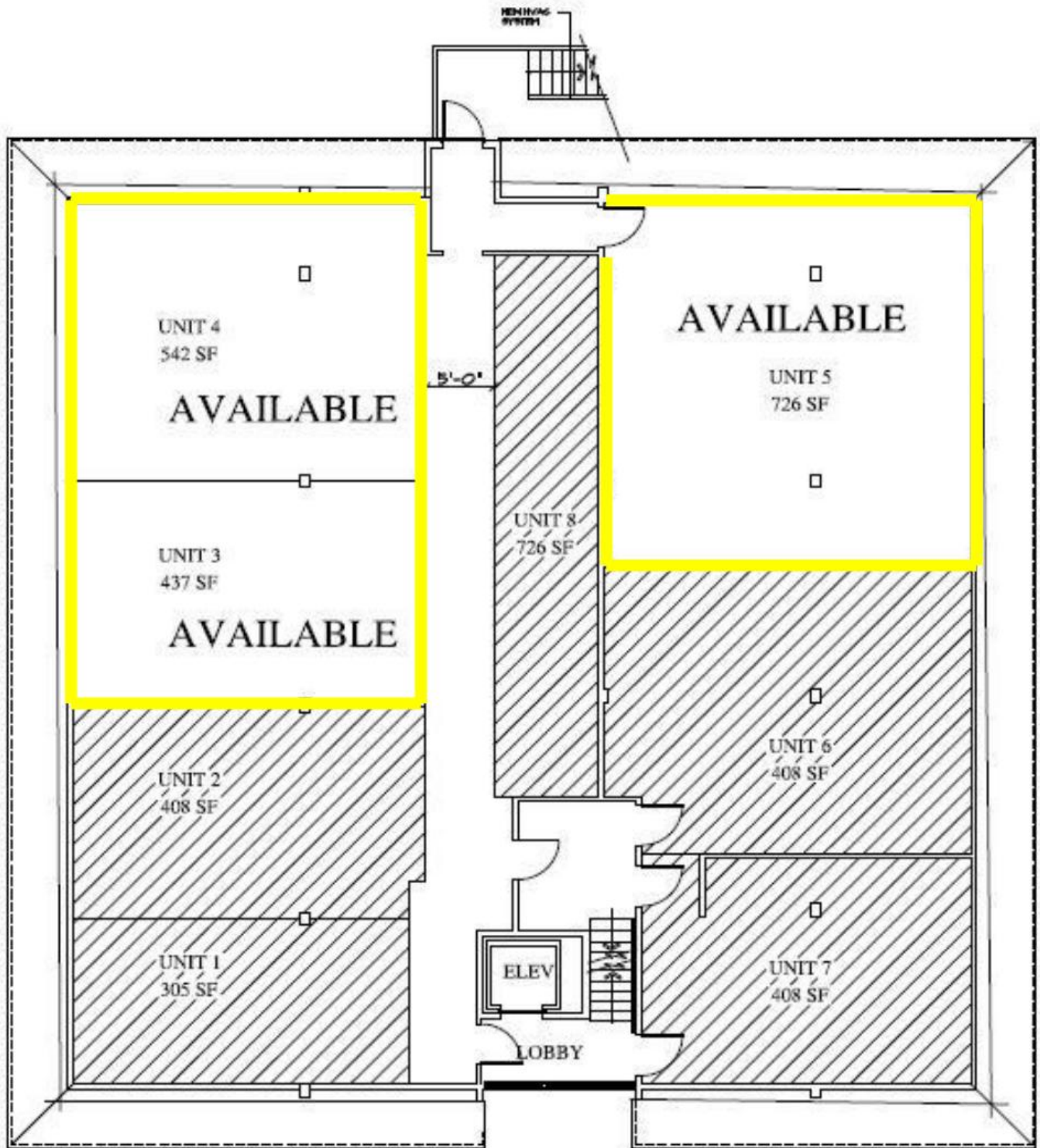
SECOND FLOOR PLAN  
SCALE: 1/4"=1'-0"

THIS PLAN AND  
CONTENTS TO  
MANUFACTURE  
AND CONSTRUCTION  
DRAWING 112

Commercial Building at  
24 Danbury Road Wilton, CT

Office Suites Available

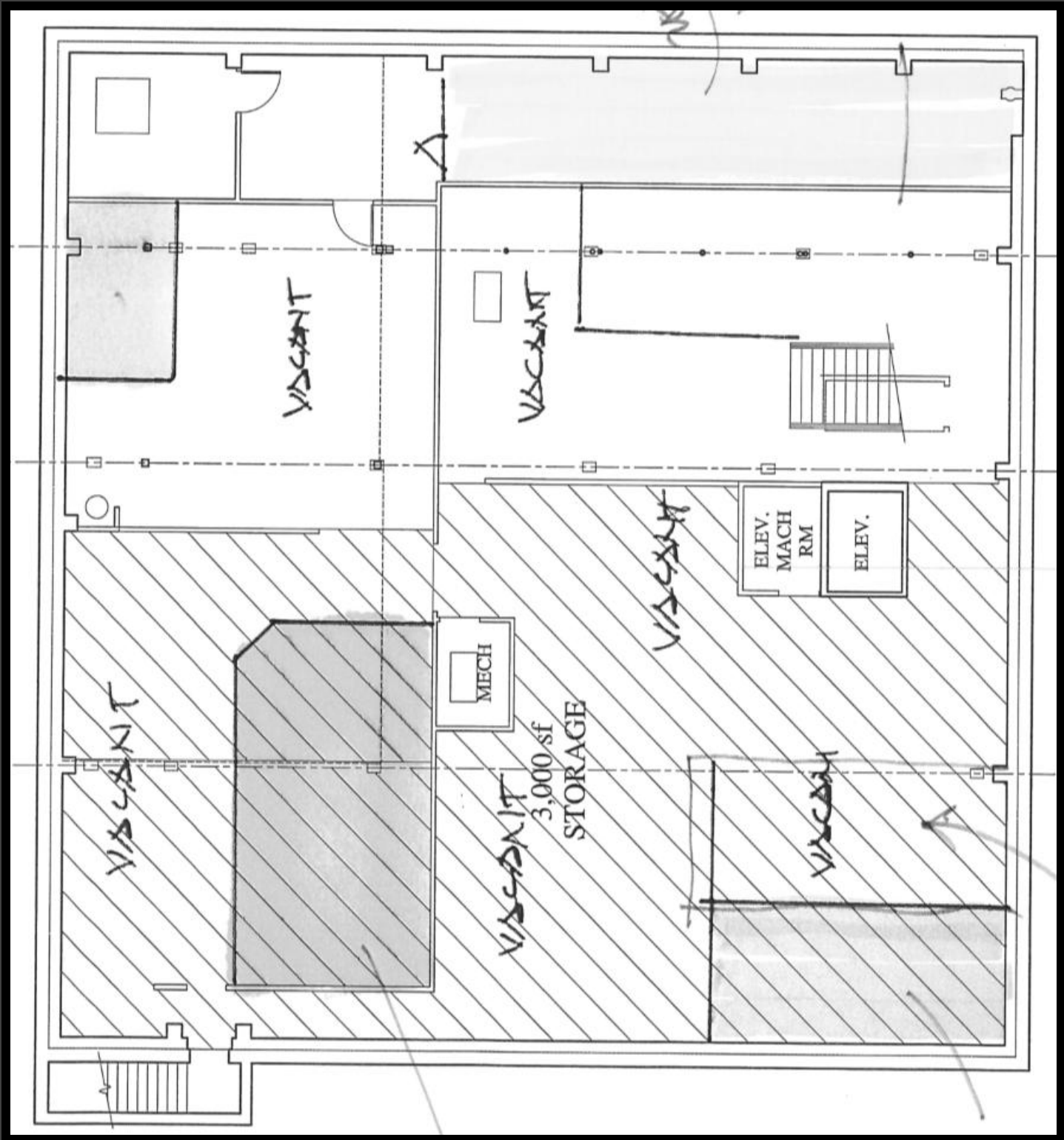
24 Danbury Road- 3<sup>rd</sup> Floor Plan



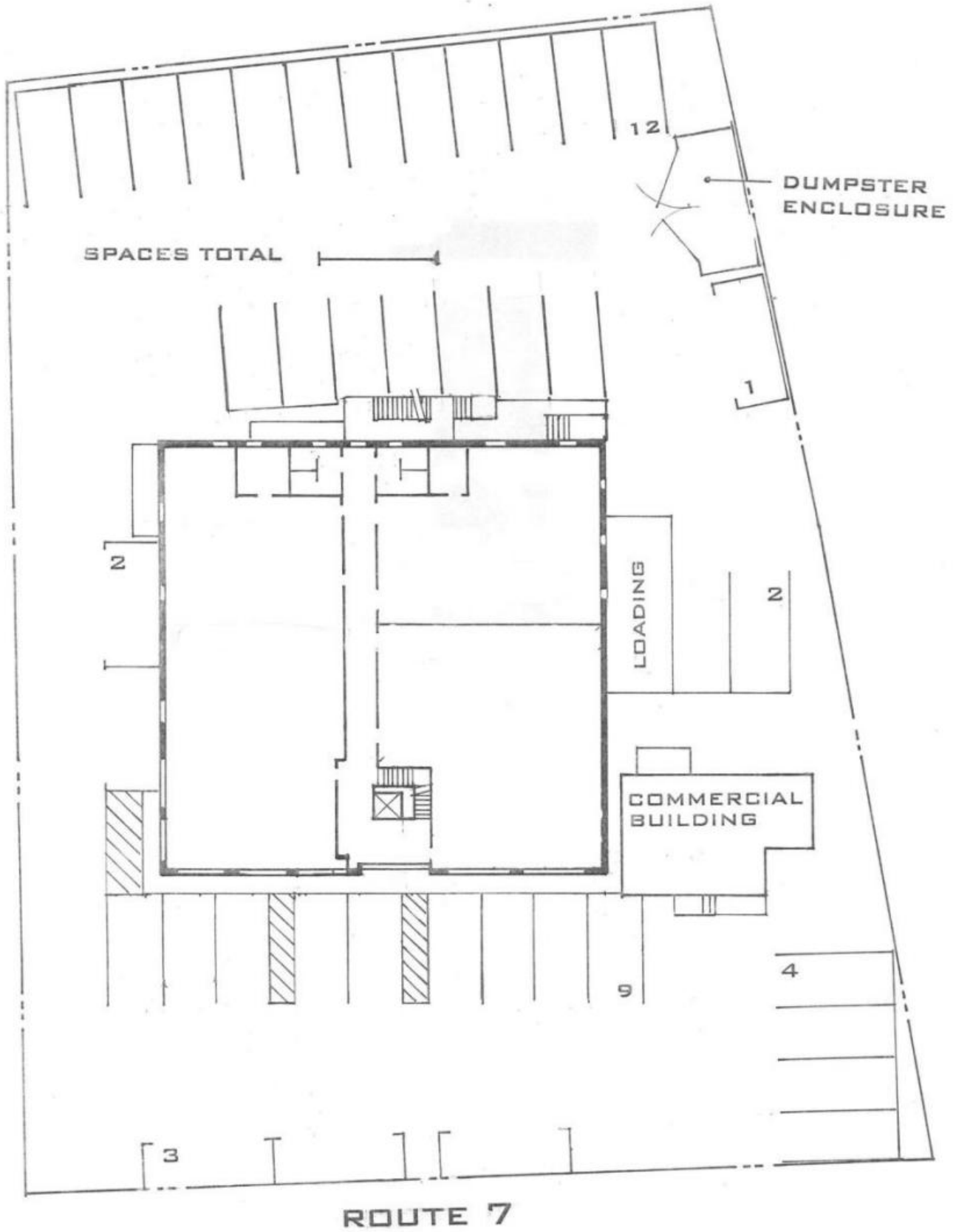
3RD FLOOR

24 DANBURY RD  
WILTON CT

24 Danbury Road- Lower Level Storage



24 Danbury Road- Site Plan



# 24 Danbury Road- Aerial View(s)

