

**RYER**  
*Associates*

COMMERCIAL  
REAL ESTATE

*Building  
Opportunities*

11 Old  
Sugar  
Hollow  
Road

**Danbury, CT**

# FOR SALE

## Private Corporate Campus

Minutes from  
everywhere!



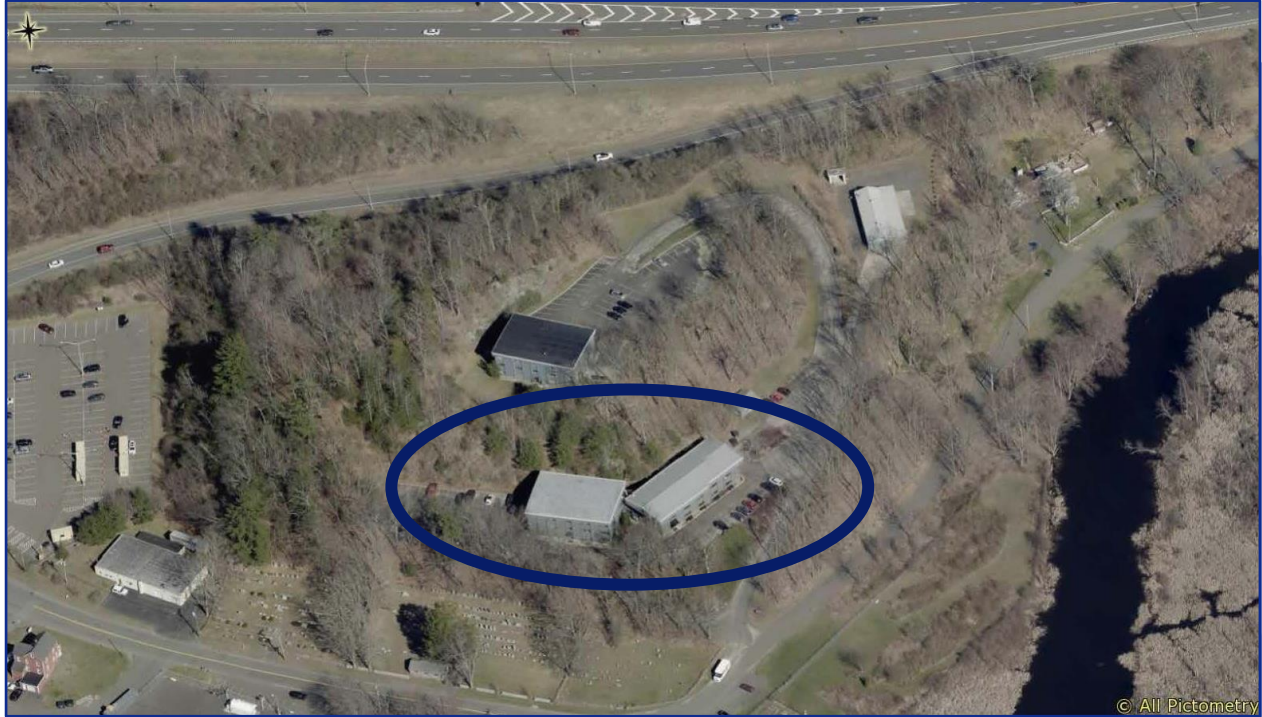
### 25,373 sf Industrial/Office Building on Three Floors and 2.322 private acres

- Flexible buildings – space can be divisible to +-12,480 SF units
  - Includes +-500 SF heated accessory building
  - Can be purchased with adjacent 7-9 Sugar Hollow Road for an additional +-12,720 SF of office building and +-2,849 SF industrial/storage building
- IL-40 Zone Allows Many Uses
- Excellent location
  - Convenient to customers: seconds from the intersection of I-84 and Route 7
  - Moments to the Danbury Municipal Airport, Danbury Fair Mall, and thousands of businesses
- Abundant off-street parking





### FOR SALE: \$1,500,000

Can be purchased with 7-9 Old Sugar Hollow Road

# Rare Light Industrial Building with Office Potential!



## 5-MILE FACTS

-  Population: 103,000
-  Total Households: 37,000
-  Median HH Income: \$81,000
-  Nearby Businesses: 6,500

*2021 data provided by ESRI*



M. Jeffers Ryer, SIOR, CCIM  
mjryer@ryer.com  
(203) 797-0200 x 103



M. Augustus Ryer, CCIM  
gryer@ryer.com  
(203) 797-0200 x 107



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