

Self Storage Development Opportunity



SELF STORAGE ADVISORS

ASKING PRICE Call Broker

INVESTMENT HIGHLIGHTS

- Self-Storage & Industrial Development Site, Delivered with Approved Plans
- Plans for 127,900 GSF of Self Storage (approx. 105,200 NRSF)
- Plans for 68,600 SF of Industrial/Warehouse
- 11.44± Acres of Land
- Average Household Income of People Living Within a 1, 3 and 5-Mile radius is well above the national average

Self-Storage & Industrial Development Site

176 Sunny Valley Road
New Milford, CT 06776

Presented by:

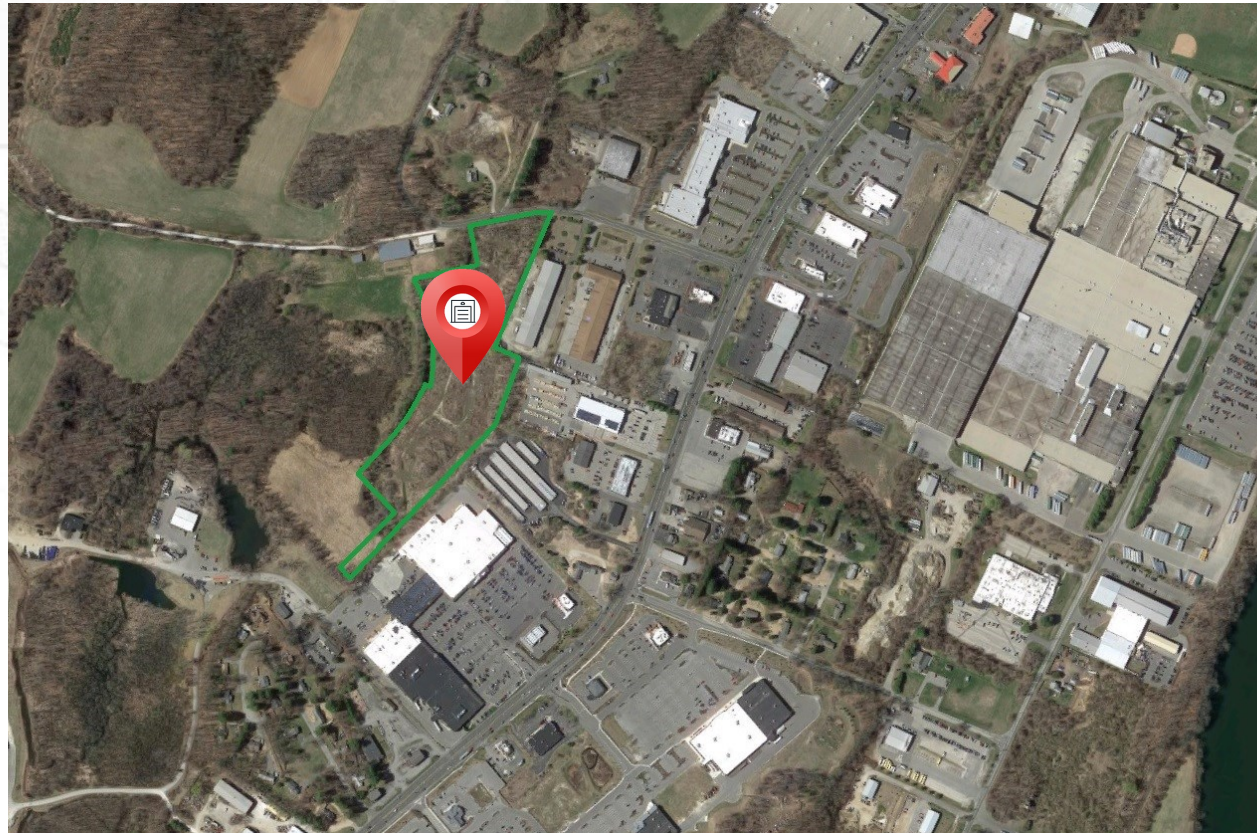
**LINDA CINELLI, CCIM &
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PROPERTY DETAILS

Address	176 Sunny Valley Road, New Milford, CT 06776
Assessor's Parcel Numbers	18.3/3
Lot Size	11.44 AC
Zoning	Industrial District (I)
Total Proposed Development SF	196,500 Gross SF
Proposed Self-Storage SF	127,900 Gross SF 105,200 Net Rentable SF
Proposed Industrial SF	68,600 Rentable SF
Proposed Number of Buildings	6
Proposed Number of Stories	1-3
Approved Plans	Delivered with Approvals

