

# Sales / Leases Thru 2012

## Advantage Realty Commercial

Prepared on Jan 1, 2014 on Commercial IQ

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Advantage Realty Commercial has been a leader in providing commercial real estate services in the Greater Danbury area for over 30 years. For your consideration and convenience, we have enclosed a recap of numerous sale and lease transactions that have successfully been completed by our brokers in the last several years (starting with those at the end of 2013). You will find a wide variety of transactions from large to the very small. You'll also find sale and lease transactions across all types of commercial real estate including Industrial, Retail, Office, Land and Business.

We hope that once you have reviewed these past successes stories that you'll consider Advantage Realty Commercial when contemplating the Sale or the Lease of your valuable commercial real estate properties. Call us for a free consultation today.

J. Michael Struna  
Owner / Broker  
Advantage Realty Commercial  
203-798-9345 (O)  
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Mike@AdvantageRealtyInc.Com

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**Prepared By**

J. Michael Struna





COMPARABLE ID: 1609038

## 1. 7-9 Brush Hill Road - New Fairfield - 9 Brush Hill Road New Fairfield, CT 06812

Final Price:	<b>\$620,000</b>	Size:	<b>See Agent</b>	Status:	<b>Sold</b>
Asking Price:		Land Size:	<b>See Agent</b>	Type:	<b>Retail-Commercial For Sale</b>
Closing Date:	<b>12/27/2012</b>	Building Size:	<b>See Agent</b>	Subtype:	<b>Free-Standing Building, Mixed Use</b>
Cap Rate:	<b>Undisclosed</b>			Zoning:	<b>See Agent</b>

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COMPARABLE ID: 1608314

## 2. 87 Beaver Brook Road - 87 Beaver Brook Road Danbury, CT 06810

Final Price:	<b>\$700,000</b>	Size:	<b>4,150 SF</b>	Status:	<b>Sold</b>
Asking Price:		Land Size:	<b>See Agent</b>	Type:	<b>Industrial For Sale</b>
Unit Price:	<b>\$168.67 PSF</b>	Building Size:	<b>4,150 SF</b>	Subtype:	<b>Industrial-Business Park</b>
Closing Date:	<b>11/30/2012</b>			Zoning:	<b>See Agent</b>

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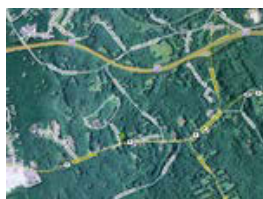
COMPARABLE ID: 1608311

## 3. 125 Commerce Drive - Brookfield, Industrial - 125 Commerce Dr Brookfield, CT 06804

Lease Rate:	<b>\$8.95 PSF (Annual)</b>	Suite:	<b>Industrial</b>	Status:	<b>Leased</b>
Lease Type:	<b>Modified Gross</b>	Size:	<b>2,500 SF</b>	Type:	<b>Industrial For Lease</b>
Lease Date:	<b>12/1/2012</b>	Building Size:	<b>18,042 SF</b>	Subtype:	<b>Cold Storage, Warehouse/ Distribution</b>
Space Type:	<b>Relet</b>	Land Size:	<b>See Agent</b>	Zoning:	<b>See Agent</b>
		Loading:	<b>2 Doors</b>		
		Ceiling:	<b>17 ft.</b>		

The building is located at 125 Commerce Drive in Brookfield CT. The site is service with easy access from Interstate "Super 7" and Federal Road and is convenient to Bethel, Brookfield, Danbury, and New Milford. The property is zoned industrial and is neighbors with Sears's service center, Defeo Manufacturing, Voltonics, AB Electronics, Eastern Precast, Petro Oil Company, Dolan Moving and Storage, Art Metal Industries, and the Greentree Toyota service center. There are three spaces available: 1. Industrial space #1: Two 14' X 14' overhead doors. There is a total of 2340 s.f. of industrial space with 20' ceiling height and gas heat. The office space is located adjacent to the space. Tenant can have be flexible and take a minimum 1,000 to a maximum of 5,000 s.f. of handicap accessible office space to accompany this warehouse space. There is also outside storage for fleet vehicles / trucks. Ideal for a service company headquarter. Offered for lease at \$8.95 s.f. gross plus utilities. 2. ...

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COMPARABLE ID: 1607379

## 4. 170 Mount Pleasant Road - Newtown - 170 Mount Pleasant Road Newtown, CT 06470

Final Price:	<b>\$1,050,000</b>	Land Size:	<b>4.70 Acres</b>	Status:	<b>Sold</b>
Asking Price:	<b>\$1,645,000</b>			Type:	<b>Vacant Land For Sale</b>
Unit Price:	<b>\$223,404 Per Acre</b>			Uses:	<b>Retail, Retail-Pad</b>
Closing Date:	<b>12/23/2012</b>			Zoning:	<b>See Agent</b>

This site is planned for two story building with 16,800 s.f. of ground floor retail and 16,800 s.f. of second floor office space. Parking is designed for first floor retail and restaurant. Second floor is for professional office space. Located in the retail development path between Exit 8 and Exit 9 of I-84 on Route 6. Near the new "Big Y" - Convenient to Danbury, Bethel, Brookfield, and Newtown. Adjacent to age restricted housing and medical offices plus several retail businesses. Municipal water and sewer, CL & P for electric, Yankee gas, and Charter Cable. Possible 2 parcels with a total of 7.96 acres with a total of 625' of frontage. B-2 retail / business zoning with high visibility and good traffic counts. 164 Mt Pleasant - 3.26 acres - \$1,200,000 / 170 Mt Pleasant - 4.70 acres - \$1,645,000. Call Mike Struna to discuss you development needs !!!

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### 5. 27 Main Street - New Milford, 3 - 27 Main Street New Milford, CT 06776

Lease Rate:	<b>\$19 PSF (Annual)</b>	Suite:	<b>3</b>	Status:	<b>Leased</b>
Lease Type:	<b>Modified Gross</b>	Size:	<b>1,439 SF</b>	Type:	<b>Retail-Commercial For Lease</b>
Lease Date:	<b>12/23/2012</b>	Building Size:	<b>16,838 SF</b>	Subtype:	<b>Restaurant, Street Retail</b>
Space Type:	<b>Relet</b>	Land Size:	<b>See Agent</b>	Zoning:	<b>See Agent</b>

COMPARABLE ID: 1607376

The building has 7 tenant spaces. There is currently one space that is available for lease. Unit #3 is 1620 s.f. It was Down on Main Street retail store. Landlord is offering immediate occupancy, reserved parking space in rear, municipal parking in front. The utilities are C L & P, oil heat, City sewer & water, with full HVAC. 5 year lease is available with 2 months security. The heating oil and water are metered. This space is available for lease at \$14.75 s.f. NNN. Net charges estimated at \$4.50 s.f. The building on the main level contains approximately 12,838 s.f. It also includes a basement that provides storage for the buildings Tenants and some additional income for the Landlord. The property is situated on .42 acres of land with a private parking area at the rear of the building. The Town of New Milford provides numerous public parking lots in the area and plenty of angled parking "On the Green" in front of the building. The property is zoned VBD (Village Business District) which ...

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### 6. 27 Main Street - New Milford - 27 Main Street New Milford, CT 06776

Final Price:	<b>\$1,050,000</b>	Size:	<b>16,838 SF</b>	Status:	<b>Sold</b>
Asking Price:	<b>\$1,350,000</b>	Land Size:	<b>0.43 Acres</b>	Type:	<b>Retail-Commercial For Sale</b>
Unit Price:	<b>\$62.36 PSF</b>	Building Size:	<b>16,838 SF</b>	Subtype:	<b>Mixed Use, Restaurant</b>
Closing Date:	<b>11/30/2012</b>			Zoning:	<b>See Agent</b>
Cap Rate:	<b>Undisclosed</b>				

COMPARABLE ID: 1607374

This is the first time on the market for this retail and office property located on the historic "New Milford Green". The New Milford Green continues to be a very busy location for New Milford's daily activities and numerous community events attracting customers to that area both during both the day and in the evening hours. It is located near the Post Office, Town of New Milford municipal offices, numerous banks, dozens of restaurants and a couple of community churches. The building on the main level contains a approximately 12,838 s.f. It also includes a basement that provides storage for the buildings Tenants and some additional income for the Landlord. The property is situated on .42 acres of land with a private parking area at the rear of the building. The Town of New Milford provides numerous public parking lots in the area and plenty of angled parking "On the Green" in front of the building. The property is zoned VBD (Village Business District) which allowances a wide range of potential ...

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### 7. 67 Federal Road-Brookfield-Retail, 4,100 Retail - 67 Federal Road Brookfield, CT 06804

Lease Rate:	<b>\$19 PSF (Monthly)</b>	Suite:	<b>4,100 Retail</b>	Status:	<b>Leased</b>
Lease Type:	<b>NNN</b>	Size:	<b>4,100 SF</b>	Type:	<b>Retail-Commercial For Lease</b>
Lease Date:	<b>10/1/2012</b>	Building Size:	<b>30,100 SF</b>	Subtype:	<b>Restaurant, Tavern/Bar/ Nightclub</b>
Space Type:	<b>Relet</b>	Land Size:	<b>See Agent</b>	Zoning:	<b>See Agent</b>

COMPARABLE ID: 1586531

Neighborhood retail center. Near Stew Leonard's, Home Depot, Costco, Kohl's. "Miracle Mile" Very high visibility at the intersection of Route 7 and Federal Road. Ideal for furniture sales, retail, daycare, restaurants. Excellent parking with 150 spaces. Traffic count in 2010 indicates excess of 40,000 cars per day. Excellent access from Interstate. Lease term - 5 to 10 years. City sewer, well water, gas heat, full A/C, sprinklers, originally built in 1992. Call Mike Struna for an appointment today at 203-798-9345. Main Level Retail : 1,200 s.f. @ \$19.50 s.f. NNN 1,200 s.f. @ \$19.50 s.f. NNN 11,000 s.f. @ \$19.50 s.f. NNN Build to Suit Pad Site: 4,500 s.f. with drive thru service site plan to be approved Office Space also available on the Upper Level: 1500 s.f. - \$10.50 s.f. NNN with elevator- Upper Bldg A 2440 s.f. - \$10.50 s.f. NNN with elevator -Upper Bldg A 775 s.f. - \$10.50 s.f. NNN with elevator - Upper Bldg A

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COMPARABLE ID: 1567721

## 8. 25 Francis Clarke Circle-Bethel, 1,200 s.f. - 25 Francis Clarke Circle Bethel, CT 06801

Lease Rate:	<b>\$900 (Monthly)</b>	Suite:	<b>1,200 s.f.</b>	Status:	<b>Leased</b>
Lease Type:	<b>Gross Lease</b>	Size:	<b>1,200 SF</b>	Type:	<b>Industrial For Lease</b>
Lease Date:	<b>10/15/2012</b>	Building Size:	<b>8,800 SF</b>	Subtype:	<b>Manufacturing, Warehouse/Distribution</b>
Space Type:	<b>Relet</b>	Land Size:	<b>See Agent</b>	Zoning:	<b>See Agent</b>
		Loading:	<b>1 Door</b>		
		Ceiling:	<b>22 ft.</b>		

Now for Lease.....Enjoy work ! Peaceful setting, with hiking, biking, and jogging. 1,200 s.f. available at \$6.75 s.f. NNN. with nets estimated at \$2.25 s.f. (\$9.00 gross plus utilities). IP Zoning - 2.5 acres. Warehouse / distribution with office space C L & P, Yankee Gas, City sewer & water. Excellent parking. Excellent power, 10' X 12' overhead doors, private baths, 22' ceilings / sprinklers. Occupancy negotiable - 4.5 miles from Exit 5 - I-84. Constructed in 1988. 3-5 year leases available. Net charges estimated at \$2.25 s.f. Call Mike Struna today to discuss your needs and tour the property at 203-798-9345.

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COMPARABLE ID: 1560349

## 9. Stony Hill Corners - 180 Old Hawleyville Road - Bethel, 7 - 180 Old Hawleyville Rd Bethel, CT 06801

Lease Rate:	<b>\$18.75 PSF (Monthly)</b>	Suite:	<b>7</b>	Status:	<b>Leased</b>
Lease Type:	<b>See Agent</b>	Size:	<b>1,000 SF</b>	Type:	<b>Retail-Commercial For Lease</b>
Lease Date:	<b>9/1/2012</b>	Building Size:	<b>9,000 SF</b>	Subtype:	<b>Restaurant, Street Retail</b>
Space Type:	<b>Relet</b>	Land Size:	<b>See Agent</b>	Zoning:	<b>See Agent</b>

Dunkin' Donuts has chosen "Stony Hill Corners" this high traffic retail location as the home of Bethel's new Dunkin' Donuts. The "Stony Hill Corners" retail condos has a new owner. Construction has just been completed and the center is prepared for leasing. Numerous site and building improvements have been completed. "Stony Hill Corners" shares the busy intersection with the Big Y shopping center at the corner of Old Hawleyville Road and CT Route 6. There are 4 - 1000 s.f. retail condos that are available for lease. Dunkin' Donuts, Union Savings Bank, Capri Pizza and the Chinese takeout restaurant share the space in the Plaza. The spaces are now available for occupancy in September of 2011 and would be ideal for numerous food or restaurant type uses. 5 year leases are available at \$18.75 s.f. NNN with the net charges are estimated at \$4.25 s.f.

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COMPARABLE ID: 1560348

## 10. Stony Hill Corners - 180 Old Hawleyville Road - Bethel, 8 - 180 Old Hawleyville Rd Bethel, CT 06801

Lease Rate:	<b>\$19.25 PSF (Monthly)</b>	Suite:	<b>8</b>	Status:	<b>Leased</b>
Lease Type:	<b>NNN</b>	Size:	<b>1,000 SF</b>	Type:	<b>Retail-Commercial For Lease</b>
Lease Date:	<b>9/1/2012</b>	Building Size:	<b>9,000 SF</b>	Subtype:	<b>Restaurant, Street Retail</b>
Space Type:	<b>Relet</b>	Land Size:	<b>See Agent</b>	Zoning:	<b>See Agent</b>

Dunkin' Donuts has chosen "Stony Hill Corners" this high traffic retail location as the home of Bethel's new Dunkin' Donuts. The "Stony Hill Corners" retail condos has a new owner. Construction has just been completed and the center is prepared for leasing. Numerous site and building improvements have been completed. "Stony Hill Corners" shares the busy intersection with the Big Y shopping center at the corner of Old Hawleyville Road and CT Route 6. There are 4 - 1000 s.f. retail condos that are available for lease. Dunkin' Donuts, Union Savings Bank, Capri Pizza and the Chinese takeout restaurant share the space in the Plaza. The spaces are now available for occupancy in September of 2011 and would be ideal for numerous food or restaurant type uses. 5 year leases are available at \$18.75 s.f. NNN with the net charges are estimated at \$4.25 s.f.

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### 11. 2 Main Street-Danbury, 6060 - 2 Main Street Danbury, CT 06810

Lease Rate:	<b>\$33 PSF (Monthly)</b>	Suite:	<b>6060</b>	Status:	<b>Leased</b>
Lease Type:	<b>NNN</b>	Size:	<b>6,060 SF</b>	Type:	<b>Retail-Commercial For Lease</b>
Lease Date:	<b>10/5/2012</b>	Building Size:	<b>6,060 SF</b>	Subtype:	<b>Restaurant, Street Retail</b>
Space Type:	<b>Relet</b>	Land Size:	<b>See Agent</b>	Zoning:	<b>See Agent</b>

COMPARABLE ID: 1560339

Located across from new CVS Pharmacy at signalized intersection. Current location for security system central station. Ideal for Restaurant or high visibility businesses. Full A/C, back up generator, security vault. 5,340 s.f. two floors, central stairwell. 2.0 miles from Exit 5 - I-84 at corner of Main and South St. C L & P, Yankee Gas, sewer & water - C-CBD Zoning - 1/2 acre. 5 year leases required. Available April 1, 2005. Exclusive Broker: Call Mike Struna today to discuss your needs! Was previously a bank with drive thru and the offices of a prominent law firm. Will be available 1 February. Rogers park near by.

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### 12. 559 A Federal Road-Brookfield, 4,800-13800 - 559 A Federal Road Brookfield, CT 06804

Lease Rate:	<b>\$7.45 PSF (Monthly)</b>	Suite:	<b>4,800-13800</b>	Status:	<b>Leased</b>
Lease Type:	<b>Gross Lease</b>	Size:	<b>4,800 SF</b>	Type:	<b>Industrial For Lease</b>
Lease Date:	<b>10/6/2012</b>	Building Size:	<b>43,500 SF</b>	Subtype:	<b>Manufacturing, Warehouse/Distribution</b>
Space Type:	<b>Relet</b>	Land Size:	<b>10 Acres</b>	Zoning:	<b>See Agent</b>
		Loading:	<b>1 Dock, 3 Doors</b>		
		Ceiling:	<b>24 ft.</b>		

COMPARABLE ID: 1560336

Excellent visibility, "Super 7" interstate access, minutes from I-84. Offered for lease at \$7.75 s.f. NNN - Nets are estimated at \$2.25 s.f. 559 B Federal 5,000-13,800 s.f. with 3 loading docks with levlers. Sub dividable with a slight increase in rental rate. 22' ceiling, 10' overhead dock doors, fully sprinklered, IL-80 zoning code. Excellent parking and truck handling areas, 200 amps / 4,800 s.f. Offering 5-10 year leases available. Zoning allows sale at retail of home improvement products. Call Mike Struna for a floor plan and an appointment! It won't last !!!

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### 13. Mountain View Corporate Center, 1st Floor - 101 East Ridge Drive Danbury, CT 06811

Lease Rate:	<b>\$19 PSF (Monthly)</b>	Suite:	<b>1st Floor</b>	Status:	<b>Leased</b>
Lease Type:	<b>Modified Gross</b>	Size:	<b>5,500 SF</b>	Type:	<b>Office For Lease</b>
Lease Date:	<b>4/30/2012</b>	Building Size:	<b>65,000 SF</b>	Subtype:	<b>Institutional, Office Building</b>
Space Type:	<b>Relet</b>	Land Size:	<b>4.01 Acres</b>	Zoning:	<b>See Agent</b>

COMPARABLE ID: 1550969

Now The Mountain View Corporate Center offers a "Office Park" business setting with beautiful views of Danbury CT. The building is located directly off Exit 8 off I-84. The property is now under new ownership and management. Access to the building is provided from both the I-84 East and West exits. It will be convenient for local employees from Danbury, Bethel, Brookfield, and Newtown and just a 10 minute drive to the New York State line. Located next to the Mountain View Corporate Center are the Avalon Danbury Apartments. Public Transportation is available with a bus stop nearby. The Corporate Center is convenient to gas stations, restaurants, banks, auto dealerships, movie theaters, and other retail shopping areas. Holiday Inn, Hampton Inn, Courtyard, Wellesley Inn & Suites, La Quinta Inn, Best Western, Micro-Tel, and Days Inn hotels are conveniently located within minutes of the Corporate Center for the convenience of visiting clients. The Corporate Center offers excellent parking - 4/1000 s.f. ...

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## 14. Mountain View Corporate Center, 1st Floor - 101 East Ridge Drive Danbury, CT 06811

Lease Rate:	<b>\$19.25 PSF (Monthly)</b>	Suite:	<b>1st Floor</b>	Status:	<b>Leased</b>
Lease Type:	<b>Modified Gross</b>	Size:	<b>4,500 SF</b>	Type:	<b>Office For Lease</b>
Lease Date:	<b>3/1/2012</b>	Building Size:	<b>65,000 SF</b>	Subtype:	<b>Institutional, Office Building</b>
Space Type:	<b>Relet</b>	Land Size:	<b>4.01 Acres</b>	Zoning:	<b>See Agent</b>

COMPARABLE ID: 1550968

Now The Mountain View Corporate Center offers a "Office Park" business setting with beautiful views of Danbury CT. The building is located directly off Exit 8 off I-84. The property is now under new ownership and management. Access to the building is provided from both the I-84 East and West exits. It will be convenient for local employees from Danbury, Bethel, Brookfield, and Newtown and just a 10 minute drive to the New York State line. Located next to the Mountain View Corporate Center are the Avalon Danbury Apartments. Public Transportation is available with a bus stop nearby. The Corporate Center is convenient to gas stations, restaurants, banks, auto dealerships, movie theaters, and other retail shopping areas. Holiday Inn, Hampton Inn, Courtyard, Wellesley Inn & Suites, La Quinta Inn, Best Western, Micro-Tel, and Days Inn hotels are conveniently located within minutes of the Corporate Center for the convenience of visiting clients. The Corporate Center offers excellent parking – 4/1000 s.f. ...

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## 15. Stony Hill Corners - 180 Old Hawleyville Road - Bethel, 6 - 180 Old Hawleyville Rd Bethel, CT 06801

Lease Rate:	<b>\$21.60 PSF (Annual)</b>	Suite:	<b>6</b>	Status:	<b>Leased</b>
Lease Type:	<b>Modified Gross</b>	Size:	<b>1,000 SF</b>	Type:	<b>Retail-Commercial For Lease</b>
Lease Date:	<b>8/3/2012</b>	Building Size:	<b>9,000 SF</b>	Subtype:	<b>Restaurant, Street Retail</b>
Space Type:	<b>Relet</b>	Land Size:	<b>See Agent</b>	Zoning:	<b>See Agent</b>

COMPARABLE ID: 1536469

Dunking Donuts has chosen "Stony Hill Corners" this high traffic retail location as the home of Bethel's new Dunkin Donuts. The "Stony Hill Corners" retail condos has a new owner. Construction has just been completed and the center is prepared for leasing. Numerous site and building improvements have been completed. "Stony Hill Corners" shares the busy intersection with the Big Y shopping center at the corner of Old Hawleyville Road and CT Route 6. There are 5 - 1000 s.f. retail condos that are available for lease. Dunkin Donuts, Union Savings Bank, Capri Pizza and the Chinese takeout restaurant share the space in the Plaza. The spaces are now available for occupancy in September of 2011 and would be ideal for numerous food or restaurant type uses. 5 year leases are available at \$18.75 s.f. NNN with the net charges are estimated at \$4.25 s.f.

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## 16. 109 South Street-Danbury - 109 South Street Danbury, CT 06810

Final Price:	<b>\$407,500</b>	Size:	<b>6,786 SF</b>	Status:	<b>Sold</b>
Asking Price:	<b>\$475,000</b>	Building Size:	<b>9,360 SF</b>	Type:	<b>Office For Sale</b>
Unit Price:	<b>\$60.05 PSF</b>	Land Size:	<b>0.20 Acres</b>	Subtype:	<b>Mixed Use, Office Building</b>
Closing Date:	<b>7/19/2012</b>			Zoning:	<b>See Agent</b>
Cap Rate:	<b>Undisclosed</b>				

COMPARABLE ID: 1513803

Now reduced nearly \$325,000!!! Office or Retail building for sale. This is the current location of the Paul Mitchell the School which will be moving to their new facility late in 2011. Centrally located at corner of South Street and Town Hill Avenue. Classic 3-story freestanding "red brick" office building. 6,786 s.f. of office space-9,695 gross building size-plus basement. Site is .2 Acre. Currently used as a beauty academy - previously used as bar and lounge. 19 parking spaces, city water, city sewer, full A/C and gas heat, sprinklers. Located at traffic light, excellent signage, retail zoning CLCB, high visibility. Occupancy can be planned for late 2011. Taxes are \$11,280/ yr. Now offered at \$475,000 - Call Mike Struna for an appointment and a tour of the property today !!!

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COMPARABLE ID: 1507283

### 17. 14 Starr Road-Danbury, 2 - 14 Starr Road Danbury, CT 06810

Lease Rate:	<b>\$11.50 PSF (Monthly)</b>	Suite:	<b>2</b>	Status:	<b>Leased</b>
Lease Type:	<b>See Agent</b>	Size:	<b>10,500 SF</b>	Type:	<b>Retail-Commercial For Lease</b>
Lease Date:	<b>6/27/2012</b>	Building Size:	<b>20,599 SF</b>	Subtype:	<b>Free-Standing Building, Mixed Use</b>
Space Type:	<b>Relet</b>	Land Size:	<b>1.24 Acres</b>	Zoning:	<b>See Agent</b>

Reduced for lease at \$10.75 s.f. NNN....Interstate visibility from I-84 and easy access from Federal Road, Danbury. Ideal for automobile service business types, tire center, retail sales with warehousing, health clubs, entertainment centers. Located in the middle of "Auto Row" automobile dealerships new and used cars. 10,500 s.f. with 8 overhead doors, warehouse and office space. Warehouse has 20' ceiling, free span, fully sprinklered, with gas heat. 1 loading dock with loading platform, excellent parking, great signage. CG-20 (Retail) zoning with City water and septic - City sewer available. Offering 5 year leases at \$10.75 s.f. NNN - Nets estimated at \$2.50 s.f. Call Mike Struna for a an appointment...203-798-9345 It won't last !!!

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COMPARABLE ID: 1507282

### 18. 14 Starr Road-Danbury, 10,500 s.f. - 14 Starr Road Danbury, CT 06810

Lease Rate:	<b>\$1.50 PSF (Monthly)</b>	Suite:	<b>10,500 s.f.</b>	Status:	<b>Leased</b>
Lease Type:	<b>Modified Gross</b>	Size:	<b>10,500 SF</b>	Type:	<b>Retail-Commercial For Lease</b>
Lease Date:	<b>6/27/2012</b>	Building Size:	<b>20,599 SF</b>	Subtype:	<b>Free-Standing Building, Mixed Use</b>
Space Type:	<b>Relet</b>	Land Size:	<b>1.24 Acres</b>	Zoning:	<b>See Agent</b>

Reduced for lease at \$10.75 s.f. NNN....Interstate visibility from I-84 and easy access from Federal Road, Danbury. Ideal for automobile service business types, tire center, retail sales with warehousing, health clubs, entertainment centers. Located in the middle of "Auto Row" automobile dealerships new and used cars. 10,500 s.f. with 8 overhead doors, warehouse and office space. Warehouse has 20' ceiling, free span, fully sprinklered, with gas heat. 1 loading dock with loading platform, excellent parking, great signage. CG-20 (Retail) zoning with City water and septic - City sewer available. Offering 5 year leases at \$10.75 s.f. NNN - Nets estimated at \$2.50 s.f. Call Mike Struna for a an appointment...203-798-9345 It won't last !!!

J. Michael Struna Advantage Realty Commercial

203-798-9345

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COMPARABLE ID: 1507280

### 19. 14 Finance Drive - Danbury, 18,025 s.f. - 14 Finance Dr Danbury, CT 06810

Lease Rate:	<b>\$5.95 PSF (Annual)</b>	Suite:	<b>18,025 s.f.</b>	Status:	<b>Leased</b>
Lease Type:	<b>See Agent</b>	Size:	<b>18,025 SF</b>	Type:	<b>Industrial For Lease</b>
Lease Date:	<b>6/22/2012</b>	Building Size:	<b>18,025 SF</b>	Subtype:	<b>Cold Storage, Warehouse/ Distribution</b>
Space Type:	<b>Relet</b>	Land Size:	<b>See Agent</b>	Zoning:	<b>See Agent</b>
		Ceiling:	<b>18 ft.</b>		

Great access to this office and Industrial property located conveniently Commerce Industrial Park. Total of 18,025 s.f. with 3,000 s.f. of nice office space and 15,025 s.f. of warehouse space. The ceiling height is 18' and the warehouse has 600 Amp 3 Phase power with 2 truck height loading docks. The building is fully sprinklered with gas heat, full HVAC, City Sewer, Water, and Gas. The property is ideal for manufacturing, warehouse and distribuion, assembly or R & D. Call Mike Struna or George Walker to set up a tour at 203-798-9345.

J. Michael Struna Advantage Realty Commercial

203-798-9345

Mike@AdvantageRealtyInc.Com





## 20. 93 Lake Avenue-Danbury, 2nd Floor - 93 Lake Avenue Danbury, CT 06810

Lease Rate:	<b>\$21.50 PSF (Monthly)</b>	Suite:	<b>2nd Floor</b>	Status:	<b>Leased</b>
Lease Type:	<b>Modified Gross</b>	Size:	<b>3,100 SF</b>	Type:	<b>Office For Lease</b>
Lease Date:	<b>6/8/2012</b>	Building Size:	<b>42,221 SF</b>	Subtype:	<b>Institutional, Office Building</b>
Space Type:	<b>Relet</b>	Land Size:	<b>4.50 Acres</b>	Zoning:	<b>See Agent</b>

COMPARABLE ID: 1500469

The most convenient Class A building in the Greater Danbury Area - I84 Exit 4. Access at intersection of Route 7 and I-84 - Near Danbury Mall. Tenants include MNA Creative, Ricoh, AAA Motor Club, and Wells Fargo Financial. Grand lobby - double elevators, Penthouse level shared with Wachovia Securities. Bathrooms and lobby on each floor, dedicated IT room, full HVAC, sprinklers. Penthouse Space: "Contemporary" space design, open ducting, glass walled offices, great views. 7,787 s.f. \$23.50 s.f. gross plus utilities. Occupancy in 30 days. Second Floor: Previously occupied by Ricoh / Salvin company. 6500 s.f. available with multiple offices, conference rooms, lots of glass. \$22.50 s.f. gross plus utilities and immediately available. Plenty of on site parking, excellent street signage, variety of nearby restaurants. Call J. Michael Struna the exclusive broker at 203-798-9345 for an appointment today.

J. Michael Struna Advantage Realty Commercial 203-798-9345 Mike@AdvantageRealtyInc.Com



## 21. 12 Francis Clarke Circle-Bethel, 1600 s.f. - 12 Francis Clarke Circle Bethel, CT 06801

Lease Rate:	<b>\$1,500 (Monthly)</b>	Suite:	<b>1600 s.f.</b>	Status:	<b>Leased</b>
Lease Type:	<b>Gross Lease</b>	Size:	<b>1,600 SF</b>	Type:	<b>Industrial For Lease</b>
Lease Date:	<b>6/8/2012</b>	Building Size:	<b>3,600 SF</b>	Subtype:	<b>Research &amp; Development, Warehouse/Distribution</b>
Space Type:	<b>Relet</b>	Land Size:	<b>See Agent</b>	Zoning:	<b>See Agent</b>
		Loading:	<b>1 Door</b>		
		Ceiling:	<b>16 ft.</b>		

COMPARABLE ID: 1500464

Industrial space plus outside storage. Enjoy work ! Peaceful setting, with hiking, biking, and jogging. 1,600 s.f. of industrial space with office area and bathroom. Ceiling height is 18' plus 12' X 12' overhead door. Built in 1990 and located 4.5 miles from Exit 5 I-84. C L & P, Yankee Gas, City sewer & water - IP Zoning - 4.0 acres. Immediate occupancy - 5 Year Lease - Excellent landlord. \$1500 per month gross. Call Mike Struna for an appointment today at 203-798-9345.

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## 22. 31 Pecks Lane-Newtown, Office / R & D - 31 Pecks Lane Newtown, CT 06470

Lease Rate:	<b>\$8 PSF (Monthly)</b>	Suite:	<b>Office / R &amp; D</b>	Status:	<b>Leased</b>
Lease Type:	<b>NNN</b>	Size:	<b>13,352 SF</b>	Type:	<b>Industrial For Lease</b>
Lease Date:	<b>5/25/2012</b>	Building Size:	<b>134,165 SF</b>	Subtype:	<b>Light Industrial, Mixed Use</b>
Space Type:	<b>Relet</b>	Land Size:	<b>See Agent</b>	Zoning:	<b>See Agent</b>
		Loading:	<b>7 Docks, 7 Doors</b>		

COMPARABLE ID: 1497424

The facility at 31 Pecks Lane will be under new ownership and available for Leasing. The property is located on 23.95 acres with 350 car parking in Newtown CT. The property is located 5 minutes from either Exit 10 or 11 off Interstate I-84. Its location is convenient to Newtown, Monroe, Trumbull, Oxford, Southbury, Bethel, Danbury, Brookfield and Bridgewater. The complex contains its own on site deli and restaurant conveniently serving breakfast and lunch. The building contains 134,165 s.f. of 100% air-conditioned and fully sprinklered office and industrial space. All Tenant spaces are individually demised and secure with access to building amenities, docks, and bathrooms via indoor common areas. There is a loading dock area with 4 loading docks, some equipped with auto levels. The building is currently heated by oil but gas HVAC upgrades are in progress. The property is serviced by Town water and large engineered septic system. The available spaces range in size from 2,500 s.f. to 45,000 ...

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### 23. 3 Trowbridge Drive-Bethel, 11834 s.f. Bay Space - 3 Trowbridge Drive Bethel, CT 06801

Lease Rate:	<b>Undisclosed</b>	Suite:	<b>11834 s.f. Bay Space</b>	Status:	<b>Leased</b>
Lease Type:	<b>See Agent</b>	Size:	<b>11,860 SF</b>	Type:	<b>Industrial For Lease</b>
Lease Date:	<b>4/27/2012</b>	Building Size:	<b>11,600 SF</b>	Subtype:	<b>Light Industrial, Warehouse/Distribution</b>
Space Type:	<b>Relet</b>	Land Size:	<b>3.30 Acres</b>	Zoning:	<b>See Agent</b>
		Ceiling:	<b>15 ft.</b>		

COMPARABLE ID: 1491896

Enjoy biking, hiking, and jogging within the desirable Clark Business Park (previously called Francis Clarke Industrial Park.) Lease includes lower level of 11,834 s.f. - 15' ceilings and yard storage for equipment. Large outside vehicle parking area ideal for trucking companies, bus companies, and contractors. Possible sub-division to 6,000 s.f. Fully air conditioned, sprinklered, dispatch office, bathrooms. Industrial space with 15' ceiling height, and 4 - 12' x 14' overhead doors. Located on 3.29 acres with Town water, Town sewer, gas, and 400 amp electrical service. Excellent access to Redding, Ridgefield, Newtown, Bethel, Wilton and Route 7 South. IP- zoning allowing numerous office and industrial uses, for lease rate at \$6.75 s.f. NNN. NNN expenses estimated at \$2.10 s.f.

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### 24. 279 White Street - Danbury - 279 White Street Danbury, CT 06810

Final Price:	<b>\$225,000</b>	Size:	<b>2,116 SF</b>	Status:	<b>Sold</b>
Asking Price:	<b>\$299,900</b>	Land Size:	<b>0.23 Acres</b>	Type:	<b>Multi-Family For Sale</b>
Unit Price:	<b>\$106.33 PSF</b>	Total Units:	<b>2</b>	Subtype:	<b>Mixed Use</b>
Closing Date:	<b>3/5/2012</b>			Zoning:	<b>See Agent</b>
Cap Rate:	<b>Undisclosed</b>				

COMPARABLE ID: 1481253

Just reduced. High visibility in Central Danbury. Adjacent to Regional transfer station. Located on White Street / Route 6 near the intersection of Federal Road. Current leases will provides income of \$25,560 per year -check for the most current income information. Window wall A/C. Office space; plus two - one bedroom apartments; 1-gas heat / 1-electric heat. Off street parking at rear of building Vinyl siding, Roof is 10 years old. Yankee Gas for heat Built in 1930. IL-40 Zoning full basement. Taxes - \$7,020 Available for Sale at \$299,900. Call Mike Struna today to discuss your real estate needs at 203-798-9345.

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### 25. Commerce Rd / Conners Rd - 11 Conners Road Newtown, CT 06470

Final Price:	<b>\$265,000</b>	Land Size:	<b>1.94 Acres</b>	Status:	<b>Sold</b>
Asking Price:	<b>\$495,000</b>			Type:	<b>Vacant Land For Sale</b>
Unit Price:	<b>\$136,597 Per Acre</b>			Uses:	<b>Industrial, Multi-Family</b>
Closing Date:	<b>1/6/2012</b>			Zoning:	<b>See Agent</b>

COMPARABLE ID: 1426319

Sales price is subject to the receipt of Town approval to construct 15,000 of retail space on the site Ideal retail location just 30 seconds off Exit 10 of I-84. Located across the street from Union Savings Bank and the U. S. Post Office. Approximately 280' of frontage on Commerce Road - Very high traffic count. Located at entrance to "planned" Newtown Tech Park on Fairfield Hills property. Vehicle access also available on Conners Road with frontage on Church Hill Road. 1.943 Acres zoned B-2 allowing numbers retail and commercial uses. The property is adjacent to Housatonic Railroad. There are Town sewer and water located on Commerce Road. The property is available for sale at \$495,000 - A new survey and topography map has been completed for easy feasibility planning. Call J. Michael Struna for an appointment and walk the property - 203-798-9345.

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COMPARABLE ID: 1426230

## 26. 39 Rose Street-Danbury - 39 Rose Street Danbury, CT 06810

Final Price:	<b>\$675,000</b>	Size:	<b>11,000 SF</b>	Status:	<b>Sold</b>
Asking Price:	<b>\$685,000</b>	Building Size:	<b>11,000 SF</b>	Type:	<b>Office For Sale</b>
Unit Price:	<b>\$61.36 PSF</b>	Land Size:	<b>0.33 Acres</b>	Subtype:	<b>Flex Space, Office Building</b>
Closing Date:	<b>1/10/2012</b>			Zoning:	<b>See Agent</b>
Cap Rate:	<b>Undisclosed</b>				

Now available for sale or lease. 11,000 +/- s.f. office or industrial on two floors plus 1,700 +/- s.f. of storage on third floor. Year 2000 + improvements include new windows, ADA bathrooms, and full HVAC. Good on-site parking and street parking. 2011 taxes are \$14,764. Ideal for churches, non-profit organizations, plenty office space. Roof replaced in 1999. Exterior repainted in 2001. Original building completed in 1946. City water and sewer, gas heat, 800 amp 3-phase electric, separate meters. CLBD zoning allows almost limitless uses including retail, office, and R & D. 5,000 SF - 1st floor available for Buyer's use or for Lease at \$9.75 s.f. NNN. 1 Mile to Exit 5 of I-84 and just off Main Street. Call J. Michael Struna today at 203-798- 9345 for an appointment today....

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COMPARABLE ID: 1426218

## 27. 6 Francis Clarke Circle - Bethel - 6 Francis J Clarke Circle Bethel, CT 06801

Final Price:	<b>\$900,000</b>	Size:	<b>11,020 SF</b>	Status:	<b>Sold</b>
Asking Price:	<b>\$924,000</b>	Land Size:	<b>3.92 Acres</b>	Type:	<b>Industrial For Sale</b>
Unit Price:	<b>\$81.67 PSF</b>	Building Size:	<b>11,020 SF</b>	Subtype:	<b>Light Industrial, Warehouse/Distribution</b>
Closing Date:	<b>1/9/2012</b>			Zoning:	<b>See Agent</b>
Loading:	<b>1 Dock, 3 Doors</b>				
Ceiling:	<b>18 ft.</b>				

Free standing 11,020 s.f. industrial building built in 1988 - Low taxes at \$12,186/yr. 10 minutes from I-84 at Exit 5 or Exit 6. Access directly onto CT. Route 53. Convenient to Danbury, Bethel, Redding, Ridgefield, Georgetown, and Westport. 2.056 acres zoned IP (Industrial Park) - Highly visible hilltop location. 3 Overhead doors, loading dock, 3,700 s.f. of office space, sprinklers. Yankee Gas, city water, city sewer, broadband, 440 amp electric service. Property is occupied by two Tenants. One lease is month to month and the other has flexibility for continued occupancy or departure. Sale could include "Final" development parcel of 1.867 acres available in Francis Clarke Industrial Park. This parcel is selling separately for \$375,000. Broker will arrange a "turnkey addition" of approximately 16,000 for qualified buyer.

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COMPARABLE ID: 1400920

## 28. 15 Bershire Road, 1 - 15 Bershire Road Newtown, CT 06470

Lease Rate:	<b>\$14.50 PSF (Monthly)</b>	Suite:	<b>1</b>	Status:	<b>Leased</b>
Lease Type:	<b>Modified Gross</b>	Size:	<b>4,000 SF</b>	Type:	<b>Office For Lease</b>
Lease Date:	<b>12/30/2011</b>	Land Size:	<b>See Agent</b>	Subtype:	<b>Business Park</b>
Space Type:	<b>Relet</b>			Zoning:	<b>See Agent</b>

Atherton Associates



COMPARABLE ID: 1400864

### 29. 1084 Federal Road-Brookfield, 11,070 s.f. - 1084 Federal Road Brookfield, CT 06804

Lease Rate:	<b>Undisclosed</b>	Suite:	<b>11,070 s.f.</b>	Status:	<b>Leased</b>
Lease Type:	<b>See Agent</b>	Size:	<b>11,070 SF</b>	Type:	<b>Industrial For Lease</b>
Lease Date:	<b>12/29/2011</b>	Building Size:	<b>11,070 SF</b>	Subtype:	<b>Mixed Use, Warehouse/ Distribution</b>
Space Type:	<b>Relet</b>	Land Size:	<b>2.70 Acres</b>	Zoning:	<b>See Agent</b>
		Loading:	<b>1 Dock, 1 Door</b>		
		Ceiling:	<b>14 ft.</b>		

Property is also available for Sale at \$995,000. Freestanding Office and Industrial building which is convenient to both Brookfield and New Milford and located on the town line. Office Excellent visibility on Route 7 with safe convenience access with newly installed traffic light. Located minutes from I-84. 2,500 s.f. office 8,500 s.f. of warehouse with 2 overhead doors and 14' ceiling height in warehouse. Loading dock possible by converting overhead door with dock well. Full A/C, sewer, well water, oil heat, 800 amp power, 2.7 acres. For lease at \$6.10 s.f. NNN (estimated NNN of \$2.20). Immediate occupancy. IR 80N Industrial zoning. Excellent parking both front and rear of the building plus large outdoor storage area ideal for truck storage. Offering 5 year leases. Call J. Michael Struna for an appointment today at 203-798-9345!!!

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COMPARABLE ID: 1399624

### 30. 30 Pecks Lane - Newtown - 30 Pecks Lane Newtown, CT 06470

Final Price:	<b>\$3,240,000</b>	Size:	<b>60,720 SF</b>	Status:	<b>Sold</b>
Asking Price:	<b>\$3,950,000</b>	Land Size:	<b>10.64 Acres</b>	Type:	<b>Industrial For Sale</b>
Unit Price:	<b>\$53.36 PSF</b>	Building Size:	<b>60,720 SF</b>	Subtype:	<b>Truck Terminal, Warehouse/Distribution</b>
Closing Date:	<b>12/19/2011</b>	Zoning:			<b>See Agent</b>
Loading:	<b>4 Docks, 4 Doors</b>				
Ceiling:	<b>24 ft. / 22 ft. Clear</b>				

Just Reduced for either sale or lease. \$65.00 s.f. or \$3,950,000. Beautiful "Office Park" business setting across from Newtown City offices. 5 minutes to I-84 at Exit 10 or 11 just off Route 25 South - Built in 1997. M2- zoning allows numerous R & D, warehousing, and manufacturing uses. Site is 10.64 acres - estimated 40,000 s.f. of expansion possible - taxes \$61,374 / year. 22' ceilings, fully sprinklered, 4 loading docks, 2 drive-in doors, overhead cranes. Well and septic, Yankee Gas, shop offices and lunch room, masonry construction. 7,920 s.f. of office space with full A/C, two large executive suites. Lease term minimum 5 years at \$6.25 NNN plus utilities. Call Mike Struna for an appointment today at 203-798-9345.

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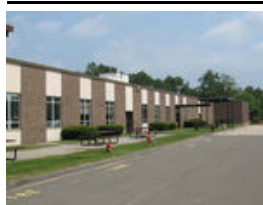
COMPARABLE ID: 1391300

### 31. 31 Pecks Lane-Newtown, R & D / Office - 31 Pecks Lane Newtown, CT 06470

Lease Rate:	<b>\$7.75 PSF (Monthly)</b>	Suite:	<b>R &amp; D / Office</b>	Status:	<b>Leased</b>
Lease Type:	<b>NN, NNN</b>	Size:	<b>10,000 SF</b>	Type:	<b>Industrial For Lease</b>
Lease Date:	<b>11/1/2011</b>	Building Size:	<b>134,165 SF</b>	Subtype:	<b>Cold Storage, Warehouse/ Distribution</b>
Space Type:	<b>Relet</b>	Land Size:	<b>23.90 Acres</b>	Zoning:	<b>See Agent</b>
		Loading:	<b>3 Docks</b>		
		Ceiling:	<b>14 ft.</b>		

The facility at 31 Pecks Lane will be under new ownership and available for Leasing. The property is located on 23.95 acres with 350 car parking in Newtown CT. The property is located 5 minutes from either Exit 10 or 11 off Interstate I-84. Its location is convenient to Newtown, Monroe, Trumbull, Oxford, Southbury, Bethel, Danbury, Brookfield and Bridgewater. The complex contains its own on site deli and restaurant conveniently serving breakfast and lunch. The building contains 134,165 s.f. of 100% air-conditioned and fully sprinklered office and industrial space. All Tenant spaces are individually demised and secure with access to building amenities, docks, and bathrooms via indoor common areas. There is a loading dock area with 4 loading docks, some equipped with auto levels. The building is currently heated by oil but gas HVAC upgrades are in progress. The property is serviced by Town water and large engineered septic system. The available spaces range in size from 2,500 s.f. to 65,000 ...

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COMPARABLE ID: 1391232

### 32. 31 Pecks Lane-Newtown, Warehouse - 31 Pecks Lane Newtown, CT 06470

Lease Rate:	<b>\$7.25 PSF (Monthly)</b>	Suite:	<b>Warehouse</b>	Status:	<b>Leased</b>
Lease Type:	<b>NNN</b>	Size:	<b>5,000 SF</b>	Type:	<b>Industrial For Lease</b>
Lease Date:	<b>11/11/2011</b>	Building Size:	<b>134,165 SF</b>	Subtype:	<b>Cold Storage, Warehouse/ Distribution</b>
Space Type:	<b>Relet</b>	Land Size:	<b>See Agent</b>	Zoning:	<b>See Agent</b>
		Loading:	<b>7 Docks, 7 Doors</b>		
		Ceiling:	<b>14 ft.</b>		

31 Pecks Lane will be under new ownership and available for Leasing. The building is a 134,165 s.f. 100% air-conditioned and fully sprinklered office and industrial building. The building is heated by oil. The property is located on 23.95 acres with 350 car parking in Newtown CT. The property is serviced by Town water and large septic system. Space is available from 5,000 s.f. to 82,000 s.f. Existing space is a mix of high bay warehouse (15,000 s.f.), office, research and development, and manufacturing. Ceiling heights range from 12.5' to 22' clear. 4,000 amps 480 /277 volts of power is available and well distributed throughout the building. The property was originally designed, built and maintained for institutional ownership with soccer fields, softball fields, and building cafeteria. It is located conveniently just off Route 25 and minutes from Exit 10 off I-84.

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COMPARABLE ID: 1391230

### 33. 13 Francis Clark Circle - Bethel - 13 Francis Clark Circle Bethel, CT 06801

Final Price:	<b>\$1,250,000</b>	Size:	<b>93,000 SF</b>	Status:	<b>Sold</b>
Asking Price:	<b>\$5,580,000</b>	Land Size:	<b>See Agent</b>	Type:	<b>Industrial For Sale</b>
Unit Price:	<b>\$13.44 PSF</b>	Building Size:	<b>93,000 SF</b>	Subtype:	<b>Mixed Use, Warehouse/ Distribution</b>
Closing Date:	<b>11/4/2011</b>	Zoning:			<b>See Agent</b>
Loading:	<b>5 Docks, 13 Doors</b>				
Ceiling:	<b>22 ft. / 20 ft. Clear</b>				

Space #1: Includes the 60,000 s.f. space previous location of HOYA Lens Company. Space 2: 9,000 s.f. with 2 - 14' drive in door and 1500 s.f. of office space. Space 3: 24,000 s.f. with 2-14' drive in door and 1 loading dock. Peaceful setting, walking trails, hiking, biking, and jogging. 93,000 s.f. building with full A/C - Francis Clarke Industrial Park, 250 car parking. Built in 1988 and located 4.5 Miles to Exit 5 I-84. 4" sprinkler line, 8" fire, 1" water line. C L & P, Yankee Gas, City sewer & water-IP Zoning. 9.2 acres. Ceiling height is 22' Column spacing 22' X 60' & 24' X 24'. 480-1200 amp power. 5 year leases available. 2 months security, ready for occupancy in January 2009. Available for lease at \$6.75 s.f. NNN. Net charges estimated at \$2.05 s.f. per year. Call Mike Struna today to discuss your needs and tour the property at 203-798-9345.

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COMPARABLE ID: 1391044

### 34. 7 Francis Clarke Circle-Bethel, 10,000 - 7 Francis Clarke Circle Bethel, CT 06801

Lease Rate:	<b>\$7.75 PSF (Monthly)</b>	Suite:	<b>10,000</b>	Status:	<b>Leased</b>
Lease Type:	<b>NNN</b>	Size:	<b>10,000 SF</b>	Type:	<b>Industrial For Lease</b>
Lease Date:	<b>11/18/2011</b>	Building Size:	<b>30,000 SF</b>	Subtype:	<b>Mixed Use, Warehouse/ Distribution</b>
Space Type:	<b>New</b>	Land Size:	<b>2.50 Acres</b>	Zoning:	<b>See Agent</b>
		Loading:	<b>3 Docks, 3 Doors</b>		
		Ceiling:	<b>22 ft.</b>		

Enjoy work ! Peaceful setting, with hiking, biking, and jogging. 5,000 to 10,000 s.f. of warehouse or distribution / with office. 3 angled dock doors and levelers - ceiling height at 22'. Energy efficient construction - Custom layout for early deposits. Occupancy for December of 2009 - 4.5 miles from Exit 5 - I-84. C L & P, Yankee Gas, City sewer & water - IP Zoning - 2.5 acres. Parking for 75 cars, 10% office with handicap bathrooms. Exclusive Broker: Call Mike Struna today to discuss your needs!

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### 35. 100 Silvermine Rd-Brookfield, Full Building - 100 Silvermine Road Brookfield, CT 06804

Lease Rate:	<b>\$6.50 PSF (Monthly)</b>	Suite:	<b>Full Building</b>	Status:	<b>Leased</b>
Lease Type:	<b>NNN</b>	Size:	<b>64,000 SF</b>	Type:	<b>Industrial For Lease</b>
Lease Date:	<b>8/31/2011</b>	Building Size:	<b>64,000 SF</b>	Subtype:	<b>Cold Storage, Warehouse/ Distribution</b>
Space Type:	<b>Relet</b>	Land Size:	<b>See Agent</b>	Zoning:	<b>See Agent</b>

COMPARABLE ID: 1282151

Excellent visibility, "Super 7" interstate access, minutes from I-84. 2 spaces offered for lease - Nets estimated at \$2.05 s.f. - Outside storage OK. 21,000 s.f. @ \$6.75 s.f. NNN with 20,000 s.f. expansion w/ 3 docks. 42,600 s.f. @ \$6.95 s.f. NNN includes office and showroom areas, docks, drive-in. 18' ceiling, 10' overhead dock doors, fully sprinklered, IL-80 /40 zoning. Excellent parking and truck handling areas, 200 / 800 amp service. Offering 5 year leases available with immediate occupancy. Zoning allows retail of home improvement products / warehouse / distribution. Call Mike Struna for an appointment... It won't last !!!

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### 36. 19 Taylor Avenue-Unit F - 19 Taylor Avenue, Unit: E Bethel, CT 06801

Final Price:	<b>\$128,500</b>	Size:	<b>1,640 SF</b>	Status:	<b>Sold</b>
Asking Price:	<b>\$139,400</b>	Land Size:	<b>1.17 Acres</b>	Type:	<b>Industrial For Sale</b>
Unit Price:	<b>\$78.35 PSF</b>	Building Size:	<b>1,640 SF</b>	Subtype:	<b>Mixed Use, Warehouse/ Distribution</b>
Closing Date:	<b>10/5/2011</b>			Zoning:	<b>See Agent</b>
Loading:	<b>1 Door</b>				
Ceiling:	<b>21 ft. / 18 ft. Clear</b>				

COMPARABLE ID: 1278312

Just reduced for Sale from \$154,900 to \$139,400: Located near Route 53 and the Bethel central business area. Convenient to Bethel, Redding, Georgetown, Wilton, Ridgefield and Danbury. Ideal location for business in need of warehouse, office, bath, and drive in door. 1680 s.f. unit . (\$83.00 s.f.) 152 s.f. office w HVAC/Electric, 12' X 14' overhead door, and 18'-21' ceiling. I zoning on 1.116 acres, city water / sewer, gas, 225 amp 3 phase service. Common charges - estimated at \$215 per month 2010 Taxes of \$1.84 s.f. (\$3094 / year) Gas heat. Call J. Michael Struna to discuss at 203-798-9345.

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### 37. 80 Pickett District Road - New Milford, 1 - 80 Pickett District Road New Milford, CT 06776

Lease Rate:	<b>\$8.25 PSF (Monthly)</b>	Suite:	<b>1</b>	Status:	<b>Leased</b>
Lease Type:	<b>Modified Gross</b>	Size:	<b>7,700 SF</b>	Type:	<b>Industrial For Lease</b>
Lease Date:	<b>9/30/2011</b>	Building Size:	<b>60,767 SF</b>	Subtype:	<b>Research &amp; Development, Warehouse/Distribution</b>
Space Type:	<b>Relet</b>	Land Size:	<b>8 Acres</b>	Zoning:	<b>See Agent</b>
		Loading:	<b>2 Docks, 2 Doors</b>		
		Ceiling:	<b>14 ft.</b>		

COMPARABLE ID: 1277131

Ideal location just off 4 lane highway (Route 7) on Pickett District Road. Located on 8 acres zoned RI (Restricted Industrial) in central New Milford. Excellent on site paved parking for fleet vehicles, trucks, and employee cars. 60,767 s.f. building was built in 1956 - 2 loading docks and drive in door. Trailer tracker handling area with easy access to both docks and drive-in. Propane gas, sub-metered electric, city water, septic, 277/480 volts, sprinklers. 6,000 to 7,500 s.f. available for lease at \$6.25 s.f NNN - aggressively priced ! 16' ceiling height, two bathrooms, and 10% office space included. Call Mike Struna for an appointment and tour the space - 203-798-9345.

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COMPARABLE ID: 1275563

### 38. 53 Church Hill Rd - Newtown, 7050 - 53 Church Hill Road Newtown, CT 06470

Lease Rate:	<b>\$6.75 PSF (Monthly)</b>	Suite:	<b>7050</b>	Status:	<b>Leased</b>
Lease Type:	<b>NNN</b>	Size:	<b>7,050 SF</b>	Type:	<b>Industrial For Lease</b>
Lease Date:	<b>8/29/2011</b>	Building Size:	<b>65,000 SF</b>	Subtype:	<b>Cold Storage, Warehouse/ Distribution</b>
Space Type:	<b>Relet</b>	Land Size:	<b>See Agent</b>	Zoning:	<b>See Agent</b>
		Loading:	<b>1 Door</b>		
		Ceiling:	<b>15 ft.</b>		

This space is currently occupied by Fairfield Country Auction house. 7,050 s.f. of R & D space now for lease at \$8.50 s.f.NNN. Very convenient to nearby restaurants, post office, banks, and other services. Located on 17.23 Acres with M-2 (Commercial) Zoning-Total of 65,372 s.f. Excellent access just off Interstate I-84 at Exit 10 on Church Hill Road. Convenient to Newtown, Waterbury, Southbury, Danbury, Derby, Monroe. Great parking, city sewer and water, fully sprinklered. Call Mike Struna for questions and an appointment It won't last !!!

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COMPARABLE ID: 1272681

### 39. 100 Silvermine Rd-Brookfield, 1 - 100 Silvermine Road Brookfield, CT 06804

Lease Rate:	<b>\$6.50 PSF (Annual)</b>	Suite:	<b>1</b>	Status:	<b>Leased</b>
Lease Type:	<b>NNN</b>	Size:	<b>64,000 SF</b>	Type:	<b>Industrial For Lease</b>
Lease Date:	<b>9/1/2011</b>	Building Size:	<b>64,000 SF</b>	Subtype:	<b>Cold Storage, Warehouse/ Distribution</b>
Space Type:	<b>Relet</b>	Land Size:	<b>See Agent</b>	Zoning:	<b>See Agent</b>
		Loading:	<b>2 Docks, 2 Doors</b>		

Excellent visibility, "Super 7" interstate access, minutes from I-84. 2 spaces offered for lease - Nets estimated at \$2.05 s.f. - Outside storage OK. 21,000 s.f. @ \$6.75 s.f. NNN with 20,000 s.f. expansion w/ 3 docks. 42,600 s.f. @ \$6.95 s.f. NNN includes office and showroom areas, docks, drive-in. 18' ceiling, 10' overhead dock doors, fully sprinklered, IL-80 /40 zoning. Excellent parking and truck handling areas, 200 / 800 amp service. Offering 5 year leases available with immediate occupancy. Zoning allows retail of home improvement products / warehouse / distribution. Call Mike Struna for an appointment... It won't last !!!

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COMPARABLE ID: 1271969

### 40. 3 Trowbridge Drive-Bethel, 11834 s.f. Upper - 3 Trowbridge Drive Bethel, CT 06801

Lease Rate:	<b>Undisclosed</b>	Suite:	<b>11834 s.f. Upper</b>	Status:	<b>Leased</b>
Lease Type:	<b>See Agent</b>	Size:	<b>11,834 SF</b>	Type:	<b>Industrial For Lease</b>
Lease Date:	<b>5/1/2011</b>	Building Size:	<b>23,712 SF</b>	Subtype:	<b>Mixed Use, Warehouse/ Distribution</b>
Space Type:	<b>Relet</b>	Land Size:	<b>3.30 Acres</b>	Zoning:	<b>See Agent</b>
		Loading:	<b>1 Dock, 5 Doors</b>		

Immediate availability of possible turnkey lease opportunity. Lease could include fully furnished offices with conference tables, desks, chairs, etc. For lease at \$8.75 s.f. NNN Total of 11,834 s.f. with approximately 7000 s.f. of beautifully appointed office space and 5000 s.f. of R & D / warehouse space. Entire space is fully air conditioned and fully sprinklered. Reception area, large glass enclosed conference room, numerous perimeter windows with large private offices, lunch room, IT room, handicap bathrooms. Also included is loading dock and 10' drive in door. 15' ceilings. Lease could also include at \$6.75 s.f. NNN for full 12,000 s.f. lower level which is has full HVAC, 15' ceiling heights, 4 14' overhead doors (could be converted to docks), sprinklered, and includes large outdoor storage yard for equipment or supplies. The building is under new ownership. Building was remodeled in 2007. Located on 3.29 acres with Town water, Town sewer, and gas, 400 amp electric service. ...

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COMPARABLE ID: 1263208

### 41. 67 Federal Road, 3419 s.f. Retail - 67 Federal Road Brookfield, CT 06804

Lease Rate:	<b>Undisclosed</b>	Suite:	<b>3419 s.f. Retail</b>	Status:	<b>Leased</b>
Lease Type:	<b>See Agent</b>	Size:	<b>3,419 SF</b>	Type:	<b>Retail-Commercial For Lease</b>
Lease Date:	<b>8/1/2011</b>	Building Size:	<b>30,100 SF</b>	Subtype:	<b>Restaurant, Tavern/Bar/Nightclub</b>
Space Type:	<b>Relet</b>	Land Size:	<b>See Agent</b>	Zoning:	<b>See Agent</b>

Neighborhood retail center. Near Stew Leonard's, Home Depot, Costco, Kohl's. "Miracle Mile" Very high visibility at the intersection of Route 7 and Federal Road. Ideal for furniture sales, retail, daycare, restaurants. Excellent parking with 150 spaces. Traffic count in 2000 indicates 33,000 cars per day. Excellent access. Lease term-5 to 10 years. City sewer, well water, gas heat, full A/C, sprinklers, originally built in 1992. Call Mike Struna for an appointment today at 203-798-9345. Main Level Retail : 3,419 Square Feet - \$19.75 s.f. NNN - Lower Bldg A 11,000 Square Feet- \$19.50 s.f. NNN - Lower Bldg B Build to Suit Pad Site: 4,500 s.f. with drive thru service site plan to be approved Office Space: 1325 s.f. - \$10.00 s.f. NNN with walkup - Upper Bldg A 2300 s.f. - \$10.50 s.f. NNN with elevator- Upper Bldg B 1800 s.f. - \$10.50 s.f. NNN with elevator -Upper Bldg B

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COMPARABLE ID: 1250784

### 42. 15 Commerce Road - Newtown, 5800 s.f. - 15 Commerce Road Newtown, CT 06470

Lease Rate:	<b>Undisclosed</b>	Suite:	<b>5800 s.f.</b>	Status:	<b>Leased</b>
Lease Type:	<b>See Agent</b>	Size:	<b>5,800 SF</b>	Type:	<b>Industrial For Lease</b>
Lease Date:	<b>6/1/2011</b>	Building Size:	<b>24,500 SF</b>	Subtype:	<b>Mixed Use, Warehouse/Distribution</b>
Space Type:	<b>Relet</b>	Land Size:	<b>2.30 Acres</b>	Zoning:	<b>See Agent</b>
		Loading:	<b>1 Dock, 1 Door</b>		
		Ceiling:	<b>16 ft. / 14 ft. Clear</b>		

Under new ownership - on site property management. 5,800 S.F. for lease, 2,500 s.f. office, shared loading dock, common bathrooms. Located at Exit 10-Interstate I-84, M-5 industrial zone. 55 parking spaces, nicely landscaped, great interstate access. 1200 Amps 110-208 volt 3-phase power in building. City water, city sewer, municipal gas, full A/C, full sprinklers. 15' ceilings, building security, 24 hour access. 5 year leases at \$8.95 s.f. NNN - nets estimated at \$2.25 s.f. Call Mike Struna for an appointment today at 203-798-9345

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COMPARABLE ID: 1246367

### 43. 31 Pecks Lane-Newtown, Office - 31 Pecks Lane Newtown, CT 06470

Lease Rate:	<b>\$8.95 PSF (Annual)</b>	Suite:	<b>Office</b>	Status:	<b>Leased</b>
Lease Type:	<b>Industrial Gross</b>	Size:	<b>2,000 SF</b>	Type:	<b>Industrial For Lease</b>
Lease Date:	<b>6/13/2011</b>	Building Size:	<b>134,165 SF</b>	Subtype:	<b>Cold Storage, Warehouse/Distribution</b>
Space Type:	<b>Relet</b>	Land Size:	<b>See Agent</b>	Zoning:	<b>See Agent</b>
		Loading:	<b>7 Docks, 7 Doors</b>		

31 Pecks Lane will is under new ownership and available for Leasing. The building is a 134,165 s.f. 100% air-conditioned and fully sprinklered office and industrial building. The building is heated by oil. The property is located on 23.95 acres with 350 car parking in Newtown CT. The property is serviced by Town water and large septic system. Space is available from 5,000 s.f. to 82,000 s.f. Existing space is a mix of high bay warehouse (15,000 s.f.), office, research and development, and manufacturing. Ceiling heights range from 12.5' to 22' clear. 4,000 amps 480 /277 volts of power is available and well distributed throughout the building. The property was originally designed, built and maintained for institutional ownership with soccer fields, softball fields, and building cafeteria. It is located conveniently just off Route 25 and minutes from Exit 10 off I-84.

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COMPARABLE ID: 1246365

### 44. 164 Mount Pleasant Road - Newtown - 164 Mount Pleasant Road Newtown, CT 06470

Final Price:	<b>\$1,200,000</b>	Land Size:	<b>3.26 Acres</b>	Status:	<b>Sold</b>
Asking Price:	<b>\$1,200,000</b>			Type:	<b>Vacant Land For Sale</b>
Unit Price:	<b>\$368,098 Per Acre</b>			Uses:	<b>Retail, Retail-Pad</b>
Closing Date:	<b>6/14/2011</b>			Zoning:	<b>See Agent</b>

This site is now shovel ready for 26,389 s.f. "FULLY APPROVED" for a new two story building. There is also an alternate approval for 16,000 s.f. in place. 12,203 s.f. of ground floor retail and 14,186 s.f. for second floor office space. Located in the retail development path between Exit 8 and Exit 9 of I-84 on Route 6 with 330' of frontage. Near the new "Big Y" - Convenient to Danbury, Bethel, Brookfield, and Newtown. Adjacent to age restricted housing and medical offices plus several retail businesses. Municipal water and sewer, CL & P for electric, Yankee gas, and Charter Cable. B-2 retail / business zoning with high visibility and good traffic counts. 164 Mt Pleasant - 3.26 acres - \$1,200,000 Call Mike Struna to discuss you development or build to suit needs !!! Can combine 2 parcels with a total of 7.96 acres with a total of 625' of frontage.

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COMPARABLE ID: 1228423

### 45. 182 Old Hawleyville Road - Bethel - 182 Old Hawleyville Road Bethel, CT 06801

Final Price:	<b>\$1,000,000</b>	Size:	<b>7,000 SF</b>	Status:	<b>Sold</b>
Asking Price:	<b>\$1,000,000</b>	Land Size:	<b>2.40 SF</b>	Type:	<b>Shopping Center For Sale</b>
Unit Price:	<b>\$142.86 PSF</b>	Building Size:	<b>7,000 SF</b>	Subtype:	<b>Neighborhood Center</b>
Closing Date:	<b>4/15/2011</b>			Zoning:	<b>See Agent</b>
Cap Rate:	<b>Undisclosed</b>				

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COMPARABLE ID: 1228421

### 46. 3 Trowbridge Drive-Bethel, 11834 s.f. Upper - 3 Trowbridge Drive Bethel, CT 06801

Lease Rate:	<b>Undisclosed</b>	Suite:	<b>11834 s.f. Upper</b>	Status:	<b>Leased</b>
Lease Type:	<b>See Agent</b>	Size:	<b>11,834 SF</b>	Type:	<b>Industrial For Lease</b>
Lease Date:	<b>4/22/2011</b>	Building Size:	<b>23,712 SF</b>	Subtype:	<b>Flex Space</b>
Space Type:	<b>Relet</b>	Land Size:	<b>3.30 Acres</b>	Zoning:	<b>See Agent</b>
		Loading:	<b>1 Dock</b>		
		Ceiling:	<b>15 ft. Clear</b>		

Immediate availability of possible turnkey lease opportunity. Lease could include fully furnished offices with conference tables, desks, chairs, etc. For lease at \$8.75 s.f. NNN Total of 11,834 s.f. with approximately 7000 s.f. of beautifully appointed office space and 5000 s.f. of R & D / warehouse space. Entire space is fully air conditioned and fully sprinklered. Reception area, large glass enclosed conference room, numerous perimeter w

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COMPARABLE ID: 1228419

### 47. 77-79 Stony Hill Road-Bethel - 79 Stony Hill Road Bethel, CT 06801

Final Price:	<b>\$1,200,000</b>	Size:	<b>See Agent</b>	Status:	<b>Sold</b>
Asking Price:	<b>\$1,200,000</b>	Land Size:	<b>See Agent</b>	Type:	<b>Retail-Commercial For Sale</b>
Closing Date:	<b>4/15/2011</b>	Building Size:	<b>See Agent</b>	Subtype:	<b>Free-Standing Building, Retail-Pad</b>
Cap Rate:	<b>Undisclosed</b>			Zoning:	<b>See Agent</b>

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### 48. 14 Starr Road-Danbury, 10,500 s.f. - 14 Starr Road Danbury, CT 06810

Lease Rate:	<b>\$10.75 PSF (Annual)</b>	Suite:	<b>10,500 s.f.</b>	Status:	<b>Leased</b>
Lease Type:	<b>NNN</b>	Size:	<b>10,500 SF</b>	Type:	<b>Retail-Commercial For Lease</b>
Lease Date:	<b>3/28/2011</b>	Building Size:	<b>20,599 SF</b>	Subtype:	<b>Free-Standing Building, Mixed Use</b>
Space Type:	<b>Relet</b>	Land Size:	<b>1.24 Acres</b>	Zoning:	<b>See Agent</b>

COMPARABLE ID: 1214667

Interstate visibility from I-84 and easy access from Federal Road, Danbury. Ideal for retail sales with warehousing, health clubs, entertainment centers. Located in the middle of "Auto Row" automobile dealerships new and used. Option 1: 8,000 s.f. with 4 overhead doors, warehouse and office space. Option 2: 12,600 s.f. with 8 overhead doors, 8 service bays and warehouse. Warehouse has 20' ceiling, free span, fully sprinklered, gas heat. 1 loading dock with loading platform, excellent parking, great signage. CG-20 (Retail) Zoning with City water and City sewer. Offering 5 year leases at \$11.75 s.f. NNN - Nets estimated at \$2.50 s.f. Call Mike Struna for a an appointment...203-798-9345 It won't last !!!

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### 49. 35 Eagle Road - Danbury, 4,000 s.f. - 35 Eagle Road Danbury, CT 06810

Lease Rate:	<b>\$8.25 PSF (Monthly)</b>	Suite:	<b>4,000 s.f.</b>	Status:	<b>Leased</b>
Lease Type:	<b>Gross Lease</b>	Size:	<b>4,000 SF</b>	Type:	<b>Industrial For Lease</b>
Lease Date:	<b>1/1/2011</b>	Building Size:	<b>15,964 SF</b>	Subtype:	<b>Cold Storage, Warehouse/ Distribution</b>
Space Type:	<b>Relet</b>	Land Size:	<b>See Agent</b>	Zoning:	<b>See Agent</b>

COMPARABLE ID: 1200381

Located on the connector road between Loews and Wal-Mart. Easy access to Brookfield, Danbury, and Bethel at Exit 8 off I-84. Possible outside storage and excellent parking. 3,000 s.f. warehouse available with loading dock, plenty of parking. For lease" at \$6.45 s.f. NNN's estimated at \$2.00 s.f. Air conditioning, gas heat, fully sprinklered, 13' ceiling height, city water, city sewer, private bathroom. 4,000 s.f. warehouse available plenty of parking. For lease" at \$6.75 s.f. NNN's estimated at \$2.00 s.f. Air conditioning, gas heat, fully sprinklered, 13' ceiling height, city water, city sewer, private bathroom. Numerous private offices. Formal entry area. 7,000 s.f. warehouse available with loading dock, plenty of parking. For lease" at \$6.55 s.f. NNN's estimated at \$2.00 s.f. Air conditioning, gas heat, fully sprinklered, 13' ceiling height, city water, city sewer, private bathroom. This is achieved by combining the above two spaces with 60 days notice. Built in 1965. 1.98 ...

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### 50. 27 Miry Brook Road - Danbury, 5,279 s.f. - 27 Miry Brook Road Danbury, CT 06810

Lease Rate:	<b>\$10 PSF (Monthly)</b>	Suite:	<b>5,279 s.f.</b>	Status:	<b>Leased</b>
Lease Type:	<b>Gross Lease</b>	Size:	<b>5,279 SF</b>	Type:	<b>Industrial For Lease</b>
Lease Date:	<b>1/1/2011</b>	Building Size:	<b>17,000 SF</b>	Subtype:	<b>Cold Storage, Warehouse/ Distribution</b>
Space Type:	<b>Relet</b>	Land Size:	<b>2 Acres</b>	Zoning:	<b>See Agent</b>
		Ceiling:	<b>15 ft.</b>		

COMPARABLE ID: 1200379

11,025 s.f. office and R & D space - two loading docks - two drive-in doors. Level property location near the Airport. Sub dividable to 5,279 / 5,746 s.f. Ideal for R & D and contractors type businesses. Good parking on site. Convenient to New York State, Ridgefield, Danbury, Bethel, and Route 7 & I-84. IL-40 zoning allowing numerous industrial uses. City water, septic, gas, phone. 2,000 amp, 240/480 volt 3 phase power, multiple sub panels in the building. For lease at \$6.75 s.f. NNN with nets estimated at \$2.00 s.f. Call J. Michael Struna at 203-798-9345 with questions or to schedule a tour. Should be available for occupancy in late 2010.

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COMPARABLE ID: 1200372

### 51. 25 Francis Clarke Circle-Bethel, 2,500 s.f. - 25 Francis Clarke Circle Bethel, CT 06801

Lease Rate:	<b>Undisclosed</b>	Suite:	<b>2,500 s.f.</b>	Status:	<b>Leased</b>
Lease Type:	<b>See Agent</b>	Size:	<b>2,500 SF</b>	Type:	<b>Industrial For Lease</b>
Lease Date:	<b>1/12/2011</b>	Building Size:	<b>8,800 SF</b>	Subtype:	<b>Manufacturing, Warehouse/Distribution</b>
Space Type:	<b>Relet</b>	Land Size:	<b>See Agent</b>	Zoning:	<b>See Agent</b>
		Loading:	<b>1 Door</b>		
		Ceiling:	<b>22 ft.</b>		

Now for Lease.....Enjoy work ! Peaceful setting, with hiking, biking, and jogging. 2,500 s.f. available at \$6.75 s.f. NNN. with estimated 500 s.f. of air conditioned office space. IP Zoning - 2.5 acres. Warehouse / distribution with office space C L & P, Yankee Gas, City sewer & water. Excellent parking. Excellent power, 2-10' X 12' overhead doors, private baths, 22' ceilings / sprinklers. Occupancy negotiable - 4.5 miles from Exit 5 - I-84. Constructed in 1988. 3-5 year leases available. Net charges estimated at \$2.35 s.f. Call Mike Struna today to discuss your needs and tour the property at 203-798-9345.

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COMPARABLE ID: 1122597

### 52. 81 Commerce Road - Brookfield, CT - 81 Commerce Road Brookfield, CT 06804

Final Price:	<b>\$1,350,000</b>	Size:	<b>20,878 SF</b>	Status:	<b>Sold</b>
Asking Price:	<b>\$1,590,000</b>	Land Size:	<b>2.33 Acres</b>	Type:	<b>Industrial For Sale</b>
Unit Price:	<b>\$64.66 PSF</b>	Building Size:	<b>20,878 SF</b>	Subtype:	<b>Warehouse/Distribution</b>
Closing Date:	<b>12/30/2010</b>	Zoning:			<b>See Agent</b>
Loading:	<b>2 Docks, 3 Doors</b>				
Ceiling:	<b>20 ft.</b>				

PRICE REDUCED AGAIN TO \$1,590,000 from \$1,750,000 and \$2,400,000. This 20,878 square foot warehouse and Manufacturing building is located in Brookfield CT's professional "Brookfield Commerce Corporate Park". It is ideally located just minutes from the I-84 exit 7 exit off two Rte. Super 7 exits. The IL-80 zoning permits numerous uses including warehousing, distribution, manufacturing, offices and R&D. The property contains 2.33 acres with a large parking lot in front of the building. It also contains a supplemental parking area near the entry of the property. 50 spaces are currently stripped in the parking areas. Great signage opportunities in front of the building. The building is Steel and Masonry construction with attractive multi-color earthtone split block masonry on the front of the structure. It has 2 dock height loading docks and a large 10'x14' overhead drive-in door. There is plentiful lighting throughout the warehouse and office. Electrical service is 400 Amps of 3 phase power. The column ...

George Walker Advantage Realty Commercial 203-798-9345 George@AdvantageRealtyInc.Com



COMPARABLE ID: 1110027

### 53. 559 B Federal Road-Brookfield, 15,000 - 559 B Federal Road Brookfield, CT 06804

Lease Rate:	<b>\$7.75 PSF (Monthly)</b>	Suite:	<b>15,000</b>	Status:	<b>Leased</b>
Lease Type:	<b>NNN</b>	Size:	<b>15,000 SF</b>	Type:	<b>Industrial For Lease</b>
Lease Date:	<b>11/17/2010</b>	Building Size:	<b>43,500 SF</b>	Subtype:	<b>Manufacturing, Warehouse/Distribution</b>
Space Type:	<b>Relet</b>	Land Size:	<b>8 Acres</b>	Zoning:	<b>See Agent</b>
		Loading:	<b>3 Docks</b>		

Excellent visibility, great access, for lease at \$7.95 per square foot NNN. New 4,130 s.f. of air conditioned office space with showroom - Built in 2001 Total of 29,000 s.f. available with possible sub division to 14,400 s.f.. Site has parking for 220 cars, IL-80 zoning code, 24' ceilings, sprinklered. 6 loading docks w/levelers, 10' overhead doors, rear entry doors. Ideal for distribution, wholesale, or sale of home improvement products. Located conveniently just off Interstate Route 7, minutes from I-84. Call Mike Struna for a floor plan and an appointment. It won't last !!!

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COMPARABLE ID: 1108238

### 54. 44 Shelter Rock Road - Danbury, Lower Level - 44 Shelter Rock Rd Danbury, CT 06810

Lease Rate:	<b>\$13.88 PSF (Monthly)</b>	Suite:	<b>Lower Level</b>	Status:	<b>Leased</b>
Lease Type:	<b>Modified Gross</b>	Size:	<b>12,000 SF</b>	Type:	<b>Office For Lease</b>
Lease Date:	<b>11/8/2010</b>	Building Size:	<b>36,000 SF</b>	Subtype:	<b>Mixed Use, Office Building</b>
Space Type:	<b>New</b>	Land Size:	<b>See Agent</b>	Zoning:	<b>See Agent</b>

Plenty of onsite parking with space to expand for intensive parking uses. All spaces ready for build out and 120 day occupancy. Great windowed spaces, full HVAC in the office, sprinklers, very heavy floor loading. Separate utilities. Site is 9.44 acres with IL-40 Zoning. 5-10 year lease terms with new build-out. Call J. Michael Struna at 203-798-9345 to discuss your space needs. Space 5 and 6: On the ground floor - 12,000 s.f. office and R & D space divisible to 4,000 s.f. Full HVAC, new electric services, new windows, new mens and womens handicap bathrooms. Space can be combined with 9,000 s.f. of space on the ground floor of the rear industrial / office building. Available for \$9.25 s.f. NNN with new office buildout. Space 7: Rear industrial building has ground level industrial space of 9,000 with with 2 loadings docks and loading platform for lease at \$6.75 NNN. Full HVAC, power drops, good lighting, and new handicap bathroom. Space 8: Up to 9,000 s.f. of office located above ...

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COMPARABLE ID: 1104368

### 55. 60 Shelter Rock Road - Leasing, Unit #12 - 60 Shelter Rock Road Danbury, CT 06810

Lease Rate:	<b>\$8 PSF (Monthly)</b>	Suite:	<b>Unit #12</b>	Status:	<b>Leased</b>
Lease Type:	<b>Modified Gross</b>	Size:	<b>5,403 SF</b>	Type:	<b>Industrial For Lease</b>
Lease Date:	<b>8/1/2010</b>	Building Size:	<b>107,800 SF</b>	Subtype:	<b>Cold Storage, Warehouse/ Distribution</b>
Space Type:	<b>New</b>	Land Size:	<b>8 Acres</b>	Zoning:	<b>See Agent</b>
		Loading:	<b>6 Docks, 1 Door</b>		

60 Shelter Rock Business Center Promotion: Free Solar Power for one a period of one year with a five year lease. Existing Tenants: AfterFx Customs, Vanguard Moving and Storage, E & W Electrical Warehouse; Steve Willard Inc; Petals Inc. Convenient to I-84 at Exit 5. Excellent access located in central Danbury. Ideal for R & D, warehousing and other Industrial uses, IL-40 zoning. Nicely landscaped on 8 acres, campus setting, excellent signage. 11 Custom unit sizes ranging from 5,000 s.f. to 13,052 s.f. or combined for larger sizes. 3 common loading docks, 14' x 14' with overhead doors, ceilings of 15' to 19'. Separately metered gas and 220 to 480 volts. 200/400 amp 3-phase electric, sprinklered, energy efficient lighting, City water / sewer. Offices w/private bathrooms available. 220 car parking Immediate occupancy available. For lease starting at \$5.75 s.f. NNN - Nets estimated at \$2.25 s.f. Call Mike Struna to discuss today your leasing requirements at 203-798-9345.

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COMPARABLE ID: 1104366

### 56. 60 Shelter Rock Road - Leasing, Unit #4 - 60 Shelter Rock Road Danbury, CT 06810

Lease Rate:	<b>\$8 PSF (Monthly)</b>	Suite:	<b>Unit #4</b>	Status:	<b>Leased</b>
Lease Type:	<b>Modified Gross</b>	Size:	<b>5,162 SF</b>	Type:	<b>Industrial For Lease</b>
Lease Date:	<b>10/28/2010</b>	Building Size:	<b>107,800 SF</b>	Subtype:	<b>Cold Storage, Warehouse/ Distribution</b>
Space Type:	<b>New</b>	Land Size:	<b>8 Acres</b>	Zoning:	<b>See Agent</b>

60 Shelter Rock Business Center Promotion: Free Solar Power for one a period of one year with a five year lease. Existing Tenants: AfterFx Customs, Vanguard Moving and Storage, E & W Electrical Warehouse; Steve Willard Inc; Petals Inc. Convenient to I-84 at Exit 5. Excellent access located in central Danbury. Ideal for R & D, warehousing and other Industrial uses, IL-40 zoning. Nicely landscaped on 8 acres, campus setting, excellent signage. 11 Custom unit sizes ranging from 5,000 s.f. to 13,052 s.f. or combined for larger sizes. 3 common loading docks, 14' x 14' with overhead doors, ceilings of 15' to 19'. Separately metered gas and 220 to 480 volts. 200/400 amp 3-phase electric, sprinklered, energy efficient lighting, City water / sewer. Offices w/private bathrooms available. 220 car parking Immediate occupancy available. For lease starting at \$5.75 s.f. NNN - Nets estimated at \$2.25 s.f. Call Mike Struna to discuss today your leasing requirements at 203-798-9345.

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COMPARABLE ID: 1104364

## 57. 60 Shelter Rock Road - Leasing, Unit #6 - 60 Shelter Rock Road Danbury, CT 06810

Lease Rate:	<b>\$8 PSF (Monthly)</b>	Suite:	<b>Unit #6</b>	Status:	<b>Leased</b>
Lease Type:	<b>Modified Gross</b>	Size:	<b>9,180 SF</b>	Type:	<b>Industrial For Lease</b>
Lease Date:	<b>10/25/2010</b>	Building Size:	<b>107,800 SF</b>	Subtype:	<b>Cold Storage, Warehouse/ Distribution</b>
Space Type:	<b>New</b>	Land Size:	<b>8 Acres</b>	Zoning:	<b>See Agent</b>
		Loading:	<b>6 Docks, 1 Door</b>		

60 Shelter Rock Business Center Promotion: Free Solar Power for one a period of one year with a five year lease. Existing Tenants: AfterFx Customs, Vanguard Moving and Storage, E & W Electrical Warehouse; Steve Willard Inc; Petals Inc. Convenient to I-84 at Exit 5. Excellent access located in central Danbury. Ideal for R & D, warehousing and other Industrial uses, IL-40 zoning. Nicely landscaped on 8 acres, campus setting, excellent signage. 11 Custom unit sizes ranging from 5,000 s.f. to 13,052 s.f. or combined for larger sizes. 3 common loading docks, 14' x 14' with overhead doors, ceilings of 15' to 19'. Separately metered gas and 220 to 480 volts. 200/400 amp 3-phase electric, sprinklered, energy efficient lighting, City water / sewer. Offices w/private bathrooms available. 220 car parking Immediate occupancy available. For lease starting at \$5.75 s.f. NNN - Nets estimated at \$2.25 s.f. Call Mike Struna to discuss today your leasing requirements at 203-798-9345.

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COMPARABLE ID: 1104352

## 58. 60 Shelter Rock Road - Leasing, Unit #7 - 60 Shelter Rock Road Danbury, CT 06810

Lease Rate:	<b>\$8 PSF (Monthly)</b>	Suite:	<b>Unit #7</b>	Status:	<b>Leased</b>
Lease Type:	<b>See Agent</b>	Size:	<b>11,342 SF</b>	Type:	<b>Industrial For Lease</b>
Lease Date:	<b>10/22/2010</b>	Building Size:	<b>107,800 SF</b>	Subtype:	<b>Cold Storage, Warehouse/ Distribution</b>
Space Type:	<b>New</b>	Land Size:	<b>8 Acres</b>	Zoning:	<b>See Agent</b>
		Loading:	<b>6 Docks, 1 Door</b>		

60 Shelter Rock Business Center Promotion: Free Solar Power for one a period of one year with a five year lease. Existing Tenants: AfterFx Customs, Vanguard Moving and Storage, E & W Electrical Warehouse; Steve Willard Inc; Petals Inc. Convenient to I-84 at Exit 5. Excellent access located in central Danbury. Ideal for R & D, warehousing and other Industrial uses, IL-40 zoning. Nicely landscaped on 8 acres, campus setting, excellent signage. 11 Custom unit sizes ranging from 5,000 s.f. to 13,052 s.f. or combined for larger sizes. 3 common loading docks, 14' x 14' with overhead doors, ceilings of 15' to 19'. Separately metered gas and 220 to 480 volts. 200/400 amp 3-phase electric, sprinklered, energy efficient lighting, City water / sewer. Offices w/private bathrooms available. 220 car parking Immediate occupancy available. For lease starting at \$5.75 s.f. NNN - Nets estimated at \$2.25 s.f. Call Mike Struna to discuss today your leasing requirements at 203-798-9345.

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COMPARABLE ID: 1090644

## 59. 15 Commerce Road-Newtown, 8500 - 15 Commerce Road Newtown, CT 06470

Lease Rate:	<b>\$10 PSF (Monthly)</b>	Suite:	<b>8500</b>	Status:	<b>Leased</b>
Lease Type:	<b>Gross Lease</b>	Size:	<b>8,500 SF</b>	Type:	<b>Industrial For Lease</b>
Lease Date:	<b>9/27/2010</b>	Building Size:	<b>24,500 SF</b>	Subtype:	<b>Mixed Use, Warehouse/ Distribution</b>
Space Type:	<b>Relet</b>	Land Size:	<b>2.30 Acres</b>	Zoning:	<b>See Agent</b>
		Loading:	<b>1 Dock, 1 Door</b>		
		Ceiling:	<b>16 ft. / 14 ft. Clear</b>		

Under new ownership - on site property management. 8,250 S.F. for lease, 2,500 s.f. office, private loading dock. Located at Exit 10-Interstate I-84, industrial zone, M-5. 55 parking spaces, nicely landscaped, great interstate access. 1200 Amps 110-208 volt 3-phase power in building. City water, city sewer, municipal gas, full A/C, full sprinklers. 16' ceilings, building security, 24 hour access. 5 year leases at \$7.50 s.f. NNN - nets estimated at \$2.05 s.f. Call Mike Struna for an appointment today at 203-798-9345

Mike Struna Advantage Realty Commercial 203-798-9345 Mike@AdvantageRealtyInc.Com



### 60. East Ridge Office Building - 101 East Ridge Drive Danbury, CT 06811

Final Price:	<b>\$2,500,000</b>	Size:	<b>See Agent</b>	Status:	<b>Sold</b>
Asking Price:		Building Size:	<b>See Agent</b>	Type:	<b>Office For Sale</b>
Closing Date:	<b>5/28/2010</b>	Land Size:	<b>See Agent</b>	Subtype:	<b>Office Building</b>
Cap Rate:	<b>Undisclosed</b>			Zoning:	<b>See Agent</b>

COMPARABLE ID: 1028973

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### 61. 14 Francis Clarke Circle #6 & #7 - Bethel, Unit #7 - 14 Francis Clarke Circle, Unit: #6 Bethel, CT 06801

Lease Rate:	<b>\$10 PSF (Monthly)</b>	Suite:	<b>Unit #7</b>	Status:	<b>Leased</b>
Lease Type:	<b>See Agent</b>	Size:	<b>1,356 SF</b>	Type:	<b>Industrial For Lease</b>
Lease Date:	<b>6/1/2010</b>	Land Size:	<b>See Agent</b>	Subtype:	<b>Cold Storage, Warehouse/ Distribution</b>
Space Type:	<b>New</b>			Zoning:	<b>See Agent</b>

COMPARABLE ID: 1022239

Two Units for Sale or Lease: Industrial Condo. Enjoy work! Peaceful setting, with walking trails, hiking, biking, and jogging. Located in Francis Clarke Industrial Park - 10 minutes from I-84 at Exit 5. Convenient to Danbury, Bethel, Redding, Ridgefield, Georgetown, and Westport. Showroom windows, 20' ceiling, 200 amp 3 phase power, 10' X 12' overhead door, ADA bathroom. Office space with HVAC can be added and the cost amortized into the lease price. 7 Unit Owners: marketing company, importer, plumbing contractor, and print service. Unit #6-1,344 s.f. Sale at \$160,608 or for Lease at \$1,120 / month gross. Unit #7-1,356 s.f. Sale at \$162,042 or for Lease at \$1,130 / month gross. City gas, sprinklered, city water, city sewer. Call Mike Struna for an appointment today at 203-798-9345 !!!

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### 62. 14 Francis Clarke Circle #6 & #7 - Bethel, Unit #6 - 14 Francis Clarke Circle, Unit: #6 Bethel, CT 06801

Lease Rate:	<b>\$10 PSF (Annual)</b>	Suite:	<b>Unit #6</b>	Status:	<b>Leased</b>
Lease Type:	<b>Modified Gross</b>	Size:	<b>1,344 SF</b>	Type:	<b>Industrial For Lease</b>
Lease Date:	<b>6/1/2010</b>	Land Size:	<b>See Agent</b>	Subtype:	<b>Cold Storage, Warehouse/ Distribution</b>
Space Type:	<b>New</b>	Loading:	<b>1 Door</b>	Zoning:	<b>See Agent</b>

COMPARABLE ID: 1022235

Two Units for Sale or Lease: Industrial Condo. Enjoy work! Peaceful setting, with walking trails, hiking, biking, and jogging. Located in Francis Clarke Industrial Park - 10 minutes from I-84 at Exit 5. Convenient to Danbury, Bethel, Redding, Ridgefield, Georgetown, and Westport. Showroom windows, 20' ceiling, 200 amp 3 phase power, 10' X 12' overhead door, ADA bathroom. Office space with HVAC can be added and the cost amortized into the lease price. 7 Unit Owners: marketing company, importer, plumbing contractor, and print service. Unit #6-1,344 s.f. Sale at \$160,608 or for Lease at \$1,120 / month gross. Unit #7-1,356 s.f. Sale at \$162,042 or for Lease at \$1,130 / month gross. City gas, sprinklered, city water, city sewer. Call Mike Struna for an appointment today at 203-798-9345 !!!

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### 63. 27 Main Street - New Milford, 1 - 27 Main Street New Milford, CT 06776

Lease Rate:	<b>\$14.75 PSF (Monthly)</b>	Suite:	<b>1</b>	Status:	<b>Leased</b>
Lease Type:	<b>NNN</b>	Size:	<b>1,620 SF</b>	Type:	<b>Retail-Commercial For Lease</b>
Lease Date:	<b>5/19/2010</b>	Land Size:	<b>See Agent</b>	Subtype:	<b>Restaurant, Street Retail</b>
Space Type:	<b>Relet</b>			Zoning:	<b>See Agent</b>

COMPARABLE ID: 1013599

Near the Post Office, Municipal Offices, Banks, Restaurants and Churches. Unit #1 - 1408 s.f. - Previously the Grand Patisserie bakery, propane gas. Unit #2 - 1529 s.f. - Previously the Goodfellow ERA residential real estate office. Immediate occupancy, reserved parking in rear, municipal parking in front. C L & P, oil heat, City sewer & water, full A/C - VBD zoning. 5year leases available - 2 months security - metered oil, water. Available for lease at \$14.75 s.f. NNN. Net charges estimated at \$4.50 s.f. Call Mike Struna today to discuss your needs and tour the property.

J. Michael Struna    Advantage Realty Commercial    203-798-9345    Mike@AdvantageRealtyInc.Com



COMPARABLE ID: 1012105

## 64. 100 Park Lane-New Milford - 100 Park Lane New Milford, CT 06776

Final Price:	<b>\$2,500,000</b>	Size:	<b>22,500 SF</b>	Status:	<b>Sold</b>
Asking Price:	<b>\$2,750,000</b>	Building Size:	<b>22,500 SF</b>	Type:	<b>Office For Sale</b>
Unit Price:	<b>\$111.11 PSF</b>	Land Size:	<b>3.41 Acres</b>	Subtype:	<b>Institutional, Mixed Use</b>
Closing Date:	<b>5/19/2010</b>			Zoning:	<b>See Agent</b>
Cap Rate:	<b>Undisclosed</b>				

New to the market. Professional building - New home of the merged Union Savings and First National Bank of Litchfield. Intersection of Rte 202 and Rte 109 - Traffic light for easy access to site. All space handicap accessible, elevator, full HVAC, common bathrooms .Main Level - 2,920 s.f. Ideal Office for Real Estate, Insurance, or Attorneys. Upper Level - 2,500 to 7,475 s.f. with elevator access and great windows. Lower Level - 2500 to 7,800 s.f. suites available "with walk in ramp". \$10-\$30 s.f. Tenant Improvement allowance depending on the "Level". Lease rates from \$12.75 to \$19.75 S.F. NNN depending on the "Level". 1.5 miles to New Milford Hospital convenient to Washington and Litchfield. B-1 zone with 3.41 acres - City water and sewer - Plenty of parking -oil heat. 5-10 year lease terms - Call Mike Struna to discuss the property today. Additional "pad" site for 14,500 s.f. retail building to be available in the future. 5-10 year lease terms - Call Mike Struna to discuss the property today.

J. Michael Struna Advantage Realty Commercial 203-798-9345 Mike@AdvantageRealtyInc.Com



COMPARABLE ID: 1004517

## 65. 19 Taylor Avenue-Unit E - 19 Taylor Avenue, Unit: E Bethel, CT 06801

Final Price:	<b>\$210,000</b>	Size:	<b>2,412 SF</b>	Status:	<b>Sold</b>
Asking Price:	<b>\$275,000</b>	Land Size:	<b>1.17 Acres</b>	Type:	<b>Industrial For Sale</b>
Unit Price:	<b>\$87.06 PSF</b>	Building Size:	<b>2,412 SF</b>	Subtype:	<b>Mixed Use, Warehouse/ Distribution</b>
Closing Date:	<b>5/28/2010</b>			Zoning:	<b>See Agent</b>
Loading:	<b>1 Door</b>				
Ceiling:	<b>21 ft. / 18 ft. Clear</b>				

Just Reduced and for Lease: Located near Route 53 and the Bethel central business area. Convenient to Bethel, Redding, Georgetown, Wilton, Ridgefield and Danbury. Ideal location for business in need of warehouse, office, bath, and drive in doors. 2412 s.f. end unit available for sale at \$275,000. Also available for lease for \$1500/ month NNN. 152 s.f. office w HVAC/Electric, 12' X 14' overhead door, and 18'-21' ceiling. I zoning on 1.116 acres, city water / sewer, gas, 225 amp 3 phase service. Common charges - \$215 per month Taxes of \$.95 s.f. (\$405.95 / month total expenses). On the lease option to purchase, price is locked for first 12 months of the lease. Gas heat Call J. Michael Struna to discuss.

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COMPARABLE ID: 976671

## 66. DeFeo Manufacturing - 115 commerce Rd Brookfield, CT 06804

Final Price:	<b>\$1,700,000</b>	Size:	<b>14,685 SF</b>	Status:	<b>Sold</b>
Asking Price:		Land Size:	<b>2.18 Acres</b>	Type:	<b>Industrial For Sale</b>
Unit Price:	<b>\$115.76 PSF</b>	Building Size:	<b>See Agent</b>	Subtype:	<b>Industrial-Business Park</b>
Closing Date:	<b>7/15/2006</b>			Zoning:	<b>See Agent</b>

George F. Walker Advantage Realty Commercial 203-798-9345 George@AdvantageRealtyInc.Com



### 67. 36 Mill Plain Office Park - 36 Mill Plain Road Danbury, CT 06811

Final Price:	<b>\$124,500</b>	Size:	<b>877 SF</b>	Status:	<b>Sold</b>
Asking Price:	<b>\$139,900</b>	Building Size:	<b>See Agent</b>	Type:	<b>Office For Sale</b>
Unit Price:	<b>\$141.96 PSF</b>	Land Size:	<b>See Agent</b>	Subtype:	<b>Office Building</b>
Closing Date:	<b>12/23/2009</b>			Zoning:	<b>See Agent</b>
Cap Rate:	<b>Undisclosed</b>				

COMPARABLE ID: 972602

PRICE REDUCED-from \$149,900 to \$139,900 on this like new 877 sf Office Condo Suite for Sale in the prestigious West side Danbury Mill Plain Office Park. This outside corner office condo with many windows was rebuilt and refurbished recently and contains 3 offices, an open office area next to the reception area, private bathroom and storage. Ownership in this building allows access to a large conference room for special client meetings. The suite has sperate heat, electric and air conditioning.R.E. Taxes \$1,476/yr., Condo fees \$210/Mo., Utilities/electric/HVAC \$2,400/yr. The Suite is located on the second floor of this professional office building overlooking I-84 midway between exits 2 and 4 close to the New York State line.The building has abundant parking adjacent to the building with limited covered parking under the second floor. Neighboring businesses in the building include accountants, attorneys, sales offices and there is a bank on the first floor with a Fitness Center in an adjoining ...

J. Michael Struna Advantage Realty Commercial 203-798-9345 Mike@AdvantageRealtyInc.Com



### 68. 79 Federal Road-Danbury, 1300 s.f. - 79 Federal Road Danbury, CT 06811

Lease Rate:	<b>\$7,500 PSF (Monthly)</b>	Suite:	<b>1300 s.f.</b>	Status:	<b>Leased</b>
Lease Type:	<b>See Agent</b>	Size:	<b>1,300 SF</b>	Type:	<b>Retail-Commercial For Lease</b>
Lease Date:	<b>12/21/2009</b>	Building Size:	<b>1,300 SF</b>	Subtype:	<b>Mixed Use, Restaurant</b>
Space Type:	<b>Relet</b>	Land Size:	<b>See Agent</b>	Zoning:	<b>See Agent</b>

COMPARABLE ID: 971320

Reduced for Sale or Lease - 1300 s.f. building - Previous call dealership. Located on Federal Road across from Home Depot and Circuit City. Ideal property for new or used car sales next to "Greentree Toyota". CG-20 zoning allow many retail types of uses in very high traffic area. City water, natural gas, city sewer, paved parking, 190'frontage on Fed Rd. Reduced for sale at \$1,595,000 for .911 acres. Reduced for lease - \$7,500 / month NNN Taxes \$12,308 / year. Call J. Michael Struna with questions and a tour of the property.

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### 69. 27 Miry Brook Road - Danbury, 5,410 sf - 27 Miry Brook Road Danbury, CT 06810

Lease Rate:	<b>\$10 PSF (Monthly)</b>	Suite:	<b>5,410 sf</b>	Status:	<b>Leased</b>
Lease Type:	<b>See Agent</b>	Size:	<b>16,636 SF</b>	Type:	<b>Industrial For Lease</b>
Lease Date:	<b>1/29/2010</b>	Building Size:	<b>16,636 SF</b>	Subtype:	<b>Cold Storage, Warehouse/ Distribution</b>
Space Type:	<b>Relet</b>	Land Size:	<b>8 Acres</b>	Zoning:	<b>See Agent</b>
		Loading:	<b>2 Doors</b>		
		Ceiling:	<b>15 ft.</b>		

COMPARABLE ID: 970901

16,636 s.f. office and R & D space - two loading docks - two drive-in doors. Level property location near the Airport. Sub dividable to 5410 / 16636 s.f. Ideal for R & D and contractors type businesses. Good parking on site. Convenient to New York State, Ridgefield, Danbury, Bethel, and Route 7 & I-84. IL-40 zoning allowing numerous industrial uses. City water, septic, gas, phone. 2,000 amp, 240/480 volt 3 phase power, multiple sub panels in the building. For lease at \$6.95 s.f. NNN with nets estimated at \$2.00 s.f. Call J. Michael Struna at 203-798-9345 with questions or to schedule a tour. Should be available for occupancy in late November 2009.

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COMPARABLE ID: 949558

## 70. 153 S. Main St-Newtown, 2,520 s.f. - 153 South Main Street Newtown, CT 06470

Lease Rate:	<b>\$18 PSF (Monthly)</b>	Suite:	<b>2,520 s.f.</b>	Status:	<b>Leased</b>
Lease Type:	<b>Modified Gross</b>	Size:	<b>2,520 SF</b>	Type:	<b>Office For Lease</b>
Lease Date:	<b>12/1/2009</b>	Building Size:	<b>35,000 SF</b>	Subtype:	<b>Mixed Use, Office Building</b>
Space Type:	<b>New</b>	Land Size:	<b>See Agent</b>	Zoning:	<b>See Agent</b>

2 suites available. 2,520 s.f. or 2522 s.f. One available for immediate occupancy. New home of Wallace Insurance, Dr Galbo Dentistry, Claris Achitects and Construction, Sabrina's Encore Productions and Thin Air, Inc. Also tenants are Newtown Radiology, Bulk Materials International, Corporate Benefit Solutions, and Advisors One Financial. Beautiful Office Park business setting with two private ponds and walking trails. M2- zoning allowing numerous Office, R & D and Industrial uses High Tech conference center with video and high speed internet DSL access. Private Heath and Exercise Center with men's and women's showers. Lots of windows, full A/C, sprinklers, 3.5/1000 paved parking ratio. Located on Route 25 with excellent access to Monroe, Newtown, Bethel, Southbury. Lease term 5 to 10 years for lease at \$19.00 Gross plus utilities. Call Mike Struna for an appointment and to get copy of the latest floor plan.

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COMPARABLE ID: 937119

## 71. 7 Francis Clarke Circle, Navone Studios - 7 Francis Clarke Circle Bethel, CT 06801

Lease Rate:	<b>\$7.50 PSF (Annual)</b>	Suite:	<b>Navone Studios</b>	Status:	<b>Leased</b>
Lease Type:	<b>NNN</b>	Size:	<b>4,950 SF</b>	Type:	<b>Industrial For Lease</b>
Lease Date:	<b>10/5/2009</b>	Land Size:	<b>See Agent</b>	Subtype:	<b>Industrial-Business Park,</b>
Space Type:	<b>New</b>	Loading:	<b>1 Dock</b>		<b>Mixed Use</b>
		Ceiling:	<b>24 ft. / 22 ft. Clear</b>	Zoning:	<b>See Agent</b>

New Industrial building with high visibility. Space to be used for a Ct based photography studio.

J. Michael Struna    Advantage Realty Commercial    203-798-9345    Mike@AdvantageRealtyInc.Com



COMPARABLE ID: 936282

## 72. 44 Shelter Rock Road, Third Floor - 44 Shelter Rock Road Danbury, CT 06810

Lease Rate:	<b>\$10.50 PSF (Monthly)</b>	Suite:	<b>Third Floor</b>	Status:	<b>Leased</b>
Lease Type:	<b>NNN</b>	Size:	<b>12,000 SF</b>	Type:	<b>Office For Lease</b>
Lease Date:	<b>10/23/2009</b>	Land Size:	<b>See Agent</b>	Subtype:	<b>See Agent</b>
Space Type:	<b>New</b>			Zoning:	<b>See Agent</b>

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COMPARABLE ID: 885977

## 73. 44 Shelter Rock Road - Danbury, 6000-36,386 - 44 Shelter Rock Road Danbury, CT 06810

Lease Rate:	<b>\$10.50 PSF (Monthly)</b>	Suite:	<b>6000-36,386</b>	Status:	<b>Leased</b>
Lease Type:	<b>NNN</b>	Size:	<b>36,386 SF</b>	Type:	<b>Office For Lease</b>
Lease Date:	<b>9/21/2009</b>	Building Size:	<b>40,000 SF</b>	Subtype:	<b>Mixed Use, Office Building</b>
Space Type:	<b>New</b>	Land Size:	<b>See Agent</b>	Zoning:	<b>See Agent</b>

Ideal for new corporate headquarters. 6,000 s.f. to 40,000 s.f. office and R & D space - Elevator access to three floors. Plenty of onsite parking with space to expand for intensive parking uses. All spaces ready for build out and 120 day occupancy. Great windowed space, full HVAC, sprinkler, very heavy floor loading. Plentiful parking, drive-in overhead door access, separate utilities. Site is 9.44 acres with IL-40 Zoning. Space has access to lower level loading dock. 5-10 year lease terms starting at \$8.25 s.f. NNN with new build-out. Call J. Michael Struna at 203-798-9345 to discuss your space needs.

Mike Struna    Advantage Realty Commercial    203-798-9345    Mike@AdvantageRealtyInc.Com



### 74. 8 Trowbridge Drive - Bethel - 8 Trowbridge Drive Bethel, CT 06801

Final Price:	<b>\$9,999,999</b>	Size:	<b>15,050 SF</b>	Status:	<b>Sold</b>
Asking Price:	<b>\$1,595,000</b>	Land Size:	<b>See Agent</b>	Type:	<b>Industrial For Sale</b>
Unit Price:	<b>\$664.45 PSF</b>	Building Size:	<b>15,050 SF</b>	Subtype:	<b>Mixed Use, Warehouse/ Distribution</b>
Closing Date:	<b>10/1/2009</b>			Zoning:	<b>See Agent</b>

COMPARABLE ID: 883277

New to the market: 15,050 s.f. R & D building. Peaceful setting, with hiking, biking, and jogging in Francis Clarke Industrial Park. Full HVAC, built in 1988 as pre-engineered steel structure, ceilings height up to 17'. 3.57 acres with Industrial Park (IP) zoning. Expansion of existing s.f. is likely because of oversized lot size. Overhead drive-in, UPS truck dock, and traditional tractor trailer loading dock. 2,880 s.f. of fully air-conditioned office space, 1200 amp power, fully sprinklered. For sale at \$1,595,000 / \$106 s.f. Taxes 2007-2008 are \$15,864 per year. Call the listing broker J. Michael Struna for an appointment at 203-798-9345

J. Michael Struna    Advantage Realty Commercial    203-798-9345    Mike@AdvantageRealtyInc.Com



### 75. 559 A Federal Road-Brookfield, 9,600 s.f. - 559 A Federal Road Brookfield, CT 06804

Lease Rate:	<b>\$7.50 PSF (Annual)</b>	Suite:	<b>9,600 s.f.</b>	Status:	<b>Leased</b>
Lease Type:	<b>See Agent</b>	Size:	<b>9,600 SF</b>	Type:	<b>Industrial For Lease</b>
Lease Date:	<b>9/1/2009</b>	Building Size:	<b>43,500 SF</b>	Subtype:	<b>Manufacturing, Warehouse/Distribution</b>
Space Type:	<b>Relet</b>	Land Size:	<b>See Agent</b>	Zoning:	<b>See Agent</b>
		Loading:	<b>2 Docks, 2 Doors</b>		

COMPARABLE ID: 876306

For Lease: 4800 s.f. to 14,400 s.f. Join Bridgewater Chocolate and Target. Excellent visibility, great access, now for lease at \$7.45 per square foot NNN. Several units to choose from: 9600 s.f. - Sale of Retail home products and warehouse 4800 s.f. - Offices and Warehouse (previous health club) 9600 s.f. - Offices and Warehouse Some units have Air conditioned office - Built in 2001. On site parking for 220 cars, IL-80 zoning code, 24 foot ceilings, sprinklered. 1-3 loading docks w/levelers, 10 foot overhead doors, rear entry doors. Ideal for warehousing, distribution, wholesale, or sale of home improvement products. Located conveniently just off Interstate Route 7, minutes from I-84. Call Mike Struna for an appointment. It won't last !!!

J. Michael Struna    Advantage Realty Commercial    203-798-9345    Mike@AdvantageRealtyInc.Com



### 76. 559 A Federal Road-Brookfield, 4,800 s.f. - 559 A Federal Road Brookfield, CT 06804

Lease Rate:	<b>\$7.50 PSF (Monthly)</b>	Suite:	<b>4,800 s.f.</b>	Status:	<b>Leased</b>
Lease Type:	<b>See Agent</b>	Size:	<b>4,800 SF</b>	Type:	<b>Industrial For Lease</b>
Lease Date:	<b>9/1/2009</b>	Building Size:	<b>43,500 SF</b>	Subtype:	<b>Manufacturing, Warehouse/Distribution</b>
Space Type:	<b>Relet</b>	Land Size:	<b>See Agent</b>	Zoning:	<b>See Agent</b>
		Loading:	<b>1 Dock, 1 Door</b>		

COMPARABLE ID: 876304

For Lease: 4800 s.f. to 14,400 s.f. Join Bridgewater Chocolate and Target. Excellent visibility, great access, now for lease at \$7.45 per square foot NNN. Several units to choose from: 9600 s.f. - Sale of Retail home products and warehouse 4800 s.f. - Offices and Warehouse (previous health club) 9600 s.f. - Offices and Warehouse Some units have Air conditioned office - Built in 2001. On site parking for 220 cars, IL-80 zoning code, 24 foot ceilings, sprinklered. 1-3 loading docks w/levelers, 10 foot overhead doors, rear entry doors. Ideal for warehousing, distribution, wholesale, or sale of home improvement products. Located conveniently just off Interstate Route 7, minutes from I-84. Call Mike Struna for an appointment. It won't last !!!

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COMPARABLE ID: 876302

### 77. 559 A Federal Road-Brookfield, 9,600 s.f. - 559 A Federal Road Brookfield, CT 06804

Lease Rate:	<b>\$7.50 PSF (Annual)</b>	Suite:	<b>9,600 s.f.</b>	Status:	<b>Leased</b>
Lease Type:	<b>See Agent</b>	Size:	<b>9,600 SF</b>	Type:	<b>Industrial For Lease</b>
Lease Date:	<b>5/1/2009</b>	Building Size:	<b>43,500 SF</b>	Subtype:	<b>Manufacturing, Warehouse/Distribution</b>
Space Type:	<b>Relet</b>	Land Size:	<b>See Agent</b>	Zoning:	<b>See Agent</b>
		Loading:	<b>6 Docks</b>		

For Lease: 4800 s.f. to 14,400 s.f. Join Bridgewater Chocolate and Target. Excellent visibility, great access, now for lease at \$7.45 per square foot NNN. Several units to choose from: 9600 s.f. - Sale of Retail home products and warehouse 4800 s.f. - Offices and Warehouse (previous health club) 9600 s.f. - Offices and Warehouse Some units have Air conditioned office - Built in 2001. On site parking for 220 cars, IL-80 zoning code, 24 foot ceilings, sprinklered. 1-3 loading docks w/levelers, 10 foot overhead doors, rear entry doors. Ideal for warehousing, distribution, wholesale, or sale of home improvement products. Located conveniently just off Interstate Route 7, minutes from I-84. Call Mike Struna for an appointment. It won't last !!!

J. Michael Struna Advantage Realty Commercial

203-798-9345

Mike@AdvantageRealtyInc.Com



COMPARABLE ID: 876299

### 78. 2 Great Pasture Road-Danbury, 37,912 s.f. - 2 Great Pasture Road Danbury, CT 06810

Lease Rate:	<b>\$6.96 PSF (Annual)</b>	Suite:	<b>37,912 s.f.</b>	Status:	<b>Leased</b>
Lease Type:	<b>NNN</b>	Size:	<b>37,912 SF</b>	Type:	<b>Industrial For Lease</b>
Lease Date:	<b>9/14/2009</b>	Building Size:	<b>80,000 SF</b>	Subtype:	<b>Cold Storage, Warehouse/ Distribution</b>
Space Type:	<b>Relet</b>	Land Size:	<b>See Agent</b>	Zoning:	<b>See Agent</b>
		Loading:	<b>4 Docks, 4 Doors</b>		

37,912 s.f. space currently occupied by Fuel Cell Energy. Space will become available on November 1, 2009 with expiring lease. Focus Mailing is the other current tenant on the property. Build to Suit opportunity - Join Fuel Cell Energy and Focus Mailing on site. 5 minutes to I-84 at Exit 5 or 6 just off Route 53 South. IL-40 zoning allows numerous R & D, warehousing, and manufacturing uses. Site is 15.57 acres - estimated 80,000 s.f. of expansion possible. City water, City Sewer, Yankee gas, and possible railroad access. 10 - 20 year leases available with market rates depending on type of "build to suit". Call Mike Struna for an appointment today at 203-798-9345.

Michael Struna Advantage Realty Commercial

203-798-9345

Mike@AdvantageRealtyInc.Com



COMPARABLE ID: 873954

### 79. 25 Francis Clarke Circle-Bethel, 1200 s.f. - 25 Francis Clarke Circle Bethel, CT 06801

Lease Rate:	<b>\$6.75 PSF (Monthly)</b>	Suite:	<b>1200 s.f.</b>	Status:	<b>Leased</b>
Lease Type:	<b>See Agent</b>	Size:	<b>1,200 SF</b>	Type:	<b>Industrial For Lease</b>
Lease Date:	<b>9/1/2009</b>	Building Size:	<b>8,800 SF</b>	Subtype:	<b>Manufacturing, Warehouse/Distribution</b>
Space Type:	<b>Relet</b>	Land Size:	<b>See Agent</b>	Zoning:	<b>See Agent</b>
		Loading:	<b>1 Door</b>		

Now for Lease...Enjoy work ! Peaceful setting, with hiking, biking, and jogging. Lease size 1200 s.f. \$895.00 month gross. 8800 s.f. building with "Stair Company" and "Cabinet Shop". IP Zoning - 2.5 acres. Warehouse / distribution with private bathroom. C L & P, Yankee Gas, City sewer & water. 200 Amp power, 10' X 12' overhead door, private bath. 22' ceilings / sprinklers. Immediate occupancy - 4.5 miles from Exit 5 - I-84. Constructed in 1988. 3-5 year leases available. Call Mike Struna today at 203-798-9345 to discuss your needs and tour the property.

J. Michael Struna Advantage Realty Commercial

203-798-9345

Mike@AdvantageRealtyInc.Com



### 80. 25 Francis Clarke Circle-Bethel, 1200 s.f. - 25 Francis Clarke Circle Bethel, CT 06801

Lease Rate:	<b>\$6.75 PSF (Annual)</b>	Suite:	<b>1200 s.f.</b>	Status:	<b>Leased</b>
Lease Type:	<b>See Agent</b>	Size:	<b>1,200 SF</b>	Type:	<b>Industrial For Lease</b>
Lease Date:	<b>5/18/2009</b>	Building Size:	<b>8,800 SF</b>	Subtype:	<b>Manufacturing, Warehouse/Distribution</b>
Space Type:	<b>Relet</b>	Land Size:	<b>See Agent</b>	Zoning:	<b>See Agent</b>

COMPARABLE ID: 800625

Now for Sale or Lease.....Enjoy work ! Peaceful setting, with hiking, biking, and jogging. Lease sizes of 4,072 s.f. / 1200 s.f. / 1200 s.f. / 2400 s.f. @ \$6.75 s.f. NNN. Sale - 8800 s.f. with possible expansion available on site. IP Zoning - 2.5 acres. Warehouse / distribution with office space C L & P, Yankee Gas, City sewer & water. Excellent powe, 10' X 12' overhead doors, private baths, 22' ceilings / sprinklers. Immediate occupancy - 4.5 miles from Exit 5 - I-84. Constructed in 1988. 5-10 year leases available. Net charges estimated at \$2.00 s.f. Call Mike Struna today to discuss your needs and tour the property.

J. Michael Struna Advantage Realty Commercial 203-798-9345 Mike@AdvantageRealtyInc.Com



### 81. 25 Francis Clarke Circle-Bethel, 2400 s.f. - 25 Francis Clarke Circle Bethel, CT 06801

Lease Rate:	<b>\$6.75 PSF (Annual)</b>	Suite:	<b>2400 s.f.</b>	Status:	<b>Leased</b>
Lease Type:	<b>See Agent</b>	Size:	<b>2,400 SF</b>	Type:	<b>Industrial For Lease</b>
Lease Date:	<b>6/8/2009</b>	Building Size:	<b>8,800 SF</b>	Subtype:	<b>Manufacturing, Warehouse/Distribution</b>
Space Type:	<b>Relet</b>	Land Size:	<b>See Agent</b>	Zoning:	<b>See Agent</b>

COMPARABLE ID: 800623

Now for Sale or Lease.....Enjoy work ! Peaceful setting, with hiking, biking, and jogging. Lease sizes of 4,072 s.f. / 1200 s.f. / 1200 s.f. / 2400 s.f. @ \$6.75 s.f. NNN. Sale - 8800 s.f. with possible expansion available on site. IP Zoning - 2.5 acres. Warehouse / distribution with office space C L & P, Yankee Gas, City sewer & water. Excellent powe, 10' X 12' overhead doors, private baths, 22' ceilings / sprinklers. Immediate occupancy - 4.5 miles from Exit 5 - I-84. Constructed in 1988. 5-10 year leases available. Net charges estimated at \$2.00 s.f. Call Mike Struna today to discuss your needs and tour the property.

Mike Struna Advantage Realty Commercial 203-798-9345 Mike@AdvantageRealtyInc.Com



### 82. 2 Turnage Lane-Bethel - 2 Turnage Lane Bethel, CT 06801

Final Price:	<b>\$1,000,000</b>	Size:	<b>10,600 SF</b>	Status:	<b>Sold</b>
Asking Price:	<b>\$1,195,000</b>	Land Size:	<b>2.73 Acres</b>	Type:	<b>Industrial For Sale</b>
Unit Price:	<b>\$94.34 PSF</b>	Building Size:	<b>10,600 SF</b>	Subtype:	<b>Mixed Use, Warehouse/ Distribution</b>
Closing Date:	<b>5/4/2009</b>			Zoning:	<b>See Agent</b>
Ceiling:	<b>24 ft. / 22 ft. Clear</b>				

COMPARABLE ID: 789903

Now for Sale or Lease: 10,600 s.f. with approval in place for an additional 10,000 s.f. for a total possible of 20,600 s.f. Beautiful wooded Office / Industrial Park setting in Bethel CT. IP- zoning allowing numerous industrial, office and business uses. Convenient - 10 minutes from I-84 or minutes from Redding, Wilton, Westport. 19'Ceiling height, fully sprinklered, 1000 s.f. of air conditioned office space. Town has approved 10,000 s.f. expansion which could be available in 120 days. Priced at \$1,195,000 or \$8.00 s.f. NNN - Available late 2008. 2 Loading docks and drive in door with possible outside storage. Call Mike Struna for an appointment today at 203-798-9345.

J. Michael Struna Advantage Realty Commercial 203-798-9345 Mike@AdvantageRealtyInc.Com



COMPARABLE ID: 774334

### 83. 25 Francis Clarke Circle-Bethel, 4072 s.f. - 25 Francis Clarke Circle Bethel, CT 06801

Lease Rate:	<b>\$6.75 PSF (Annual)</b>	Suite:	<b>4072 s.f.</b>	Status:	<b>Leased</b>
Lease Type:	<b>See Agent</b>	Size:	<b>4,072 SF</b>	Type:	<b>Industrial For Lease</b>
Lease Date:	<b>4/1/2009</b>	Building Size:	<b>8,800 SF</b>	Subtype:	<b>Flex Space, Warehouse/ Distribution</b>
Space Type:	<b>Relet</b>	Land Size:	<b>See Agent</b>	Zoning:	<b>See Agent</b>
		Loading:	<b>1 Door</b>		
		Ceiling:	<b>17 ft.</b>		

Now for Sale or Lease.....Enjoy work ! Peaceful setting, with hiking, biking, and jogging. Lease sizes of 4,072 s.f. / 1200 s.f. / 1200 s.f. / 2400 s.f. @ \$6.75 s.f. NNN. Sale - 8800 s.f. with possible expansion available on site. IP Zoning - 2.5 acres. Warehouse / distribution with office space C L & P, Yankee Gas, City sewer & water. Excellent powe, 10' X 12' overhead doors, private baths, 22' ceilings / sprinklers. Immediate occupancy - 4.5 miles from Exit 5 - I-84. Constructed in 1988. 5-10 year leases available. Net charges estimated at \$2.00 s.f. Call Mike Struna today to discuss your needs and tour the property.

J. Michael Struna Advantage Realty Commercial 203-798-9345 Mike@AdvantageRealtyInc.Com



COMPARABLE ID: 768918

### 84. 15 Trowbridge Drive - Bethel - 15 Trowbridge Drive Bethel, CT 06801

Final Price:	<b>\$851,000</b>	Size:	<b>11,000 SF</b>	Status:	<b>Sold</b>
Asking Price:	<b>\$850,000</b>	Land Size:	<b>2.62 Acres</b>	Type:	<b>Industrial For Sale</b>
Unit Price:	<b>\$77.36 PSF</b>	Building Size:	<b>11,000 SF</b>	Subtype:	<b>Flex Space, Free-Standing</b>
Closing Date:	<b>3/16/2009</b>	Zoning:			<b>See Agent</b>
Loading:	<b>4 Doors</b>				
Ceiling:	<b>20 ft.</b>				

JUST REDUCED!!! This 11,000 square foot warehouse and Manufacturing building is located in Bethel CT's professional "Francis Clarke Park". The building and the lot are designed to accomodate an additional 5,000sf of building on the existing site. It is ideally located just 10 minutes from I-84 and has easy access to the lower Fairfield County towns of Wilton, Westport and Redding . The IP zoning permits numerous uses including warehousing, distribution, manufacturing, offices and R&D. The property contains 2.62 acres and 385' of road frontage with a large level parking lot in front of the office portion of the building. It also contains a supplemental parking area at the other end of the property and truck access surrounding the entire building. 17 spaces are currently stripped in the parking areas. Great signage opportunities in front of the building. The building is relatively new built in 1999, has a standing seam metal roof, and is Steel and metal siding construction with an attractive multi-color ...

George F. Walker Advantage Realty Commercial 203-798-9345 George@AdvantageRealtyInc.Com



COMPARABLE ID: 762521

### 85. 439 Candlewood Lake Rd-Brookfield, 3,024 s.f. - 439 Candlewood Lake Road Brookfield, CT 06804

Lease Rate:	<b>\$19 PSF (Annual)</b>	Suite:	<b>3,024 s.f.</b>	Status:	<b>Leased</b>
Lease Type:	<b>See Agent</b>	Size:	<b>3,024 SF</b>	Type:	<b>Retail-Commercial For Lease</b>
Lease Date:	<b>3/2/2009</b>	Building Size:	<b>3,024 SF</b>	Subtype:	<b>Convenience Store, Tavern/Bar/Nightclub</b>
Space Type:	<b>Relet</b>	Land Size:	<b>0.90 Acres</b>	Zoning:	<b>See Agent</b>

New Listing: Avaiaible for sale or lease. Site Plan approvals in place for expanded parking and for the use of the existing patio area. Directly across the street from Candlewood Lake on .9 acre in RC 41 zone. 3,024 SF (60' x 48') on one level; 1,050 SF patio (35' x 30'). Previous operator had full liquor license for the premises. Was operating as a family restaurant with bar, fully-equipped kitchen and dining area. Seating area for 70 inside and 50 outside - Propane gas for heat, A/C, septic, well, 200 amp electrical service. 37 Parking spaces with approval for 8 additional spaces. Handicapped-accessible. For lease at \$19.00 s.f. NNN or sale at \$495,000. Call J. Michael Struna at 203 798 9345 to discuss today.

J. Michael Struna Advantage Realty Commercial 203-798-9345 Mike@AdvantageRealtyInc.Com





COMPARABLE ID: 727296

### 89. 4 Turnberry Lane - Curtis Corporate Park - 4 Turnberry Lane Newtown, CT 06470

Final Price:	<b>\$310,000</b>	Land Size:	<b>1.01 Acres</b>	Status:	<b>Sold</b>
Asking Price:	<b>\$325,000</b>			Type:	<b>Vacant Land For Sale</b>
Unit Price:	<b>\$306,930 Per Acre</b>			Uses:	<b>Office, Self Storage</b>
Closing Date:	<b>12/22/2008</b>			Zoning:	<b>See Agent</b>

Three Industrial lots for sale. "Curtis Corporate Park" business setting near Exit 11 of Interstate 84. Convenient to Monroe, Derby, Bethel, Southbury, Oxford, and Waterbury. 50 acres of M4- zoning allowing office and industrial uses - 50% coverage ratio. Lot 7 - For sale at \$1,495,000 - 4.74 acres Lot 4 - For sale at \$325,000 - 1.01 acre Lot 2 - For sale at \$395,000 - 1.0 acre (highly visible from street) Serviced by public fire protection system - sprinklers have 2,000 GPM@130 PSI. Low site development costs, private wells and septic systems for each parcel. Call Mike Struna for an appointment and to get copy of the site plans.

Mike Struna    Advantage Realty Commercial    203-798-9345    Mike@AdvantageRealtyInc.Com



COMPARABLE ID: 715117

### 90. 10 Precision Road-Danbury, 6000 s.f. - 10 Precision Road Danbury, CT 06810

Lease Rate:	<b>\$8 PSF (Annual)</b>	Suite:	<b>6000 s.f.</b>	Status:	<b>Leased</b>
Lease Type:	<b>NNN</b>	Size:	<b>12,000 SF</b>	Type:	<b>Office For Lease</b>
Lease Date:	<b>11/18/2008</b>	Building Size:	<b>12,000 SF</b>	Subtype:	<b>Office Building, Research &amp; Development</b>
Space Type:	<b>Relet</b>	Land Size:	<b>See Agent</b>	Zoning:	<b>See Agent</b>

Just Reduced: Office is located in an area of numerous corporate headquarters. Diba; Cendant / Cartus; FedEx; Wooster School; Coldwell Banker Real Estate; and the U. S. Post Office. 3.5 years remaining on a sublease. 6,000 - 12,000 s.f. corporate office space. Very convenient location near FedEx, Airport, I-84, Danbury Mall. 24 hour access, 2 private bathrooms, Kitchenette, elevator. Full A/C, sprinklered, 5 year leases available. \$8.00 gross plus utilities - Call Mike Struna at 203-798-9345 for a tour today.

J. Michael Struna    Advantage Realty Commercial    203-798-9345    Mike@AdvantageRealtyInc.Com



COMPARABLE ID: 710351

### 91. 60 Shelter Rock Lane-Leasing, Unit #9 - 60 Shelter Rock Lane Danbury, CT 06810

Lease Rate:	<b>\$6.75 PSF (Annual)</b>	Suite:	<b>Unit #9</b>	Status:	<b>Leased</b>
Lease Type:	<b>See Agent</b>	Size:	<b>7,246 SF</b>	Type:	<b>Industrial For Lease</b>
Lease Date:	<b>7/1/2008</b>	Building Size:	<b>107,800 SF</b>	Subtype:	<b>Flex Space, Self Storage</b>
Space Type:	<b>New</b>	Land Size:	<b>8 Acres</b>	Zoning:	<b>See Agent</b>
		Loading:	<b>6 Docks, 1 Door</b>		
		Ceiling:	<b>15 ft.</b>		

15 large industrial condominiums. Convenient to I-84 at Exit 5 - Excellent access - Located in central Danbury. Ideal for R & D, warehousing and other Industrial uses, IL-40 zoning. Nicely landscaped on 8 acres, campus setting, excellent signage. Custom unit sizes ranging from 5,379 s.f. to 13,052 s.f.-combined for larger sizes. 3 common loading docks, 14' x 14' overhead doors, ceilings of 15'3" to 21'1". Solar electric, gas, sprinklered, City water / sewer. Office w/private bathrooms. Separately metered gas / electric, 200 amp 3 phase service, energy efficient lighting. Proposed 220 car parking. Occupancy planned for late 2007. For lease starting at \$6.75 s.f. NNN - Call Mike Struna to discuss today your leasing requirements. Visit the location website at [www.60ShelterRock.Com](http://www.60ShelterRock.Com). RAIL ACCESS: On the adjacent property

J. Michael Struna    Advantage Realty Commercial    203-798-9345    Mike@AdvantageRealtyInc.Com



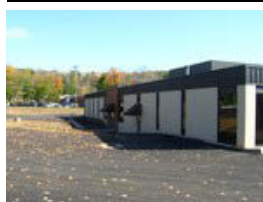
COMPARABLE ID: 710350

## 92. 60 Shelter Rock Lane-Leasing, Unit #11 - 60 Shelter Rock Lane Danbury, CT 06810

Lease Rate:	<b>\$6.75 PSF (Annual)</b>	Suite:	<b>Unit #11</b>	Status:	<b>Leased</b>
Lease Type:	<b>See Agent</b>	Size:	<b>5,308 SF</b>	Type:	<b>Industrial For Lease</b>
Lease Date:	<b>11/1/2008</b>	Building Size:	<b>107,800 SF</b>	Subtype:	<b>Flex Space, Self Storage</b>
Space Type:	<b>New</b>	Land Size:	<b>8 Acres</b>	Zoning:	<b>See Agent</b>
		Ceiling:	<b>15 ft.</b>		

15 large industrial condominiums. Convenient to I-84 at Exit 5 - Excellent access - Located in central Danbury. Ideal for R & D, warehousing and other Industrial uses, IL-40 zoning. Nicely landscaped on 8 acres, campus setting, excellent signage. Custom unit sizes ranging from 5,379 s.f. to 13,052 s.f.-combined for larger sizes. 3 common loading docks, 14' x 14' overhead doors, ceilings of 15'3" to 21'1". Solar electric, gas, sprinklered, City water / sewer. Office w/private bathrooms. Separately metered gas / electric, 200 amp 3 phase service, energy efficient lighting. Proposed 220 car parking. Occupancy planned for late 2007. For lease starting at \$6.75 s.f. NNN - Call Mike Struna to discuss today your leasing requirements. Visit the location website at [www.60ShelterRock.Com](http://www.60ShelterRock.Com). RAIL ACCESS: On the adjacent property

J. Michael Struna    Advantage Realty Commercial    203-798-9345    Mike@AdvantageRealtyInc.Com



COMPARABLE ID: 710348

## 93. 60 Shelter Rock Lane-Leasing, Unit #10 - 60 Shelter Rock Lane Danbury, CT 06810

Lease Rate:	<b>\$6.75 PSF (Annual)</b>	Suite:	<b>Unit #10</b>	Status:	<b>Leased</b>
Lease Type:	<b>NNN</b>	Size:	<b>5,403 SF</b>	Type:	<b>Industrial For Lease</b>
Lease Date:	<b>10/1/2008</b>	Building Size:	<b>107,800 SF</b>	Subtype:	<b>Flex Space, Self Storage</b>
Space Type:	<b>New</b>	Land Size:	<b>8 Acres</b>	Zoning:	<b>See Agent</b>
		Loading:	<b>6 Docks, 1 Door</b>		
		Ceiling:	<b>15 ft.</b>		

15 large industrial condominiums. Convenient to I-84 at Exit 5 - Excellent access - Located in central Danbury. Ideal for R & D, warehousing and other Industrial uses, IL-40 zoning. Nicely landscaped on 8 acres, campus setting, excellent signage. Custom unit sizes ranging from 5,379 s.f. to 13,052 s.f.-combined for larger sizes. 3 common loading docks, 14' x 14' overhead doors, ceilings of 15'3" to 21'1". Solar electric, gas, sprinklered, City water / sewer. Office w/private bathrooms. Separately metered gas / electric, 200 amp 3 phase service, energy efficient lighting. Proposed 220 car parking. Occupancy planned for late 2007. For lease starting at \$6.75 s.f. NNN - Call Mike Struna to discuss today your leasing requirements. Visit the location website at [www.60ShelterRock.Com](http://www.60ShelterRock.Com). RAIL ACCESS: On the adjacent property

J. Michael Struna    Advantage Realty Commercial    203-798-9345    Mike@AdvantageRealtyInc.Com



COMPARABLE ID: 710346

## 94. 60 Shelter Rock Lane-Leasing, Unit #9 - 60 Shelter Rock Lane Danbury, CT 06810

Lease Rate:	<b>\$6.75 PSF (Annual)</b>	Suite:	<b>Unit #9</b>	Status:	<b>Leased</b>
Lease Type:	<b>See Agent</b>	Size:	<b>7,246 SF</b>	Type:	<b>Industrial For Lease</b>
Lease Date:	<b>8/1/2008</b>	Building Size:	<b>107,800 SF</b>	Subtype:	<b>Flex Space, Self Storage</b>
Space Type:	<b>New</b>	Land Size:	<b>8 Acres</b>	Zoning:	<b>See Agent</b>
		Loading:	<b>6 Docks, 1 Door</b>		
		Ceiling:	<b>15 ft.</b>		

15 large industrial condominiums. Convenient to I-84 at Exit 5 - Excellent access - Located in central Danbury. Ideal for R & D, warehousing and other Industrial uses, IL-40 zoning. Nicely landscaped on 8 acres, campus setting, excellent signage. Custom unit sizes ranging from 5,379 s.f. to 13,052 s.f.-combined for larger sizes. 3 common loading docks, 14' x 14' overhead doors, ceilings of 15'3" to 21'1". Solar electric, gas, sprinklered, City water / sewer. Office w/private bathrooms. Separately metered gas / electric, 200 amp 3 phase service, energy efficient lighting. Proposed 220 car parking. Occupancy planned for late 2007. For lease starting at \$6.75 s.f. NNN - Call Mike Struna to discuss today your leasing requirements. Visit the location website at [www.60ShelterRock.Com](http://www.60ShelterRock.Com). RAIL ACCESS: On the adjacent property

J. Michael Struna    Advantage Realty Commercial    203-798-9345    Mike@AdvantageRealtyInc.Com





COMPARABLE ID: 710343

### 95. 60 Shelter Rock Lane-Leasing, Unit #8 - 60 Shelter Rock Lane Danbury, CT 06810

Lease Rate:	<b>\$6.75 PSF (Annual)</b>	Suite:	<b>Unit #8</b>	Status:	<b>Leased</b>
Lease Type:	<b>NNN</b>	Size:	<b>7,463 SF</b>	Type:	<b>Industrial For Lease</b>
Lease Date:	<b>11/1/2007</b>	Building Size:	<b>107,800 SF</b>	Subtype:	<b>Flex Space, Self Storage</b>
Space Type:	<b>New</b>	Land Size:	<b>8 Acres</b>	Zoning:	<b>See Agent</b>
		Ceiling:	<b>15 ft.</b>		

15 large industrial condominiums. Convenient to I-84 at Exit 5 - Excellent access - Located in central Danbury. Ideal for R & D, warehousing and other Industrial uses, IL-40 zoning. Nicely landscaped on 8 acres, campus setting, excellent signage. Custom unit sizes ranging from 5,379 s.f. to 13,052 s.f.-combined for larger sizes. 3 common loading docks, 14' x 14' overhead doors, ceilings of 15'3" to 21'1". Solar electric, gas, sprinklered, City water / sewer. Office w/private bathrooms. Separately metered gas / electric, 200 amp 3 phase service, energy efficient lighting. Proposed 220 car parking. Occupancy planned for late 2007. For lease starting at \$6.75 s.f. NNN - Call Mike Struna to discuss today your leasing requirements. Visit the location website at [www.60ShelterRock.Com](http://www.60ShelterRock.Com). RAIL ACCESS: On the adjacent property

J. Michael Struna    Advantage Realty Commercial    203-798-9345    Mike@AdvantageRealtyInc.Com



COMPARABLE ID: 709928

### 96. 3 Trowbridge Drive-Bethel, 11834 s.f. Lower - 3 Trowbridge Drive Bethel, CT 06801

Lease Rate:	<b>\$7.50 PSF (Annual)</b>	Suite:	<b>11834 s.f. Lower</b>	Status:	<b>Leased</b>
Lease Type:	<b>NNN</b>	Size:	<b>11,834 SF</b>	Type:	<b>Industrial For Lease</b>
Lease Date:	<b>11/1/2008</b>	Building Size:	<b>23,712 SF</b>	Subtype:	<b>Flex Space, Free-Standing</b>
Space Type:	<b>Relet</b>	Land Size:	<b>3.30 Acres</b>	Zoning:	<b>See Agent</b>
		Loading:	<b>4 Doors</b>		
		Ceiling:	<b>15 ft.</b>		

Now under new ownership. Ideal for truck or equipment repair with large outside storage area. Major site and space improvements planned. For lease at \$7.50 s.f. NNN which includes large outdoor storage yard. Total of 11,834 s.f. available space in fully sprinklered building. HVAC, four 14' drive in doors. 15' ceilings. Numerous offices, larger bathrooms, shower, parts rooms, dispatch area. Etc. Built in 1991 on 3.29 acres with Town Water, Town Sewer, and Gas, 200 amp electric service. Excellent access to Redding, Ridgefield, Newtown, Bethel, Wilton and Route 7 South. IP- zoning allowing numerous industrial uses, paved parking lot. 5 Year Term. Call Mike Struna today for an appointment today!

J. Michael Struna    Advantage Realty Commercial    203-798-9345    Mike@AdvantageRealtyInc.Com



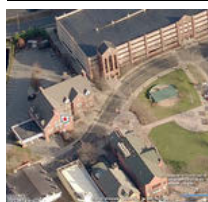
COMPARABLE ID: 700063

### 97. 635 Danbury Road-Ridgefield, 1A - 635 Danbury Road Ridgefield, CT 06877

Lease Rate:	<b>\$19 PSF (Annual)</b>	Suite:	<b>1A</b>	Status:	<b>Leased</b>
Lease Type:	<b>See Agent</b>	Size:	<b>1,460 SF</b>	Type:	<b>Office For Lease</b>
Lease Date:	<b>10/11/2008</b>	Building Size:	<b>2,920 SF</b>	Subtype:	<b>Office Building</b>
Space Type:	<b>Relet</b>	Land Size:	<b>See Agent</b>	Zoning:	<b>See Agent</b>

1460 s.f. of the first floor of this historic building will be available shortly. Lease 1,480 SF in Suite 1A Perfect for lawyers, sales, accountants or other professionals. Large offices with plenty of natural light, multiple entrances and baths, fireplaces, and French doors leading to quiet patios: \$19 GROSS plus utilities. Easy access to Routes 7 and 35, and I-84. Good parking and cable available. Please call Mike Struna at 203-798-9345 to arrange an appointment.

J. Michael Struna    Advantage Realty Commercial    203-798-9345    Mike@AdvantageRealtyInc.Com



COMPARABLE ID: 609619

### 98. 2 National Place - Danbury - 2 National Place Danbury, CT 06810

Final Price:	<b>\$3,250,000</b>	Size:	<b>16,169 SF</b>	Status:	<b>Sold</b>
Asking Price:	<b>\$3,300,000</b>	Building Size:	<b>16,169 SF</b>	Type:	<b>Office For Sale</b>
Unit Price:	<b>\$201 PSF</b>	Land Size:	<b>0.98 Acres</b>	Subtype:	<b>Office Building</b>
Closing Date:	<b>7/11/2008</b>			Zoning:	<b>See Agent</b>
Cap Rate:	<b>Undisclosed</b>				

This a new listing with property information being gathered. Please call Mike Struna the listing broker for more information at 203-798-9345.

J. Michael Struna    Advantage Realty Commercial    203-798-9345    Mike@AdvantageRealtyInc.Com



COMPARABLE ID: 605784

### 99. 159 Grassy Plain Street - 159 Grassy Plain Street Bethel, CT 06801

Final Price:	<b>\$2,450,000</b>	Size:	<b>35,512 SF</b>	Status:	<b>Sold</b>
Asking Price:	<b>\$2,595,000</b>	Land Size:	<b>3 Acres</b>	Type:	<b>Industrial For Sale</b>
Unit Price:	<b>\$68.99 PSF</b>	Building Size:	<b>35,512 SF</b>	Subtype:	<b>Free-Standing, Warehouse/Distribution</b>
Closing Date:	<b>6/2/2008</b>			Zoning:	<b>See Agent</b>
Loading:	<b>3 Doors</b>				
Ceiling:	<b>25 ft. / 16 ft. Clear</b>				

Excellent 1031c exchange opportunity. Fully leased - New 5.5 year lease in place with expiration date of 6/3/2013. NOI of \$221,950 for 2007 from Magellan Aerospace a publicly traded company. Near Francis Clark Industrial Park on Route 53 - 10 Minutes to I-84 Exit 5. Excellent condition - sprinklered - 2,000 amps of power - 85 parking spaces. 35,512 s.f. manufacturing facility with 8,952 s.f. of office space on 3 Acres. Low taxes at \$26,142 paid by Tenant. City gas, water, and sewer. I Zoning - Phase I and II environmental completed - built in 1984 and 1999. Call Mike Struna for additional details - Buyers Brokerage Agreement Required. You may review information on this company at [www.magellanaerospace.com](http://www.magellanaerospace.com). Contact Mike Struna at 203-798-9345 or [Mike@AdvantageRealtyInc.com](mailto:Mike@AdvantageRealtyInc.com) for details and an appointment.

J. Michael Struna Advantage Realty Commercial 203-798-9345 Mike@AdvantageRealtyInc.Com



COMPARABLE ID: 550931

### 100. 3 Trowbridge Drive-Bethel - 3 Trowbridge Drive Bethel, CT 06801

Final Price:	<b>\$160,000</b>	Size:	<b>23,712 SF</b>	Status:	<b>Sold</b>
Asking Price:	<b>\$1,625,000</b>	Land Size:	<b>3.30 Acres</b>	Type:	<b>Industrial For Sale</b>
Unit Price:	<b>\$6.75 PSF</b>	Building Size:	<b>23,712 SF</b>	Subtype:	<b>Flex Space, Free-Standing</b>
Closing Date:	<b>6/19/2008</b>			Zoning:	<b>See Agent</b>
Loading:	<b>5 Doors</b>				
Ceiling:	<b>15 ft. / 14 ft. Clear</b>				

8 years left on NNN lease in place on the upper level (\$100,776 / year with 3% / year increases). Proforma cap rate of 12 plus an project income on lower level. Located in the beautiful Francis Clarke Industrial Park. Nice mature setting. Total of 23,712 s.f. space in fully sprinklered building. 15' ceilings in manufacturing area. Upper Level - 4,000 s.f. of office and 8,000 s.f. warehouse space w/AC and 1 dock, 1 drive-in. Lower Level - 3000 s.f. Office w/AC and 9,000 s.f. warehouse with 4 - 14' overhead doors. 11,876 s.f. available for lease at \$7.95 s.f. or occupancy by new owner. Ideal for equipment repair and storage or other service companies in need of storing vehicles. Built in 1991 on 3.29 acres with City Water, City Sewer, and Gas. Excellent access to Redding, Ridgefield, Newtown, Bethel, Wilton and Route 7 South. IP- zoning allowing numerous industrial uses. Excellent power, paved parking lot . Call Mike Struna for tour today !

J. Michael Struna Advantage Realty Commercial 203-798-9345 Mike@AdvantageRealtyInc.Com



COMPARABLE ID: 547809

### 101. 724 Danbury Road-Ridgefield, 5 - 724 Danbury Road Ridgefield, CT 06877

Lease Rate:	<b>\$19 PSF (Annual)</b>	Suite:	<b>5</b>	Status:	<b>Leased</b>
Lease Type:	<b>NNN</b>	Size:	<b>700 SF</b>	Type:	<b>Office For Lease</b>
Lease Date:	<b>6/2/2008</b>	Land Size:	<b>See Agent</b>	Subtype:	<b>See Agent</b>
Space Type:	<b>Relet</b>			Zoning:	<b>See Agent</b>

This is new listing as of 25 February. Information is being compiled. Please call the office for more information. Thank you for your patience while the listing is being put together.

J. Michael Struna Advantage Realty Commercial 203-798-9345 Mike@AdvantageRealtyInc.Com



### 102. 25 Grassy Plain Street-Bethel, 2100 s.f. - 25 Grassy Plain Street Bethel, CT 06801

Lease Rate:	<b>\$17.50 PSF (Annual)</b>	Suite:	<b>2100 s.f.</b>	Status:	<b>Leased</b>
Lease Type:	<b>See Agent</b>	Size:	<b>2,100 SF</b>	Type:	<b>Retail-Commercial For Lease</b>
Lease Date:	<b>4/1/2008</b>	Building Size:	<b>6,580 SF</b>	Subtype:	<b>Street Retail</b>
Space Type:	<b>Relet</b>	Land Size:	<b>0.84 Acres</b>	Zoning:	<b>See Agent</b>

COMPARABLE ID: 527066

2,100 s.f. of Retail and showroom space - High visibility on busy Route 53. Extremely high foot traffic in and out of the Dunkin Donut w/ drive thru. Located in Bethel near banks, restaurants, new condos and other services. Convenient to Redding, Georgetown, Bethel, Danbury, or Newtown. Space is located between Dunkin Donuts and Japanese Restaurant. Large display windows, HVAC, city water and sewer, signage, C zoning. \$17.50 s.f. NNN - Nets estimated at \$6.50 s.f. Taxes - Insurance - CAM. Offering 5-10 year leases - Call Mike Struna for an appointment !!!

J. Michael Struna Advantage Realty Commercial 203-798-9345 Mike@AdvantageRealtyInc.Com



### 103. 117 Old State Rd., Brookfield, Lower South - 117 Old State Rd. Brookfield, CT 06804

Lease Rate:	<b>\$15 PSF (Annual)</b>	Suite:	<b>Lower South</b>	Status:	<b>Leased</b>
Lease Type:	<b>NNN</b>	Size:	<b>5,000 SF</b>	Type:	<b>Office For Lease</b>
Lease Date:	<b>4/1/2008</b>	Building Size:	<b>20,000 SF</b>	Subtype:	<b>Mixed Use</b>
Space Type:	<b>Relet</b>	Land Size:	<b>2.56 Acres</b>	Zoning:	<b>See Agent</b>

COMPARABLE ID: 527064

This great Retail, Office or Medical space is in the high growth area located adjacent to Federal Rd, at 117 Old State Rd. near Exit 7 off I-84. The site is one block off Federal Rd. with high Traffic counts on nearby Federal Rd. with over 30,000 vehicles per day. This location is along the #Miracle Mile#. The location is midway between the Retail Centers featuring Costco and Stew Leonard#. The space is in a successful and active retail and office center formally featuring the Craft Basket and will be the home of Baby USA, a national retail franchise. It is also the headquarters of the Landlord, Westco Scientific Instruments. This property is priced right at \$11.50/sf. Parking is abundant on level parking lots in the front, side, and rear of the building in an IRC 80/40 zone. Liberal Signage opportunities are on the Building and roadside directory signs The space is currently open to the 10 foot high ceiling with an opportunity to do an open space plan or enclose areas to suit the tenant#s needs. The ...

J. Michael Struna Advantage Realty Commercial 203-798-9345 Mike@AdvantageRealtyInc.Com



### 104. 50 Miry Brook Road-Danbury - 50 Miry Brook Road Danbury, CT 06810

Final Price:	<b>\$2,950,000</b>	Size:	<b>41,996 SF</b>	Status:	<b>Sold</b>
Asking Price:	<b>\$3,300,000</b>	Land Size:	<b>2.91 Acres</b>	Type:	<b>Industrial For Sale</b>
Unit Price:	<b>\$70.24 PSF</b>	Building Size:	<b>41,996 SF</b>	Subtype:	<b>Mixed Use, Warehouse/ Distribution</b>
Closing Date:	<b>1/8/2008</b>			Zoning:	<b>See Agent</b>
Loading:	<b>3 Docks, 3 Doors</b>				
Ceiling:	<b>13 ft. / 10 ft. Clear</b>				

COMPARABLE ID: 310653

The building is in an emerging light industrial growth area adjacent to the Local Airport, Regional Shopping Mall with easy access to the major highway network. Ideal property for the User or investor. Sub dividable for multiple tenancy. Convenient to New York State, Ridgefield, Danbury, Bethel, and Route 7. Sale / leaseback from current Owner: 18,000 s.f. - 3 years - posted lease rates. 41,996 s.f. industrial and office. 12'-14' ceiling, 2 loading docks, 1 drive-in door. IL-40 industrial zone with 110 parking spaces on nicely landscaped 2.91 acres. City water, natural gas, full AC, sprinklers, hi-tech wiring. 2,000 amp, 120/208 volt 3 phase power, multiple sub panel. For sale at \$3,300,000 or lease at \$7.50/SF industrial and \$9.00/SF NNN office. Call George F. Walker with questions and a tour of the facility. INCENTIVES: Current owner is flexible in the location within the building for occupancy

George F. Walker Advantage Realty Commercial 203-798-9345 George@AdvantageRealtyInc.Com



COMPARABLE ID: 309274

### 105. 115 Commerce Dr-Brookfield, 4000-7000 S.F. - 115 Commerce Dr Brookfield, CT 06804

Lease Rate:	<b>\$25 PSF (Annual)</b>	Suite:	<b>4000-7000 S.F.</b>	Status:	<b>Leased</b>
Lease Type:	<b>See Agent</b>	Size:	<b>7,000 SF</b>	Type:	<b>Industrial For Lease</b>
Lease Date:	<b>11/1/2007</b>	Building Size:	<b>15,000 SF</b>	Subtype:	<b>Research &amp; Development</b>
Space Type:	<b>Relet</b>	Land Size:	<b>See Agent</b>	Zoning:	<b>See Agent</b>

Formerly the Research and Development Center of the STP Automotive Products Company prior to the company being sold. The building was recently purchased by the DeFeo Manufacturing Company and will be used for their Headquarters and Manufacturing purposes. The existing laboratories will be leased to other companies. The R&D labs were built new for the company and only occupied and used less than a year prior to the company selling and relocating to the West Coast. Therefore, the labs are in like new condition. Approximately 3,000 square feet of five fully furnished and equipped labs are immediately available for the prospective Tenant. Immediately adjoining offices and conference facilities are also available. The building is conveniently located minutes from the I-84 exit 7 in Brookfield, CT.

George F. Walker    Advantage Realty Commercial    203-798-9345    George@AdvantageRealtyInc.Com



COMPARABLE ID: 280649

### 106. 1-3 Corporate Drive-Danbury - 1-3 Corporate Drive Danbury, CT 06810

Final Price:	<b>\$2,760,000</b>	Size:	<b>27,600 SF</b>	Status:	<b>Sold</b>
Asking Price:	<b>\$3,588,000</b>	Building Size:	<b>27,600 SF</b>	Type:	<b>Office For Sale</b>
Unit Price:	<b>\$100 PSF</b>	Land Size:	<b>8.69 Acres</b>	Subtype:	<b>Office Building, Research &amp; Development</b>
Closing Date:	<b>10/26/2007</b>			Zoning:	<b>See Agent</b>
Cap Rate:	<b>Undisclosed</b>				

Being sold separately at \$130,000 s.f. Now available for combined sale price at \$125.00 s.f. These 2 Office and Industrial Condo Units contain 40,500 s.f. and are part of a 100,000 s.f. condominium property. Facility has it's own "stop light" for easy access to Eagle Road with access then to Federal Rd in Brookfield or Newtown Rd. in Danbury. Unit C is 27,600 of office and R & D space, full HVAC, loading dock, and located on the ground level. Unit D is 12,900 sf of office, big windows, conference, training, cafeteria, elevator. Total property is 8.664 acres, zoning is IG-80, built in 1967 and updated. 240 parking spaces are on site. Zoning permits a mix of office and manufacturing uses. Occupancy available in 2007, Lease for \$11.95 NNN for the lower area and \$12.95 NNN s.f. for the upper level. Call Mike Struna for an appointment. Escorted visits to the property only !

J. Michael Struna    Advantage Realty Commercial    203-798-9345    Mike@AdvantageRealtyInc.Com



COMPARABLE ID: 277401

### 107. 11 Durant Avenue-Bethel, 5,000-32,000 s.f. - 11 Durant Avenue Bethel, CT 06801

Lease Rate:	<b>\$7.25 PSF (Annual)</b>	Suite:	<b>5,000-32,000 s.f.</b>	Status:	<b>Leased</b>
Lease Type:	<b>See Agent</b>	Size:	<b>32,000 SF</b>	Type:	<b>Industrial For Lease</b>
Lease Date:	<b>10/1/2007</b>	Building Size:	<b>72,000 SF</b>	Subtype:	<b>Free-Standing, Self Storage</b>
Space Type:	<b>Relet</b>	Land Size:	<b>See Agent</b>	Zoning:	<b>See Agent</b>
		Loading:	<b>4 Docks, 1 Door</b>		
		Ceiling:	<b>20.5 ft. Clear</b>		

Modernization and renovation of this industrial property almost complete This warehouse facility is previously occupied by distribution company Industrial Spaces - 5,000 to 6,000 s.f. To 32,000 s.f. Located in Bethel near the train station, and Bethel Town Hall, Post Office I Zoning - plenty of parking - Each unit with office and private bathroom. 14' ceiling - w / 12' overhead doors with City sewer and water - gas. 10 minutes to I-84 at Exit 5 or Exit 10. Available in early 2007 -Call Mike Struna to reserve your space today!!!

J. Michael Struna    Advantage Realty Commercial    203-798-9345    Mike@AdvantageRealtyInc.Com



COMPARABLE ID: 269995

### 108. 52 Federal Road, 1300 s.f. Office-End Unit - 52 Federal Road Danbury, CT 06810

Lease Rate:	<b>\$18.75 PSF (Annual)</b>	Suite:	<b>1300 s.f. Office-End Unit</b>	Status:	<b>Leased</b>
Lease Type:	<b>Modified Gross</b>	Size:	<b>1,300 SF</b>	Type:	<b>Office For Lease</b>
Lease Date:	<b>9/1/2007</b>	Building Size:	<b>26,450 SF</b>	Subtype:	<b>Office Building</b>
Space Type:	<b>New</b>	Land Size:	<b>See Agent</b>	Zoning:	<b>See Agent</b>

Office space for lease. 2 units to choose from: 2245 s.f. with new buildout and two bathrooms; 1300 s.f. with big windows, large confernece room, and private bath. Located conveniently on Federal Road - Convenience to I-84, Danbury Hosiptal, Courthouse, or Western CT. University. Ready for immediate occupancy. Ideal offices for Architects, CPA, attorneys, and professional office uses. Internet service provider on site with fiber optic available. 5 year leases available, excellent parking, on site management. Excellent signage, full gas fired HVAC, well water and septic. Great Landlord Current Tenants include: Schwan's Sales, Family Footcare, Tucker Associates, Gilman and Francis, Mags Net, New England Orthodists, Dr.Theodos, Unicorn Management, Almost Home, Warmups, Lina Nails, Curves, One Source, DMC Property Management, Connex International. Call Mike Struna for an appointment today at 203-798-9345.

J. Michael Struna    Advantage Realty Commercial    203-798-9345    Mike@AdvantageRealtyInc.Com



COMPARABLE ID: 269807

### 109. 39 Rose Street-Danbury, 1300 s.f. - 39 Rose Street Danbury, CT 06810

Lease Rate:	<b>\$11.75 PSF (Annual)</b>	Suite:	<b>1300 s.f.</b>	Status:	<b>Leased</b>
Lease Type:	<b>Gross Lease</b>	Size:	<b>1,300 SF</b>	Type:	<b>Office For Lease</b>
Lease Date:	<b>9/1/2007</b>	Building Size:	<b>11,000 SF</b>	Subtype:	<b>Office Building</b>
Space Type:	<b>Relet</b>	Land Size:	<b>See Agent</b>	Zoning:	<b>See Agent</b>

11,000 +/- S.F. office building with 1 - 2nd floor office suites for lease. Suite 1 - \$495.00 / month. Rental includes HVAC and normal office electric. New Windows, bathroom, HVAC, good onsite and street parking. Nicely kept building across from new luxury condo project. City water and sewer; gas, 800 amp 3-Phase electric. CBD Zoning Allows Retail; 1 Mile to Exit 5 of I-84. Call Mike Struna today at 203-798- 9345 for an appointment.

J. Michael Struna    Advantage Realty Commercial    203-798-9345    Mike@AdvantageRealtyInc.Com



COMPARABLE ID: 269793

### 110. 87A Sandpit Road-Danbury, Office - 87 Sandpit Road Danbury, CT 06810

Lease Rate:	<b>\$11.75 PSF (Annual)</b>	Suite:	<b>Office</b>	Status:	<b>Leased</b>
Lease Type:	<b>Gross Lease</b>	Size:	<b>1,200 SF</b>	Type:	<b>Office For Lease</b>
Lease Date:	<b>9/7/2007</b>	Building Size:	<b>1,200 SF</b>	Subtype:	<b>Mixed Use, Research &amp; Development</b>
Space Type:	<b>Relet</b>	Land Size:	<b>1.34 Acres</b>	Zoning:	<b>See Agent</b>

Located conveniently 2 minutes from Federal Road in Danbury CT. Easy access to I-84 near Stew Leonard's, Circuit City, and Portuguese Center. Convenient to restaurants, shopping, banks, hospital, and medical center. 2 building complex of office and R & D spaces. Excellent parking. R & D has 5500 s.f. with overhead door, full HVAC, city sewer and water, gas heat, plenty of windows. IL-40 zoning. 400 Amp electric, 16# ceiling height, separately metered gas and electric. Office has 1200 s.f. with 5 offices and large reception area. Available 1 June 2007. On site property management and visible road signage. 3-5 year leases - Call Mike Struna for an appointment today at 203-798-9345.

J. Michael Struna    Advantage Realty Commercial    203-798-9345    Mike@AdvantageRealtyInc.Com



COMPARABLE ID: 256921

### 111. 50 Federal Road-Danbury, 3150 s.f. - 50 Federal Road Danbury, CT 06810

Lease Rate:	<b>\$18.75 PSF (Annual)</b>	Suite:	<b>3150 s.f.</b>	Status:	<b>Leased</b>
Lease Type:	<b>Gross Lease</b>	Size:	<b>3,150 SF</b>	Type:	<b>Office For Lease</b>
Lease Date:	<b>7/27/2007</b>	Building Size:	<b>6,300 SF</b>	Subtype:	<b>Office Building</b>
Space Type:	<b>Relet</b>	Land Size:	<b>See Agent</b>	Zoning:	<b>See Agent</b>

Located conveniently on Federal Road - easy access to and from I-84. Convenient to the Hospital, Danbury Courthouse, and the Western Ct University. 3150 s.f. at \$18.75 s.f. Gross plus gas and electric. Large windows, high ceilings, men's and women's bathrooms. Ideal offices for Architects, CPAs, attorneys, and insurance companies. 5 year leases available, excellent parking, on site management, great landlord. Fiber optic, high speed internet, excellent parking and roadside signage. New efficient gas fired HVAC, well water and septic. Existing tenants include: Schwan's Sales, Family Footcare, Tucker Associates, Gilman and Francis, Mags Net, New England Orthodontists, Dr.Theodos, Unicorn Management, Almost Home, Warmups, Lina Nails, Curves, Davidson Insurance, One Source, DMC Property Management. Call Mike Struna for an appointment today at 203-798-9345.

J. Michael Struna    Advantage Realty Commercial    203-798-9345    Mike@AdvantageRealtyInc.Com



COMPARABLE ID: 243726

### 112. 14 Francis Clarke Circle-Bethel - 14 Francis Clarke Circle Bethel, CT 06801

Final Price:	<b>\$535,500</b>	Size:	<b>6,000 SF</b>	Status:	<b>Sold</b>
Asking Price:	<b>\$549,500</b>	Land Size:	<b>3.90 Acres</b>	Type:	<b>Industrial For Sale</b>
Unit Price:	<b>\$89.25 PSF</b>	Building Size:	<b>6,000 SF</b>	Subtype:	<b>Flex Space, Research &amp; Development</b>
Closing Date:	<b>7/2/2007</b>			Zoning:	<b>See Agent</b>
Loading:	<b>1 Door</b>				
Ceiling:	<b>16 ft. / 14 ft. Clear</b>				

Enjoy work! Peaceful setting, with hiking, biking, and jogging. 6,000 s.f. industrial condo with office / warehouse or distribution space. 1 Loading dock, 1500 s.f. office, good truck handling areas. 15' ceiling height -air conditioned - refrigerated area. CL&P, Yankee Gas, City sewer & water - IP Zoning. Operating expenses estimated at \$1.85 s.f. 4.5 miles from Exit 5 - I-84. Condo documents are currently being amended. Ask the exclusive Broker - Call Mike Struna today to discuss your needs and take the tour.

J. Michael Struna    Advantage Realty Commercial    203-798-9345    Mike@AdvantageRealtyInc.Com



COMPARABLE ID: 225919

### 113. 243 Federal Road-Brookfield, 2496 - 243 Federal Road Danbury, CT 06810

Lease Rate:	<b>\$12 PSF (Annual)</b>	Suite:	<b>2496</b>	Status:	<b>Leased</b>
Lease Type:	<b>See Agent</b>	Size:	<b>2,496 SF</b>	Type:	<b>Retail-Commercial For Lease</b>
Lease Date:	<b>6/1/2007</b>	Building Size:	<b>4,892 SF</b>	Subtype:	<b>Mixed Use</b>
Space Type:	<b>Relet</b>	Land Size:	<b>See Agent</b>	Zoning:	<b>See Agent</b>

Located on Federal Road in Brookfield CT. 1 minute from the Interstate. Easy access to I-84 near Costco, Kohl, Stew Leonard's, Brookfield YMCA. Convenient to restaurants, retail shopping centers, banks, and medical offices. Excellent parking, easy access to the site and safe egress at a #stop light#. Full HVAC, many offices, two bathrooms, gas heat, plenty of windows. Zoning - allows numerous office and retail uses. Highly visible road signage. Five year leases - Call Mike Struna for an appointment today at 203-798-9345.

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### 114. 53 Church Hill Rd-Newtown - 53 Church Hill Road Newtown, CT 06470

Final Price:	<b>\$6,950,000</b>	Size:	<b>65,372 SF</b>	Status:	<b>Sold</b>
Asking Price:	<b>\$6,950,000</b>	Building Size:	<b>65,372 SF</b>	Type:	<b>Office For Sale</b>
Unit Price:	<b>\$106.31 PSF</b>	Land Size:	<b>17.23 Acres</b>	Subtype:	<b>Office Building, Research &amp; Development</b>
Closing Date:	<b>4/25/2007</b>			Zoning:	<b>See Agent</b>
Cap Rate:	<b>Undisclosed</b>				

COMPARABLE ID: 204926

Fully leased investment property. Long term leases. Credit tenants. Tenants are: Toll Brothers Inc - Sonics and Materials, Inc -Fairfield Auction. Located on 17.23 Acres with M-2 (Commercial) Zoning-Total of 65,372 s.f. Excellent location just off Exit 10 Interstate I-84 on Church Hill Road in Newtown CT. HVAC, great parking, city sewer and water, fully sprinklered, rail possible. Building was totally renovated in 2001 - 2007 NOI of \$545,742 with an investment cap rate return of 7.9% increasing to 8.8% in year 5 with 3% per year rent increases. Call Mike Struna for questions and an appointment. It won't last !!! Note: Buyers Brokerage fee will be paid thru buyer representation agreement between buyers broker and buyer.

J. Michael Struna Advantage Realty Commercial 203-798-9345 Mike@AdvantageRealtyInc.Com



### 115. 67 Federal Road-Brookfield, 5,600 to 11200 s.f. Retail - 67 Federal Road Brookfield, CT 06804

Lease Rate:	<b>\$22 PSF (Annual)</b>	Suite:	<b>5,600 to 11200 s.f. Retail</b>	Status:	<b>Leased</b>
Lease Type:	<b>See Agent</b>	Size:	<b>11,200 SF</b>	Type:	<b>Retail-Commercial For Lease</b>
Lease Date:	<b>4/1/2007</b>	Building Size:	<b>30,100 SF</b>	Subtype:	<b>Street Retail, Tavern/Bar/Nightclub</b>
Space Type:	<b>Relet</b>	Land Size:	<b>See Agent</b>	Zoning:	<b>See Agent</b>

COMPARABLE ID: 204322

PAD SITE: Pad site available up to 5,000 s.f. on two floors or 4,000 s.f. on a single floor. Price to be determined. Lease term of 20 years and greater. RETAIL: 5,600 to 11,200 s.f. available at \$22.00 s.f. NNN. Neighborhood retail center. Near Stew Leonards, Home Depot, Costco, Kohl's. Miracle Mile. Very high visibility at the intersection of Route 7 and Federal Road. Ideal for Medical, Restaurant, furniture sales, other retail, daycare, elevator access to 2nd floor office. Traffic count in 1998 indicates 31,000 cars per day - convenient access. OFFICE SPACE: 800 s.f. available with elevator access at \$11.50 NNN. Wide open floor plan with water available within. (Est. \$1020.00 per month). 2300 s.f. with elevator access at \$11.50 NNN. Common bathrooms. Convenient location. Multiple offices.(Est. \$2925.00 per month) 1800 s.f. office space with reception and three offices. Common bathrooms. Previous law office. Convenient location. Multiple offices.(Est. \$2285.00 per ...

J. Michael Struna Advantage Realty Commercial 203-798-9345 Mike@AdvantageRealtyInc.Com



### 116. 19 Taylor Avenue-Unit E-Bethel , 2412 s.f. - 19 Taylor Avenue Bethel, CT 06801

Lease Rate:	<b>\$10.75 PSF (Annual)</b>	Suite:	<b>2412 s.f.</b>	Status:	<b>Leased</b>
Lease Type:	<b>Net Lease</b>	Size:	<b>2,412 SF</b>	Type:	<b>Industrial For Lease</b>
Lease Date:	<b>4/20/2007</b>	Building Size:	<b>2,412 SF</b>	Subtype:	<b>Self Storage, Warehouse/ Distribution</b>
Space Type:	<b>New</b>	Land Size:	<b>1.17 Acres</b>	Zoning:	<b>See Agent</b>
		Loading:	<b>1 Door</b>		

COMPARABLE ID: 201129

Located near Route 53 and the Bethel central business area. Convenient to Bethel, Redding, Georgetown, Wilton, Ridgefield and Danbury. Ideal location for business in need of warehouse, office, bath, and drive in doors. 1-1680 s.f. Unit available at \$210,000 or lease for \$1645.00 / month NNN. 1-2412 s.f. unit available at \$275,000 or lease for \$2150.00 / month NNN. 152 s.f. office w HVAC/Electric, 12' X 14' overhead door, and 18'-21' ceiling . l zoning on 1.116 acres, city water / sewer, gas, 225 amp 3 phase service. Common charges - \$157 per month Gas heat - Taxes of \$.95 s.f. Sale price is locked for first 18 months of the lease. Call J. Michael Struna to discuss.

J. Michael Struna Advantage Realty Commercial 203-798-9345 Mike@AdvantageRealtyInc.Com



COMPARABLE ID: 199387

### 117. 99 Danbury Road-New Milford, 6000 s.f. Warehouse - 99 Danbury Road New Milford, CT 06776

Lease Rate:	<b>\$3.50 PSF (Annual)</b>	Suite:	<b>6000 s.f. Warehouse</b>	Status:	<b>Leased</b>
Lease Type:	<b>See Agent</b>	Size:	<b>6,000 SF</b>	Type:	<b>Retail-Commercial For Lease</b>
Lease Date:	<b>4/1/2007</b>	Building Size:	<b>12,000 SF</b>	Subtype:	<b>Street Retail, Tavern/Bar/Nightclub</b>
Space Type:	<b>Relet</b>	Land Size:	<b>See Agent</b>	Zoning:	<b>See Agent</b>

Lease the entire building for \$93,000 per year NNN - Total of 12,000 s.f. Directly across from: newly opened #Home Depot#, Staples, Friendly's. 6000 s.f. of store retail with 6000 s.f. of drive in warehouse for inventory. SUPER 7 - 160# of frontage - 28,100 cars per day on new 4-lane highway. Free standing building, fully air conditioned, gas heat, city water, septic. Building shares site with new #Modern Plumbing# showroom /warehouse. Excellent signage, B-2 - Business Zoning, high visibility, high traffic count. \$12.00 s.f. for retail s.f. - \$3.50 s.f. for warehouse - Nets est. at \$3.75 s.f. Offering 5-10 year leases - Call Mike Struna for an appointment !!!

J. Michael Struna    Advantage Realty Commercial    203-798-9345    Mike@AdvantageRealtyInc.Com



COMPARABLE ID: 199385

### 118. 99 Danbury Road-New Milford, 6000 s.f. Retail - 99 Danbury Road New Milford, CT 06776

Lease Rate:	<b>\$12 PSF (Annual)</b>	Suite:	<b>6000 s.f. Retail</b>	Status:	<b>Leased</b>
Lease Type:	<b>Net Lease</b>	Size:	<b>6,000 SF</b>	Type:	<b>Retail-Commercial For Lease</b>
Lease Date:	<b>4/1/2007</b>	Building Size:	<b>12,000 SF</b>	Subtype:	<b>Street Retail, Tavern/Bar/Nightclub</b>
Space Type:	<b>Relet</b>	Land Size:	<b>See Agent</b>	Zoning:	<b>See Agent</b>

Lease the entire building for \$93,000 per year NNN - Total of 12,000 s.f. Directly across from: newly opened #Home Depot#, Staples, Friendly's. 6000 s.f. of store retail with 6000 s.f. of drive in warehouse for inventory. SUPER 7 - 160# of frontage - 28,100 cars per day on new 4-lane highway. Free standing building, fully air conditioned, gas heat, city water, septic. Building shares site with new #Modern Plumbing# showroom /warehouse. Excellent signage, B-2 - Business Zoning, high visibility, high traffic count. \$12.00 s.f. for retail s.f. - \$3.50 s.f. for warehouse - Nets est. at \$3.75 s.f. Offering 5-10 year leases - Call Mike Struna for an appointment !!!

J. Michael Struna    Advantage Realty Commercial    203-798-9345    Mike@AdvantageRealtyInc.Com



COMPARABLE ID: 190332

### 119. 2 Main Street-New Milford - 2 Main Street New Milford, CT 06776

Final Price:	<b>\$875,000</b>	Size:	<b>6,148 SF</b>	Status:	<b>Sold</b>
Asking Price:	<b>\$895,000</b>	Building Size:	<b>6,148 SF</b>	Type:	<b>Office For Sale</b>
Unit Price:	<b>\$142.32 PSF</b>	Land Size:	<b>0.27 Acres</b>	Subtype:	<b>Mixed Use, Office Building</b>
Closing Date:	<b>3/15/2007</b>	Zoning:			<b>See Agent</b>
Cap Rate:	<b>Undisclosed</b>				

Just Reduced to \$895,000. Main Street New Milford Connecticut. 2 Main Street is situated at the base of the historic New Milford Green where Main Street merges with Bridge Street. Located three "doors down" from the New Milford Town Hall. The original structure was built in 1708 with an addition in 1791. The total building contains 3984 square feet. It is the oldest structure in town and in excellent condition. It was formerly owned by the Christian Science Society, who added the postcard-perfect and soundly constructed sanctuary in 1976. The sanctuary is 2164 square feet with 25 foot ceiling and has excellent acoustics. The lot of .27 is acres and is adjacent to the municipal parking at the rear of the property. There is also plenty of on-street parking around the "green". Edward Jones Investments is a tenant in the office building. A church group occupies the balance of the building and will depart in September. In the Village Center Zone; allowable uses are: Current use, bank, ...

J. Michael Struna    Advantage Realty Commercial    203-798-9345    Mike@AdvantageRealtyInc.Com





COMPARABLE ID: 190330

## 120. 404 Main St-Danbury - 404 Main Street Danbury, CT 06810

Final Price:	<b>\$625,000</b>	Size:	<b>2,916 SF</b>	Status:	<b>Sold</b>
Asking Price:	<b>\$629,900</b>	Land Size:	<b>0.31 Acres</b>	Type:	<b>Multi-Family For Sale</b>
Unit Price:	<b>\$214.33 PSF</b>	Total Units:	<b>3</b>	Subtype:	<b>Duplex/Fourplex, Mixed Use</b>
Closing Date:	<b>3/14/2007</b>			Zoning:	<b>See Agent</b>
Cap Rate:	<b>Undisclosed</b>				

Beautiful Victorian restoration completed in 2001 - Originally built in 1890. Located within the Danbury Main Street renaissance area at Exit 5/6 of I-84. Near Dunkin Donuts, Taco Bell, new car wash, new Danbury police station. High traffic, excellent visibility, off street parking, commercial (CG-20) zone. Currently being used as 3-family house with finished attic and 1307 sf basement. Ideal for first floor conversion to office or retail use with residential above. Property currently has 4,554 s.f., 4 car garage, on .31 acres, city sewer and water. Oil heat, basement tank - Taxes for 2006 are \$5,285 - Will be delivered vacant. Call J. Michael Struna at 203-798-9345 to discuss the property potential.

J. Michael Struna Advantage Realty Commercial 203-798-9345 Mike@AdvantageRealtyInc.Com



COMPARABLE ID: 180797

## 121. 164-168-170 Mt Pleasant Road-Newtown - 164 Mt Pleasant Road Newtown, CT 06470

Final Price:	<b>\$1,410,000</b>	Land Size:	<b>7.96 Acres</b>	Status:	<b>Sold</b>
Asking Price:	<b>\$1,495,000</b>			Type:	<b>Vacant Land For Sale</b>
Unit Price:	<b>\$177,135 Per Acre</b>			Uses:	<b>Hospitality, Office</b>
Closing Date:	<b>2/14/2007</b>			Zoning:	<b>See Agent</b>

1.0 to 7.96 acres available. Located in the retail development path between Exit 8 and Exit 9 of I-84. Convenient to Danbury, Bethel, Brookfield, Newtown, on Route 6. Adjacent to age restricted housing and medical offices plus other retail sales. Municipal water and sewer, CL & P for electric, Yankee gas, and Charter Cable. 3 separate parcels with a total of 7.96 acres with a total of 625' of frontage. B-2 retail / business zoning with high visibility and good traffic counts. All sales subject to court approval. Parcels can be sold as a portfolio or individually. For sale at \$1,495,000 - Call Mike Struna to discuss !!!

J. Michael Struna Advantage Realty Commercial 203-798-9345 Mike@AdvantageRealtyInc.Com



COMPARABLE ID: 170559

## 122. 24 Grassy Plain St-Bethel - 24 Grassy Plain St Bethel, CT 06801

Final Price:	<b>\$4,800,000</b>	Size:	<b>29,868 SF</b>	Status:	<b>Sold</b>
Asking Price:	<b>\$5,000,000</b>	Building Size:	<b>29,868 SF</b>	Type:	<b>Office For Sale</b>
Unit Price:	<b>\$160.71 PSF</b>	Land Size:	<b>1.15 Acres</b>	Subtype:	<b>Office Building</b>
Closing Date:	<b>1/4/2007</b>			Zoning:	<b>See Agent</b>
Cap Rate:	<b>Undisclosed</b>				

The information for this property is currently being modified and is incomplete. Call broker with any questions. Anchor tenants are Union Savings Bank and RZB Austria Financial Inc. Expanded parking, double drive thru and lobby ATM service. Full A/C, Sprinklers, gas heat, handicap access. High visibility, convenient to Bethel, Danbury, Redding, Newtown, Ridgefield. Fully leased. Elevator access to all three floors, including file storage on lower level. Walking distance to restaurants and other convenience shopping! Call Mike Struna for a floor plan and an appointment it won't last !!!

J. Michael Struna Advantage Realty Commercial 203-798-9345 Mike@AdvantageRealtyInc.Com



COMPARABLE ID: 149761

## 123. 18 Downs Street-Danbury - 18 Downs Street Danbury, CT 06810

Final Price:	<b>\$305,000</b>	Size:	<b>1,300 SF</b>	Status:	<b>Sold</b>
Asking Price:	<b>\$305,000</b>	Building Size:	<b>1,300 SF</b>	Type:	<b>Office For Sale</b>
Unit Price:	<b>\$234.62 PSF</b>	Land Size:	<b>0.23 Acres</b>	Subtype:	<b>Office Building</b>
Closing Date:	<b>12/21/2006</b>			Zoning:	<b>See Agent</b>
Cap Rate:	<b>Undisclosed</b>				

Available for sale at \$305,000. Free standing building in Central Danbury location - 35,000 cars per day exposure. Exit 5 off I-84 - close to New York state line, Ridgefield, Brewster, New Fairfield. Professional office space previously used for #Mortgage Affiliates# headquarters. Ideal for real estate offices, mortgage companies, lawyers office, insurance company. Gas Heat and HVAC - City Water and Sewer - 12 parking spaces. 1300 s.f. available for lease - \$18.00 NNN rental rate plus utilities. 5-10 Year Lease available - Occupancy 31st of May-earlier by arrangement. New on the market - Call Mike Struna for an appointment today !!!

J. Michael Struna Advantage Realty Commercial 203-798-9345 Mike@AdvantageRealtyInc.Com



### 124. 12 Francis Clarke Circle-Bethel, 1600 s.f. - 12 Francis Clarke Circle Bethel, CT 06801

Lease Rate:	<b>\$12 PSF (Annual)</b>	Suite:	<b>1600 s.f.</b>	Status:	<b>Leased</b>
Lease Type:	<b>Gross Lease</b>	Size:	<b>1,600 SF</b>	Type:	<b>Industrial For Lease</b>
Lease Date:	<b>12/22/2006</b>	Building Size:	<b>3,600 SF</b>	Subtype:	<b>Research &amp; Development, Self Storage</b>
Space Type:	<b>Relet</b>	Land Size:	<b>See Agent</b>	Zoning:	<b>See Agent</b>
		Loading:	<b>1 Door</b>		

COMPARABLE ID: 149654

Industrial space plus outside storage. Enjoy work ! Peaceful setting, with hiking, biking, and jogging. 1,600 s.f. of industrial space with office area and bathroom. Ceiling height is 18' plus 12' X 12' overhead door. Built in 1990 and located 4.5 miles from Exit 5 I-84. C L & P, Yankee Gas, City sewer & water - IP Zoning - 4.0 acres. Immediate occupancy - 5 Year Lease - Excellent landlord. Call Mike Struna for an appointment today at 203-798-9345.

J. Michael Struna Advantage Realty Commercial 203-798-9345 Mike@AdvantageRealtyInc.Com



### 125. 93 Lake Avenue-Danbury, 6,413 s.f. - 93 Lake Avenue Danbury, CT 06810

Lease Rate:	<b>\$21.50 PSF (Annual)</b>	Suite:	<b>6,413 s.f.</b>	Status:	<b>Leased</b>
Lease Type:	<b>Gross Lease</b>	Size:	<b>6,413 SF</b>	Type:	<b>Office For Lease</b>
Lease Date:	<b>12/1/2006</b>	Building Size:	<b>39,500 SF</b>	Subtype:	<b>Office Building</b>
Space Type:	<b>New</b>	Land Size:	<b>4.50 Acres</b>	Zoning:	<b>See Agent</b>

COMPARABLE ID: 145872

Class A space at \$21.50 s.f. Gross plus Utilities. Tremendous views, AAA Motor Club of Connecticut is Anchor tenant. 165 Car parking, Fiber Optic, Full A/C, Sprinklers, handicap access. Convenient to New York, Danbury, Ridgefield, Brookfield, New Fairfield. Lease term of 5-10 years in sizes of 2,500 to 6,413 S.F. -40,000 Total S.F. Double elevator access to all three floors, roof antenna leases available. Ideal for financial companies, legal, and other high profile office uses Occupancy available for early 2006 - Call Mike Struna for details !!!

J. Michael Struna Advantage Realty Commercial 203-798-9345 Mike@AdvantageRealtyInc.Com



### 126. 93 Lake Avenue-Danbury, 4,000 s.f. - 93 Lake Avenue, Unit: 301 Danbury, CT 06810

Lease Rate:	<b>\$21.50 PSF (Annual)</b>	Suite:	<b>4,000 s.f.</b>	Status:	<b>Leased</b>
Lease Type:	<b>See Agent</b>	Size:	<b>4,000 SF</b>	Type:	<b>Office For Lease</b>
Lease Date:	<b>12/1/2006</b>	Building Size:	<b>40,000 SF</b>	Subtype:	<b>Office Building</b>
Space Type:	<b>Sublet</b>	Land Size:	<b>See Agent</b>	Zoning:	<b>See Agent</b>

COMPARABLE ID: 145870

Macey Noyes & Associates is a nationally recognized design firm. Clients include Office Depot and Motorola. They are offering 2500 s.f. and 4,000 s.f. of their newly leased space as a sublease. Call Mike Struna for the details.

J. Michael Struna Advantage Realty Commercial 203-798-9345 Mike@AdvantageRealtyInc.Com



### 127. 93 Lake Avenue-Danbury, 2500 s.f. - 93 Lake Avenue, Unit: 301 Danbury, CT 06810

Lease Rate:	<b>\$21.50 PSF (Annual)</b>	Suite:	<b>2500 s.f.</b>	Status:	<b>Leased</b>
Lease Type:	<b>Gross Lease</b>	Size:	<b>2,500 SF</b>	Type:	<b>Office For Lease</b>
Lease Date:	<b>12/1/2006</b>	Building Size:	<b>40,000 SF</b>	Subtype:	<b>Office Building</b>
Space Type:	<b>New</b>	Land Size:	<b>See Agent</b>	Zoning:	<b>See Agent</b>

COMPARABLE ID: 145868

Macey Noyes & Associates is a nationally recognized design firm. Clients include Office Depot and Motorola. They are offering 2500 s.f. and 4,000 s.f. of their newly leased space as a sublease. Call Mike Struna for the details.

J. Michael Struna Advantage Realty Commercial 203-798-9345 Mike@AdvantageRealtyInc.Com



COMPARABLE ID: 145866

### 128. Lot 10-Curtis Corporate Park - Turnberry Lane Newtown, CT 06470

Final Price:	<b>\$306,000</b>	Land Size:	<b>1 Acre</b>	Status:	<b>Sold</b>
Asking Price:	<b>\$306,000</b>			Type:	<b>Vacant Land For Sale</b>
Unit Price:	<b>\$306,000 Per Acre</b>			Uses:	<b>Office, Self Storage</b>
Closing Date:	<b>12/6/2006</b>			Zoning:	<b>See Agent</b>

#Curtis Corporate Park# business setting near Exit 11 of Interstate 84 Convenient to Monroe, Derby, Bethel, Southbury, Oxford, and Waterbury. 50 acres of M4- zoning allowing office and industrial uses - 50% coverage ratio. 5 level lots available. Some may be combined to create larger parcels if needed. Parcels vary in size from 1.0 to 4.74 acres with excellent truck access areas. Serviced by public fire protection system - sprinklers have 2,000 GPM@130 PSI. Low site development costs, private wells and septic systems for each parcel Call Mike Struna for an appointment and to get copy of the site plans.

J. Michael Struna Advantage Realty Commercial 203-798-9345 Mike@AdvantageRealtyInc.Com



COMPARABLE ID: 145864

### 129. 27 Hospital Avenue-Danbury, Suite 404 - 27 Hospital Avenue, Unit: 404 Bristol, CT 06010

Lease Rate:	<b>\$22,800 PSF (Annual)</b>	Suite:	<b>Suite 404</b>	Status:	<b>Leased</b>
Lease Type:	<b>See Agent</b>	Size:	<b>776 SF</b>	Type:	<b>Office For Lease</b>
Lease Date:	<b>12/8/2006</b>	Land Size:	<b>See Agent</b>	Subtype:	<b>Medical, Office Building</b>
Space Type:	<b>Relet</b>			Zoning:	<b>See Agent</b>

Conveniently located directly across from the Danbury Hospital. Ideally located minutes from Exits 5 and 6 off I-84 and Midtown Danbury. Professional medical office building with newly refurbished lobbies and corridors. Suite 404 - 776 s.f. New space with complete furnishings and medical fixtures. 2 Exam rooms, Dr. private office, waiting / receptionist / office / lab area, toilet. For lease 'gross rent' plus electric - \$1,900.00/month. Plenty of parking with some partially covered, additional adjoining lots. Convenient to other medical offices, labs, banks and professional business services. Separately metered electric, and HVAC. Office and exam room furniture included. Call George F. Walker at 203-798-9345 for an appointment and discussion.

George F. Walker Advantage Realty Commercial 203-798-9345 George@AdvantageRealtyInc.Com



COMPARABLE ID: 9747

### 130. 782 Federal Road-Brookfield, 1250 s.f. - 782 Federal Road Brookfield, CT 06804

Lease Rate:	<b>\$21 PSF (Annual)</b>	Suite:	<b>1250 s.f.</b>	Status:	<b>Leased</b>
Lease Type:	<b>See Agent</b>	Size:	<b>1,250 SF</b>	Type:	<b>Retail-Commercial For Lease</b>
Lease Date:	<b>9/1/2006</b>	Building Size:	<b>7,650 SF</b>		
Space Type:	<b>New</b>	Land Size:	<b>See Agent</b>	Subtype:	<b>Convenience Store, Mixed Use</b>
				Zoning:	<b>See Agent</b>

Space available March of 2006. 1,250 s.f. of Retail or Office space on busy Route 7. Located in Brookfield at the end of SUPER 7 - Very high traffic area. Dunkin Donuts is coming to the center late in 2006 Fully air conditioned, Electric heat, septic, well water. Existing tenants are #Brookfield Deli#, Main Moon, Portobello Restaurant. Excellent signage, CBD - Business Zoning, High visibility \$21.00 s.f. NNN - Nets estimated at \$3.75 s.f. Taxes - Insurance - CAM. Offering 10 year leases - Call Mike Struna for an appointment !!!

J. Michael Struna Advantage Realty Commercial 203-798-9345 Mike@AdvantageRealtyInc.Com



COMPARABLE ID: 35018

### 131. Lot 11-Curtis Corporate Park - Turnberry Lane Newtown, CT 06470

Final Price:	<b>\$450,000</b>	Land Size:	<b>2.80 Acres</b>	Status:	<b>Sold</b>
Asking Price:	<b>\$435,000</b>			Type:	<b>Vacant Land For Sale</b>
Unit Price:	<b>\$160,714 Per Acre</b>			Uses:	<b>Industrial, Office</b>
Closing Date:	<b>7/14/2006</b>			Zoning:	<b>See Agent</b>

"Curtis Corporate Park" business setting near Exit 11 of Interstate 84. Convenient to Monroe, Derby, Bethel, Southbury, Oxford, and Waterbury. 50 acres of M4- zoning allowing office and industrial uses - 50% coverage ratio. Level lots available. Some may be combined to create larger parcels if needed. Parcels vary in size from 1.0 to 4.74 acres with excellent truck access areas. Serviced by public fire protection system - sprinklers have 2,000 GPM@130 PSI. Low site development costs, private wells and septic systems for each parcel. Call Mike Struna for an appointment and to get copy of the site plans.

J. Michael Struna Advantage Realty Commercial 203-798-9345 Mike@AdvantageRealtyInc.Com



COMPARABLE ID: 35017

### 132. Lot 12-Curtis Corporate Park - Turnberry Lane Newtown, CT 06470

Final Price:	<b>\$450,000</b>	Land Size:	<b>2.50 Acres</b>	Status:	<b>Sold</b>
Asking Price:	<b>\$498,000</b>			Type:	<b>Vacant Land For Sale</b>
Unit Price:	<b>\$180,000 Per Acre</b>			Uses:	<b>Industrial, Office</b>
Closing Date:	<b>7/14/2006</b>			Zoning:	<b>See Agent</b>

#Curtis Corporate Park# business setting near Exit 11 of Interstate 84. Convenient to Monroe, Derby, Bethel, Southbury, Oxford, and Waterbury. 50 acres of M4- zoning allowing office and industrial uses - 50% coverage ratio. 5 level lots available. Some may be combined to create larger parcels if needed. Parcels vary in size from 1.0 to 4.74 acres with excellent truck access areas. Serviced by public fire protection system - sprinklers have 2,000 GPM@130 PSI. Low site development costs, private wells and septic systems for each parcel Call Mike Struna for an appointment and to get copy of the site plans.

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COMPARABLE ID: 3103

### 133. 21 Francis Clarke Circle-Bethel, 16,385 s.f. - 21 Francis Clarke Circle Bethel, CT 06801

Lease Rate:	<b>\$7.25 PSF (Annual)</b>	Suite:	<b>16,385 s.f.</b>	Status:	<b>Leased</b>
Lease Type:	<b>See Agent</b>	Size:	<b>16,385 SF</b>	Type:	<b>Industrial For Lease</b>
Lease Date:	<b>7/11/2006</b>	Building Size:	<b>33,000 SF</b>	Subtype:	<b>Industrial-Business Park, Manufacturing</b>
Space Type:	<b>Relet</b>	Land Size:	<b>See Agent</b>	Zoning:	<b>See Agent</b>
		Loading:	<b>2 Docks, 1 Door</b>		

Enjoy work ! Peaceful setting, with hiking, biking, and jogging. 4,500 s.f. of air conditioned executive size offices - great windows. 11,885 s.f. very clean industrial space, power distribution for mfg. Overhead door and two Loading docks - ceiling height is 18 feet. Built in 1987 and located 4.5 miles from Exit 5 I-84. C L & P, Yankee Gas, City sewer & water - IP Zoning - 4.0 acres. Immediate occupancy - 5 Year Lease - Excellent landlord. Call Mike Struna

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COMPARABLE ID: 2969

### 134. 25 Francis Clarke Circle-Bethel, 4072 s.f. - 25 Francis Clarke Circle Bethel, CT 06801

Lease Rate:	<b>\$12 PSF (Annual)</b>	Suite:	<b>4072 s.f.</b>	Status:	<b>Leased</b>
Lease Type:	<b>See Agent</b>	Size:	<b>4,072 SF</b>	Type:	<b>Industrial For Lease</b>
Lease Date:	<b>5/1/2006</b>	Land Size:	<b>See Agent</b>	Subtype:	<b>Flex Space, Industrial-Business Park</b>
Space Type:	<b>Relet</b>	Loading:	<b>1 Door</b>	Zoning:	<b>See Agent</b>

Enjoy work ! Peaceful setting, with hiking, biking, and jogging. 1,200 s.f. of warehouse or distribution space with sprinklers. Power 200 amp, 10# X 12# overhead door, private bath, 22# ceilings March 2006 occupancy - 4.5 miles from Exit 5 - I-84. C L & P, Yankee Gas, City sewer & water - IP Zoning - 2.5 acres Building constructed in 1988 5-10 year leases available. Exclusive Broker: Call Mike Struna today to discuss your needs!

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COMPARABLE ID: 7428

### 135. 724 Danbury Road-Ridgefield, 1609 s.f. - 724 Danbury Road, Unit: 1 Ridgefield, CT 06877

Lease Rate:	<b>\$19 PSF (Annual)</b>	Suite:	<b>1609 s.f.</b>	Status:	<b>Leased</b>
Lease Type:	<b>See Agent</b>	Size:	<b>1,609 SF</b>	Type:	<b>Office For Lease</b>
Lease Date:	<b>6/1/2006</b>	Building Size:	<b>1,609 SF</b>	Subtype:	<b>Office Building</b>
Space Type:	<b>Relet</b>	Land Size:	<b>See Agent</b>	Zoning:	<b>See Agent</b>

1,609 SF office now available. Choose paint color and carpet. Two offices, two baths, kitchen, and large open bullpen and administration areas. Perfect for sales, real estate or other professional uses. Please call Mike Struna at 203 798 9345 with questions or to schedule a visit.

J. Michael Struna    Advantage Realty Commercial    203-798-9345    Mike@AdvantageRealtyInc.Com



### 136. Lot 5-Curtis Corporate Park - Turnberry Lane Newtown, CT 06470

Final Price: **\$700,000**  
Asking Price: **\$725,000**  
Unit Price: **\$251,798 Per Acre**  
Closing Date: **5/17/2006**

Land Size: **2.78 Acres**

Status: **Sold**  
Type: **Vacant Land For Sale**  
Uses: **Industrial, Office**  
Zoning: **See Agent**

COMPARABLE ID: 34773

Lot has been approved for 24,200 to 30,700 s.f. of building. Site is ready to go. #Curtis Corporate Park# business setting near Exit 11 of Interstate 84 Convenient to Monroe, Derby, Bethel, Southbury, Oxford, and Waterbury. 50 acres of M4- zoning allowing office and industrial uses - 50% coverage ratio. 5 level lots available. Some may be combined to create larger parcels if needed. Parcels vary in size from 1.0 to 4.74 acres with excellent truck access areas. Serviced by public fire protection system - sprinklers have 2,000 GPM@130 PSI Low site development costs, private wells and septic systems for each parcel Call Mike Struna for an appointment and to get copy of the site plans.

J. Michael Struna Advantage Realty Commercial 203-798-9345 Mike@AdvantageRealtyInc.Com



### 137. 40-42 Kenosia Ave-Danbury - 40 Kenosia Ave Danbury, CT 06810

Final Price: **\$2,000,000**  
Asking Price: **\$250**  
Unit Price: **\$52.63 PSF**  
Closing Date: **5/1/2006**  
Cap Rate: **Undisclosed**

Size: **38,000 SF**  
Building Size: **0 SF**  
Land Size: **3.90 Acres**

Status: **Sold**  
Type: **Office For Sale**  
Subtype: **Executive Suites, Office Building**  
Zoning: **See Agent**

COMPARABLE ID: 21640

This property is a medical building that is going through the approval process in Danbury CT. It will be located on the West side of Danbury with excellent access to Interstate I-84 and Route 7 South. Convenient to Ridgefield, Danbury, and Brewster NY. Occupancy is planned for Summer of 2005. Sale priced at \$250.00 s.f. in various sizes from 5,000 to 13,000 s.f. Also for lease at \$23.50 NNN.

J. Michael Struna Advantage Realty Commercial 203-798-9345 Mike@AdvantageRealtyInc.Com



### 138. Second Lane - Bethel, CT - Second Lane Bethel, CT 06801

Final Price: **\$375,000**  
Asking Price: **\$375,000**  
Unit Price: **\$187,500 Per Acre**  
Closing Date: **5/1/2006**

Land Size: **2 Acres**

Status: **Sold**  
Type: **Vacant Land For Sale**  
Uses: **Industrial, Office**  
Zoning: **See Agent**

COMPARABLE ID: 34727

Parcel on Second Lane between Route 53 and Francis Clarke Industrial Park in Bethel. Available for sale: 1.99 acres with 220' of frontage on Second Lane. IP zoning. Call broker for contingency of sale.

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### 139. 40-42 Kenosia-Danbury - 40 Kenosia Avenue Danbury, CT 06810

Final Price: **\$2,000,000**  
Asking Price: **\$1,950,000**  
Unit Price: **\$500,000 Per Acre**  
Closing Date: **4/27/2006**

Land Size: **4 Acres**

Status: **Sold**  
Type: **Vacant Land For Sale**  
Uses: **Hospitality, Industrial**  
Zoning: **See Agent**

COMPARABLE ID: 34693

J. Michael Struna Advantage Realty Commercial 203-798-9345 Mike@AdvantageRealtyInc.Com



COMPARABLE ID: 8686

### 140. 5 Sugar Hollow Road-Danbury - 5 Sugar Hollow Road Danbury, CT 06810

Lease Rate:	<b>\$0 PSF (Annual)</b>	Size:	<b>5,000 SF</b>	Status:	<b>Leased</b>
Lease Type:	<b>See Agent</b>	Building Size:	<b>5,000 SF</b>	Type:	<b>Retail-Commercial For Lease</b>
Lease Date:		Land Size:	<b>See Agent</b>	Subtype:	<b>See Agent</b>
				Zoning:	<b>See Agent</b>

The previous location of 1st Union Bank - Next to the Marcus Dairy. High visibility adjacent to the Danbury Fair Mall - High business deposits. Next to Airport at the Intersection of Route 7 and Interstate I-84. 2,500 s.f. air conditioned with partial basement for storage. 2 Drive Thru windows and customer parking for 25 cars in rear lot. Bank vault still in place - Oil Heat - Full A/C - Electric. CG-20 zoning allows banking and retail types of business. Convenient to New York, Danbury, and Ridgefield. Call or E-mail Mike Struna for a tour today. Don't Wait.

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COMPARABLE ID: 8638

### 141. 98 Federal Road Danbury, 1 - 98 Federal Road Danbury, CT 06810

Lease Rate:	<b>\$17.65 PSF (Annual)</b>	Suite:	<b>1</b>	Status:	<b>Leased</b>
Lease Type:	<b>See Agent</b>	Size:	<b>816 SF</b>	Type:	<b>Retail-Commercial For Lease</b>
Lease Date:	<b>7/13/2005</b>	Land Size:	<b>See Agent</b>	Subtype:	<b>See Agent</b>
Space Type:	<b>Relet</b>			Zoning:	<b>See Agent</b>

NEW LISTING. Former Retail Location Now Available on Federal Road: 816 SF on First Floor, and 680 SF in Basement. Good visibility from Federal Road; located next to Mercedes Benz dealership. Four rooms and full bath on 816 SF first floor. 680 SF Basement perfect for records storage. Ready for Occupancy. \$1,200 per Month plus utilities.

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COMPARABLE ID: 1625

### 142. 559 A Federal Rd-Brookfield, 9600 s.f. - 559 A Federal Road Brookfield, CT 06804

Lease Rate:	<b>\$7.75 PSF (Annual)</b>	Suite:	<b>9600 s.f.</b>	Status:	<b>Leased</b>
Lease Type:	<b>See Agent</b>	Size:	<b>9,600 SF</b>	Type:	<b>Industrial For Lease</b>
Lease Date:	<b>7/11/2005</b>	Building Size:	<b>43,500 SF</b>	Subtype:	<b>Warehouse/Distribution</b>
Space Type:	<b>Relet</b>	Land Size:	<b>See Agent</b>	Zoning:	<b>See Agent</b>
		Loading:	<b>3 Docks</b>		

9600 s.f. Excellent visibility, great access, for lease at \$7.75 s.f. NNN (\$1.75 est.). Unit has 3 loading docks and levelers. 22' ceiling, 10' overhead door, fully sprinklered, IL-80 zoning code. Located conveniently just off Interstate Route 7, minutes from I-84. Offering 5-10 year leases available with immediate occupancy. Zoning allows sale at retail of home improvement products. Call Mike Struna for a floor plan and an appointment. It won't last !!! 29,000 s.f. available in adjacent building.

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COMPARABLE ID: 23283

### 143. 235 Main Street-Danbury - 235 Main Street Danbury, CT 06810

Final Price:	<b>\$0</b>	Size:	<b>37,358 SF</b>	Status:	<b>Sold</b>
Asking Price:	<b>\$4,950,000</b>	Land Size:	<b>1.30 Acres</b>	Type:	<b>Retail-Commercial For Sale</b>
Unit Price:	<b>\$0 PSF</b>	Building Size:	<b>37,358 SF</b>	Subtype:	<b>Day Care Facility, Free Standing Building</b>
Closing Date:	<b>4/28/2005</b>			Zoning:	<b>See Agent</b>
Cap Rate:	<b>Undisclosed</b>				

Currently the Danbury Hospital Physical Rehab Center and medical offices. 2 story 37,358 s.f. Professional building with large center atrium and skylights. Accessible from Main Street and Ives Street - Next to new Skating Arena. CLCB zoning allows numbers uses including retail, office and Medical. 85 Parking places on 1.28 acre site plus 550 car city parking garage. Located in the heart of Danbury's financial and entertainment districts Built in 1993, full A/C, sprinklers, elevator, pool, handicap accessible. Lease term 5 to 10 years for lease at \$14.75 NNN - Call for sales info. Call Mike Struna for an appointment and a tour.

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### 144. 65 Church Hill Rd-Newtown, Suite 1 - 65 Church Hill Road Newtown, CT 06470

Lease Rate:	<b>\$14.50 PSF (Annual)</b>	Suite:	<b>Suite 1</b>	Status:	<b>Leased</b>
Lease Type:	<b>See Agent</b>	Size:	<b>2,000 SF</b>	Type:	<b>Retail-Commercial For Lease</b>
Lease Date:	<b>4/1/2005</b>	Building Size:	<b>6,000 SF</b>	Subtype:	<b>See Agent</b>
Space Type:	<b>Relet</b>	Land Size:	<b>See Agent</b>	Zoning:	<b>See Agent</b>

COMPARABLE ID: 8521

2,000 s.f. of Retail or Office space next to the Pizza Palace. Located at Exit 10 of Interstate I-84 with traffic light. Near the Post Office, several banks, schools, and restaurants. Fully air conditioned, Gas heat, City Sewer, City Water. Currently has nice office buildout - previous accountant setup. Excellent signage, B-2 Zoning, High visibility. Ideal for mortgage company, attorneys, accountants, or medical. Offering 5year lease - Call Mike Struna for an appointment !!!

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### 145. 8 Trowbridge Drive, 3000 s.f. - 8 Trowbridge Drive Bethel, CT 06801

Lease Rate:	<b>\$8.50 PSF (Annual)</b>	Suite:	<b>3000 s.f.</b>	Status:	<b>Leased</b>
Lease Type:	<b>See Agent</b>	Size:	<b>3,000 SF</b>	Type:	<b>Industrial For Lease</b>
Lease Date:	<b>2/21/2005</b>	Land Size:	<b>See Agent</b>	Subtype:	<b>Flex Space, Industrial-Business Park</b>
Space Type:	<b>Relet</b>	Loading:	<b>1 Dock, 1 Door</b>	Zoning:	<b>See Agent</b>

COMPARABLE ID: 1320

Enjoy work ! Peaceful setting, with hiking, biking, and jogging. 3,000 s.f. of air conditioned office and warehouse space. Shared drive in door and loading dock. Ceiling height is 18###. Located 4.5 Miles to Exit 5 I-84. C L & P electric, Yankee Gas, City sewer & water - IP Zoning. Immediate occupancy - 5 Year Lease - Excellent landlord. Call Mike Struna to set up appointment .

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### 146. 35 Eagle Road, 8,100 s.f. - 35 Eagle Road Danbury, CT 06810

Lease Rate:	<b>\$7.50 PSF (Annual)</b>	Suite:	<b>8,100 s.f.</b>	Status:	<b>Leased</b>
Lease Type:	<b>See Agent</b>	Size:	<b>8,100 SF</b>	Type:	<b>Industrial For Lease</b>
Lease Date:	<b>2/21/2005</b>	Building Size:	<b>15,576 SF</b>	Subtype:	<b>Industrial-Business Park</b>
Space Type:	<b>Relet</b>	Land Size:	<b>See Agent</b>	Zoning:	<b>See Agent</b>
		Loading:	<b>1 Dock</b>		

COMPARABLE ID: 1319

Easy Access to the Greater Danbury Area - Newtown / Federal Road Connector. Located in Commerce Industrial Park 2 minutes from Exit 7 or 8 of I-84. City water, City sewer, gas heat, fully sprinklered, 12' ceiling height. Building is 15,576 s.f. and located on 1.958 acres zoned IG-80. Excellent parking, 1 loading dock, possibility of a second loading dock. Tenant space has reception, 5 offices, conference room, multiple bathrooms. NNN charges estimated at \$1.50 s.f. Call Mike Struna for an appointment today.

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### 147. 21 Francis Clark-Bethel, 16,375 s.f. - 21 Francis Clark Circle Bethel, CT 06801

Lease Rate:	<b>\$7.25 PSF (Annual)</b>	Suite:	<b>16,375 s.f.</b>	Status:	<b>Leased</b>
Lease Type:	<b>See Agent</b>	Size:	<b>16,375 SF</b>	Type:	<b>Industrial For Lease</b>
Lease Date:	<b>10/12/2004</b>	Building Size:	<b>33,000 SF</b>	Subtype:	<b>Industrial-Business Park</b>
Space Type:	<b>Relet</b>	Land Size:	<b>See Agent</b>	Zoning:	<b>See Agent</b>
		Loading:	<b>2 Docks, 1 Door</b>		

COMPARABLE ID: 753

Enjoy work ! Peaceful setting, with hiking, biking, and jogging. 4,500 s.f. of air conditioned executive size offices - great windows. 11,875 s.f. very clean industrial space. Overhead door and two Loading docks - ceiling height is 18##### +. Built in 1987 and located 4.5 Miles to Exit 5 I-84

C L & P electric, Yankee Gas, City sewer & water - IP Zoning. Immediate occupancy. 5 Year Lease - Excellent landlord. For lease at \$7.25 NNN or possible Sale.

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COMPARABLE ID: 13363

### 148. 10 Elmwood Place-Danbury - 10 Elmwood Place Danbury, CT 06810

Final Price:	<b>\$0</b>	Size:	<b>14,000 SF</b>	Status:	<b>Sold</b>
Asking Price:	<b>\$495,000</b>	Land Size:	<b>0.60 Acres</b>	Type:	<b>Industrial For Sale</b>
Unit Price:	<b>\$0 PSF</b>	Building Size:	<b>0 SF</b>	Subtype:	<b>Manufacturing</b>
Closing Date:	<b>9/26/2004</b>			Zoning:	<b>See Agent</b>

The Court House section of building built in 1880 still has original front doors. Adjacent to new Community Clinic, new Senior Center, and Elmwood Park. Building is approximately 14,000 s.f. with gas furnace, loading dock, and good parking. Front part of building is two story with possible apartment conversion. Rear part has been used for warehouse and manufacturing with 12' Ceilings. .64 acres in the R-3 Zone allows many potential uses. Located in Central Danbury 2 minutes form Exit 5 of I-84. Walking distance to restaurants and other convenient shopping! Call Mike Struna for an appointment today.

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COMPARABLE ID: 8392

### 149. 782 Federal Road-Brookfield, 1 - 782 Federal Road Brookfield, CT 06804

Lease Rate:	<b>\$18 PSF (Annual)</b>	Suite:	<b>1</b>	Status:	<b>Leased</b>
Lease Type:	<b>See Agent</b>	Size:	<b>1,250 SF</b>	Type:	<b>Retail-Commercial For Lease</b>
Lease Date:	<b>10/1/2004</b>	Land Size:	<b>See Agent</b>	Subtype:	<b>See Agent</b>
Space Type:	<b>Relet</b>			Zoning:	<b>See Agent</b>

1,250 s.f. of Retail or Office space on busy Route 7. - Previous Deli. Located in Brookfield at the end of SUPER 7. Dunkin Donuts is coming to the center late in the fall of 2004. Fully air conditioned, Gas heat, City Sewer, Well Water. Existing tenants are Take 2 Video, Main Moon, Portobello Restaurant . Excellent signage, Business Zoning, High visibility. Offering 5 - 10 year leases - Call Mike Struna for an appointment.

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COMPARABLE ID: 734

### 150. 11 Trowbridge Dr-Bethel - 11 Trwwbridge Drive Bethel, CT 06801

Lease Rate:	<b>\$0 PSF (Annual)</b>	Size:	<b>21,000 SF</b>	Status:	<b>Leased</b>
Lease Type:	<b>See Agent</b>	Building Size:	<b>21,000 SF</b>	Type:	<b>Industrial For Lease</b>
Lease Date:		Land Size:	<b>See Agent</b>	Subtype:	<b>Industrial-Business Park</b>
				Zoning:	<b>See Agent</b>

Beautiful Clark Park business setting. Access to walking and jogging trails IP- zoning allowing numerous industrial uses, excellent power, paved parking lot Excellent access to Redding, Ridgefield, Newtown, Bethel, Wilton, Route 7 South Lease term 3 to 5 years for lease at \$8.25 NNN. Private 3,500 s.f. of upper level office space, great windows, 2 bathrooms, 2 offices. City sewer, city water, gas heat, full A/C, sprinklers, SNET DSL internet access Built in 1992, excellent windows, good parking. Call Mike Struna for an appointment. It won't last !!!

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COMPARABLE ID: 8374

### 151. Approved Car Wash, 1 Acre Site - 391 Main Street Danbury, CT 06810

Lease Rate:	<b>\$54,000 PSF (Annual)</b>	Suite:	<b>1 Acre Site</b>	Status:	<b>Leased</b>
Lease Type:	<b>See Agent</b>	Size:	<b>3,750 SF</b>	Type:	<b>Retail-Commercial For Lease</b>
Lease Date:	<b>8/12/2004</b>	Building Size:	<b>3,750 SF</b>	Subtype:	<b>Car Wash</b>
Space Type:	<b>New</b>	Land Size:	<b>See Agent</b>	Zoning:	<b>See Agent</b>

All City of Danbury approvals in place for Tunnel carwash. \$4,500 per month lease includes all engineering completed to get City Approvals. Just a two blocks from Exit 5 or 6 of interstate I-84. Taxes are \$1700/yr 1.0 acres, zoning is CG-20, City Water, City Sewer, Gas. Area has been slated for Streetscape Improvements in 2004. Located near Taco Bell, Dunkin Donuts, and other redevelopment. Additional 1500 s.f. bldg is available for possible Lube and Car Wash use. Full engineering drawing available to qualified tenants.

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COMPARABLE ID: 19563

### 152. 221 Main Street-Danbury - 221 Main St Danbury, CT 06810

Final Price:	<b>\$385,000</b>	Size:	<b>6,396 SF</b>	Status:	<b>Sold</b>
Asking Price:	<b>\$625,000</b>	Land Size:	<b>See Agent</b>	Type:	<b>Retail-Commercial For Sale</b>
Unit Price:	<b>\$60.19 PSF</b>	Building Size:	<b>0 SF</b>	Subtype:	<b>Office Building</b>
Closing Date:	<b>7/22/2004</b>			Zoning:	<b>See Agent</b>
Cap Rate:	<b>Undisclosed</b>				

For Sale: Mixed use Retail and Office building. 6,396 s.f. plus full basement. Views of Main Street and the private courtyard. Located in the heart of Danbury, s financial district. 4,264 s.f. of studio or professional office for lease on 2nd and 3rd floor. 24 hour access, 2 private bathrooms, kitchenette. Gas heat, full A/C. Located near Post Office, skating rink, banks, restaurants. Main Street and Patriot Drive access to 2nd floor and 3rd floor. The "retail" Ground floor retail tenant is month to month. Ground floor available for lease at \$15NNN. Sale at \$625,000.

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COMPARABLE ID: 3947

### 153. 2 Hospital Avenue, 1300 s.f. - 2 Hospital Avenue Danbury, CT 06810

Lease Rate:	<b>\$15 PSF (Annual)</b>	Suite:	<b>1300 s.f.</b>	Status:	<b>Leased</b>
Lease Type:	<b>See Agent</b>	Size:	<b>1,300 SF</b>	Type:	<b>Office For Lease</b>
Lease Date:	<b>5/1/2004</b>	Building Size:	<b>5,000 SF</b>	Subtype:	<b>Office Building</b>
Space Type:	<b>Relet</b>	Land Size:	<b>See Agent</b>	Zoning:	<b>See Agent</b>

Medical Offices only a few blocks from Danbury Hospital and the University  
New walls, windows, ceilings, lights and handicap bathroom. 3 exam rooms, 2 baths, business office, private office, storage and reception. On-site and street parking available. 1,300 s.f. Full A/C, Total of 5,005 s.f of office space on the site  
All medical tenants with City water / sewer / SNET telephone. Easy access with new traffic light at the corner of Hospital Avenue

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COMPARABLE ID: 15962

### 154. 13-15 Grassy Plain St - 13-15 Grassy Plain St Bethel, CT 06801

Final Price:	<b>\$400,000</b>	Size:	<b>2,400 SF</b>	Status:	<b>Sold</b>
Asking Price:	<b>\$435,000</b>	Land Size:	<b>0.70 Acres</b>	Type:	<b>Multi-Family For Sale</b>
Unit Price:	<b>\$166.67 PSF</b>	Total Units:	<b>3</b>	Subtype:	<b>Mixed Use</b>
Closing Date:	<b>4/28/2004</b>			Zoning:	<b>See Agent</b>
Cap Rate:	<b>Undisclosed</b>				

The property is located on the Danbury-Bethel town line. 310 Unit condominium complex to be built next door. Currently the property has two buildings in poor condition. Retail building is 612 s.f. The second building is a two family house. 2-2 bedroom units. Union Savings Bank located across the street. Several possible uses. Tenants are on month to month leases.

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COMPARABLE ID: 257

### 155. 595 Federal Rd-Brookfield, 91,000 - 595 Federal Road Brookfield, CT 06804

Lease Rate:	<b>\$9.75 PSF (Annual)</b>	Suite:	<b>91,000</b>	Status:	<b>Leased</b>
Lease Type:	<b>See Agent</b>	Size:	<b>91,000 SF</b>	Type:	<b>Industrial For Lease</b>
Lease Date:	<b>3/1/2004</b>	Building Size:	<b>161,000 SF</b>	Subtype:	<b>Warehouse/Distribution</b>
Space Type:	<b>Relet</b>	Land Size:	<b>See Agent</b>	Zoning:	<b>See Agent</b>

Beautiful setting, excellent interstate access, for lease at \$7.25 s.f. NNN. Total of 75,000 s.f. available. 16,000 s.f. office area, full kitchen and cafeteria, large offices

Quality construction and professional management, IGC 80-40 zoning  
Fully A/C, fully sprinklered, Fiber Optic cable, Water and Sewer. 240 car parking and excellent truck handling area  
22' ceilings, 6 loading docks w/leveler, 1 truck door, 1 drive-in door. Located conveniently just off Interstate Route 7, minutes from I-84.  
Call Mike Struna for an appointment .

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COMPARABLE ID: 256

### 156. 27 Miry Brook Rd-Danbury, 2 - 27-39 Miry Brook Rd Danbury, CT 06810

Lease Rate:	<b>\$6.75 PSF (Annual)</b>	Suite:	<b>2</b>	Status:	<b>Leased</b>
Lease Type:	<b>See Agent</b>	Size:	<b>6,500 SF</b>	Type:	<b>Industrial For Lease</b>
Lease Date:	<b>2/28/2004</b>	Building Size:	<b>16,800 SF</b>	Subtype:	<b>Manufacturing</b>
Space Type:	<b>Relet</b>	Land Size:	<b>See Agent</b>	Zoning:	<b>See Agent</b>
		Loading:	<b>1 Dock, 1 Door</b>		

11,000 s.f. air conditioned office and R & D space with occupancy in Sept 2003.  
Ideal for R & D and contractors type businesses with access to I-84 and Route 7.  
Level property location near the Airport with excellent paved parking. Easy access to New York state and Route 7 South to Ridgefield. IL-40 zoning allowing numerous industrial uses - City Water, Septic  
Excellent power and distribution - 2,000 amp installed last three years  
6,500 s.f. and 5,500 s.f. available each with a loading dock. Call Mike Struna for an appointment - Thank You.

J. Michael Struna Advantage Realty Commercial 203-798-9345 Mike@AdvantageRealtyInc.Com



COMPARABLE ID: 3857

### 157. 30 Main Street-Danbury CT, Main Floor - Lobby - 30 Main Street Danbury, CT 06810

Lease Rate:	<b>\$15 PSF (Annual)</b>	Suite:	<b>Main Floor - Lobby</b>	Status:	<b>Leased</b>
Lease Type:	<b>See Agent</b>	Size:	<b>3,700 SF</b>	Type:	<b>Office For Lease</b>
Lease Date:	<b>3/1/2004</b>	Building Size:	<b>55,700 SF</b>	Subtype:	<b>Office Building</b>
Space Type:	<b>Sublet</b>	Land Size:	<b>See Agent</b>	Zoning:	<b>See Agent</b>

Anchor tenant is Newtown Savings Bank. Excellent exposure - reception area, 7 offices, mail room, kitchenette, bathrooms. Building has expanded parking, bank drive thru and lobby ATM service. Full HVAC, Sprinklers, handicap access, great windows, and main lobby entry. High visibility, convenient to Bethel, Danbury, Redding, Newtown, Ridgefield. Sub-Lease term of 3 years or greater at below market rate. Located in Central Danbury 2 minutes from Exit 5 of I-84. Elevator access to all building floors. Walking distance to restaurants and other convenient shopping! Call Mike Struna for an appointment today at 203-798-9345.

J. Michael Struna Advantage Realty Commercial 203-798-9345 Mike@AdvantageRealtyInc.Com



COMPARABLE ID: 19021

### 158. 57 North St-Danbury - 57 North Street Danbury, CT 06810

Final Price:	<b>\$525,000</b>	Size:	<b>3,988 SF</b>	Status:	<b>Sold</b>
Asking Price:	<b>\$578,260</b>	Building Size:	<b>0 SF</b>	Type:	<b>Office For Sale</b>
Unit Price:	<b>\$131.64 PSF</b>	Land Size:	<b>See Agent</b>	Subtype:	<b>Medical</b>
Closing Date:	<b>12/15/2003</b>			Zoning:	<b>See Agent</b>
Cap Rate:	<b>Undisclosed</b>				

6 Contiguous condo units currently set up as a dermatology practice. Danbury Office Center-Danbury CT.

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COMPARABLE ID: 140

### 159. 6 Francis Clark Circle-Bethel, 1 - 6 Francis Clarke Circle Bethel, CT 06801

Lease Rate:	<b>\$8.25 PSF (Annual)</b>	Suite:	<b>1</b>	Status:	<b>Leased</b>
Lease Type:	<b>See Agent</b>	Size:	<b>3,000 SF</b>	Type:	<b>Industrial For Lease</b>
Lease Date:	<b>12/12/2003</b>	Building Size:	<b>20,000 SF</b>	Subtype:	<b>Industrial-Business Park</b>
Space Type:	<b>Relet</b>	Land Size:	<b>See Agent</b>	Zoning:	<b>See Agent</b>
		Loading:	<b>2 Doors</b>		

Beautiful Clark Park business setting, access to walking and jogging trails IP- zoning allowing numerous industrial uses, excellent power, paved parking lot Excellent access to Redding, Ridgefield, Newtown, Bethel, Wilton, Route 7 South Lease term 3 to 5 years for lease at \$8.25 NNN (Nets estimated at \$2.40) 3,000 s.f. - 2,000 industrial spaces with two overhead doors plus mezzanine 1,000 s.f. of office with A/C, three private offices and reception area City sewer, city water, gas heat, sprinklers, SNET DSL internet access Built in 1992, excellent windows, 440 Amp service, Excellent parking Call Mike Struna for an appointment It won't last !!!

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**COMPARABLE ID:** 27200

## **160. 7 Berkshire Road-Newtown - 7 Berkshire Road Newtown, CT 06470**

Final Price: **\$355,000**  
Asking Price: **\$375,000**  
Unit Price: **\$142,000 Per Acre**  
Closing Date: **11/15/2003**

Land Size: **2.50 Acres**

Status: **Sold**  
Type: **Vacant Land For Sale**  
Uses: **Industrial, Office**  
Zoning: **See Agent**

This is a vacant land parcel located conveniently between Exit 10 & 11 of I-84. Located across the street from Newtown High School is a very busy commercial area. Property has been recently approved for the construction of a 7500 office building. Sales includes plans. Ideal for Banking, lawyers, doctors, and other professional office uses.

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