



# TOWER REALTY CORP.

SPECIALISTS IN COMMERCIAL AND INDUSTRIAL REAL ESTATE

~ *FOR SALE or LEASE* ~  
**OFFICE/INDUSTRIAL SPACE**



*994 Federal Road, Unit 5, Brookfield, CT*



**Size:** +/- 2,400 Sq. Ft.  
**Layout:** Reception, 4 Offices and +/- 1,000 Sq. Ft. Warehouse  
**Zone:** IRC 80/40  
**Year Built:** 1988  
**Plumbing:** 1 Bath  
**Heating:** Electric Heat  
**Cooling:** Full A/C  
**Utilities:** Well and Sewer  
**Taxes:** \$3,800 Yearly  
**Sale Price:** \$199,900  
**Lease Price:** \$2,500 + Util.



A "must see"! Beautiful 2,400 sq. ft. office/industrial space with 1,000 sq. ft. of warehouse, four offices, bath, and full a/c.



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