

~ FOR LEASE ~

**IMMACULATE and FULLY AIR CONDITIONED
PRODUCTION, ASSEMBLY, LAB, WAREHOUSE, DISTRIBUTION,
OR RECREATIONAL FACILITY**



TOWER REALTY CORP.



**101 Silvermine Road
Brookfield, CT**

Lease Price: \$8.25 NNN Price Reduced

**Broker Incentive
Full Commission to Leasing Agent**

Fully air conditioned facility with easy access to I-84.
Building features: 22 ft. clear ceilings, three vertical carousel units, full sprinkler system, eight loading docks (seven with levelers), one drive-in, 3,000 amp/3 phase power. Ideal for production, assembly, lab, warehouse, distribution, or recreational uses.

Size: +/-99,910 Sq. Ft.
With Expansion Possible

Construction: Block Building

Layout: +/- 50,00 St. Ft.
Production Area

+/- 30,000 Sq. Ft.
Office, Labs
Cafeteria, and Training
Rooms

+/- 20,000 Sq. Ft.
Warehouse Distribution

Zone: IRC 80/40

Year Built: 1987

Land: +/- 6.98 Acres

Parking: +/- 500 Cars

Loading: 1 Drive-In
8 Loading Docks
(7 with Levelers)

Sprinklers: Yes (Fully-Sprinklered)

Electrical: 3,000 Amp, 3 Phase

Ceiling Height: 22 Ft. Clear

Security: Wired for Security and
Cameras

Heating: Gas Heat

Cooling: Full Climate Control

Plumbing: 3 Handicap Baths

Utilities: City Water, Sewer, and Gas



Mick Consalvo
203.241-5188
mconsalvo@towercorp.com



Michael Dimyan
203.948-2891
mdimyan@towercorp.com

Tower Realty Corp. / 246 Federal Rd., Suite D26, Brookfield, CT 06804 / www.towercorp.com
203-775-5000 Office / 203-546-7793 Fax

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~ ADDITIONAL PHOTOS ~

101 SILVERMINE ROAD
BROOKFIELD, CT



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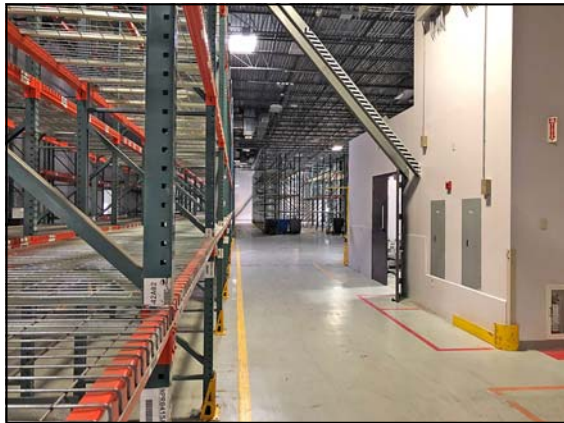
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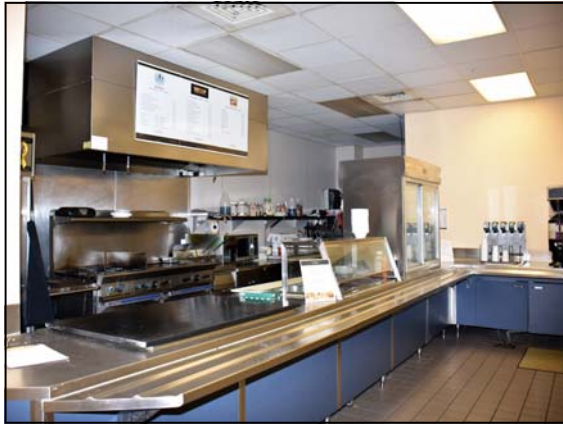
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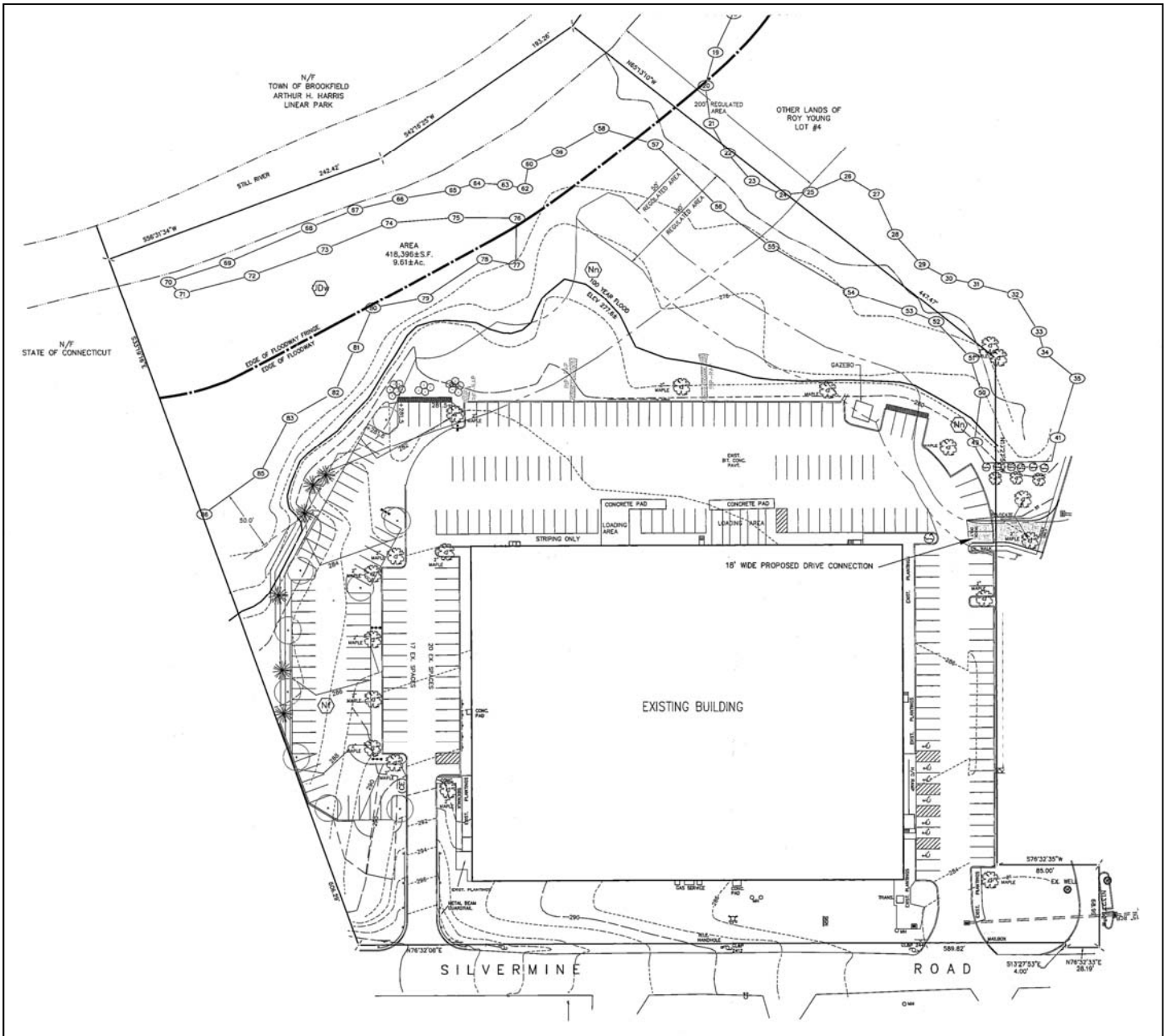
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~ SITE PLAN ~

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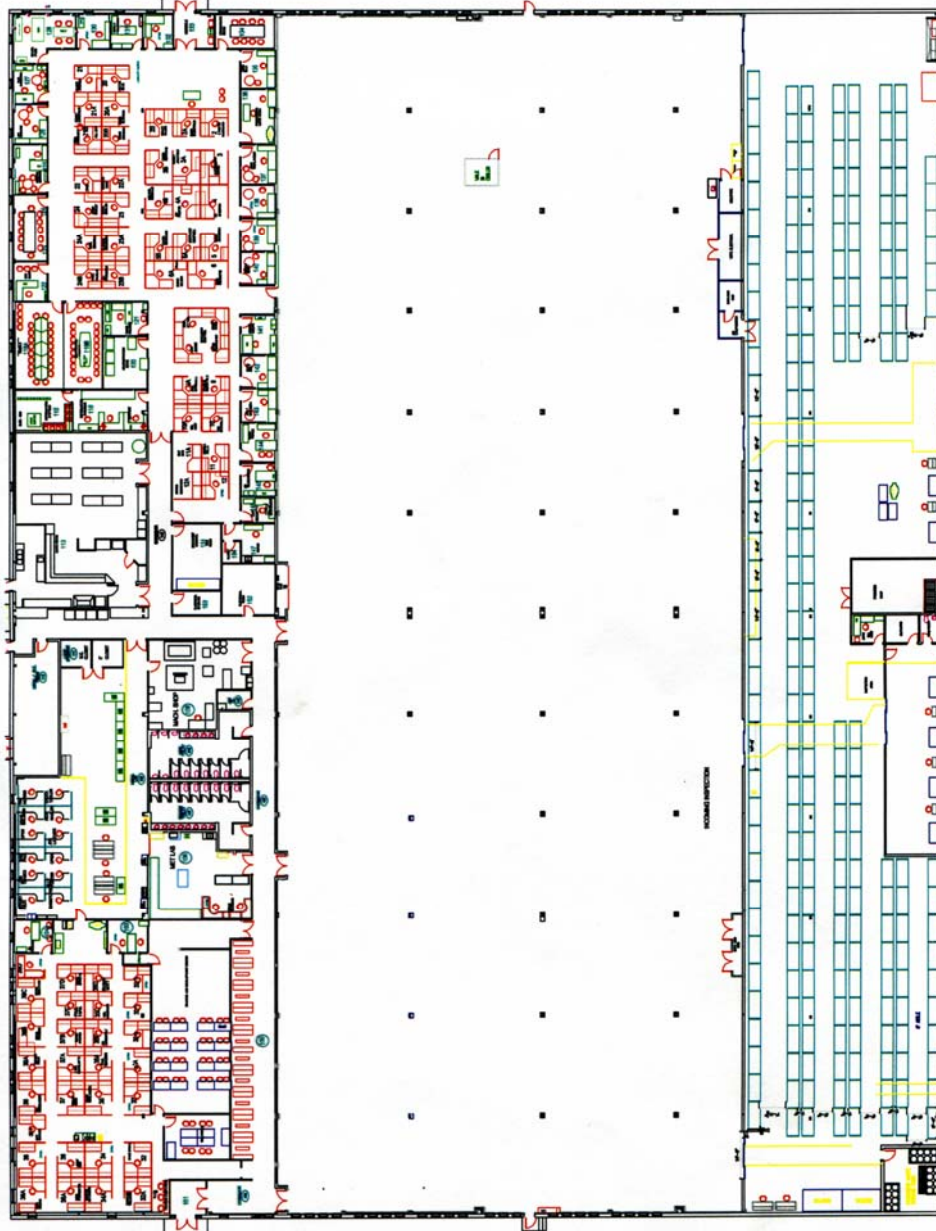
~ BUILDING LAYOUT ~

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+/- 30,000 Sq. Ft. Office Space +/- 50,000 Sq. Ft. Production Space +/- 20,000 Sq. Ft. Warehouse Space



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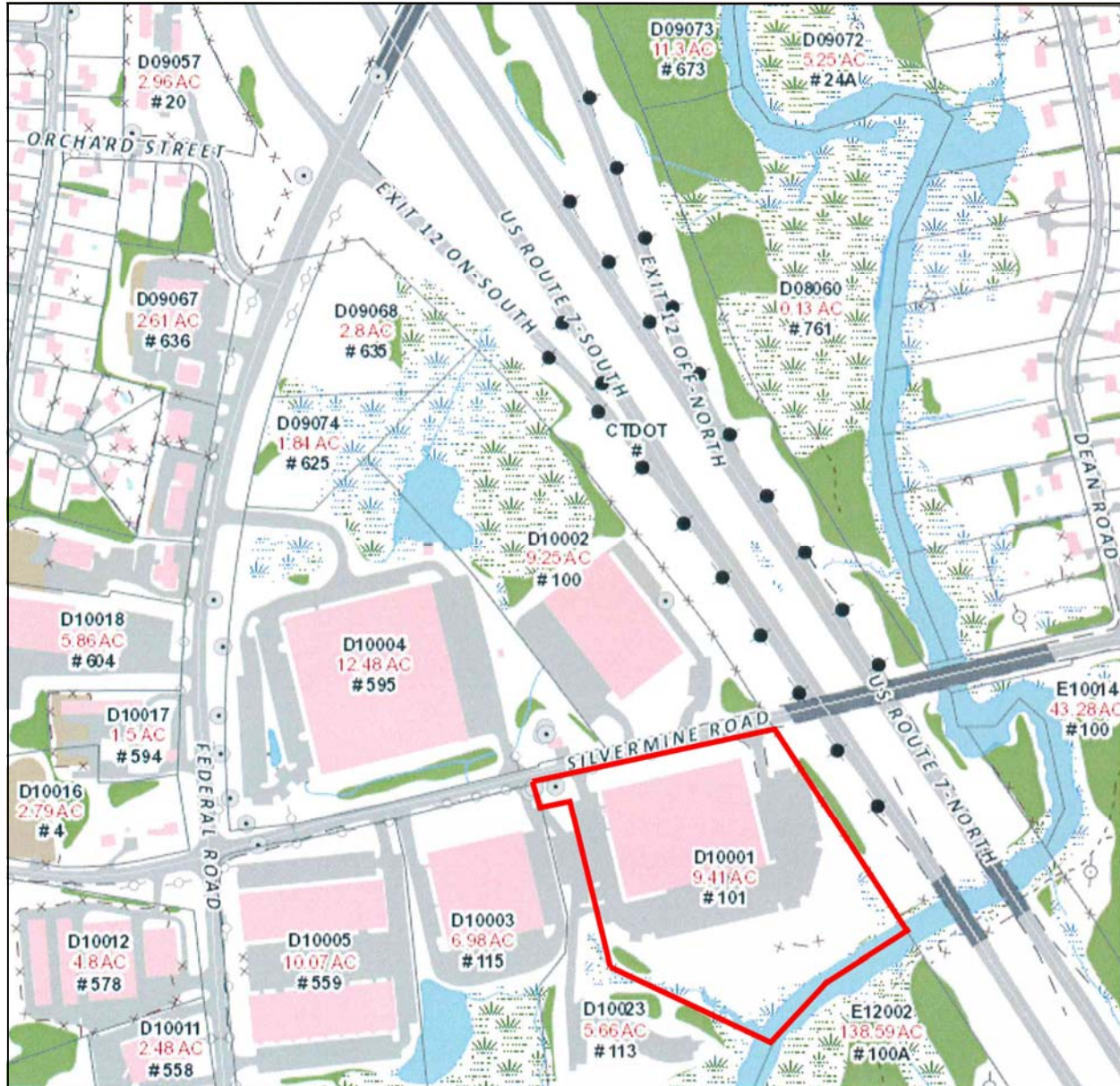
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~ PARCEL MAP ~

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~ LOCATION MAP ~

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