

~ FOR SALE ~

**NEW CONSTRUCTION
INDUSTRIAL/FLEX SPACE**



TOWER REALTY CORP.



**53 Commerce Road, Building B
Brookfield, CT**

Sale Prices:

Unit B3: \$429,900

Unit B4: \$450,800

NEW CONSTRUCTION! Ideal space for warehouse, distribution, assembly, R&D or light manufacturing. Adjacent units may be combined. Great location with easy access to I-84!

Units Available:

Unit B3: +/- 3,920 Sq. Ft.

Unit B4: +/- 3,920 Sq. Ft.

Construction: Metal with Glass Front

Zoning: IL-80

Year Built: 2017

Electrical: 200 Amp, 3 Phase

Ceiling Height: 18 to 21 Ft.

Loading: One 12' x 14' Drive-In Door
Per Unit

Heating: Gas Heat

Cooling: A/C in Office

Plumbing: One Bath Per Unit

Utilities: Well and Sewer

Taxes: \$1.50 PSF (Estimated)

Common Charges: \$1.30 PSF (Estimated)



Mick Consalvo

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INTERIOR PHOTOS

53 COMMERCE ROAD, BUILDING B
BROOKFIELD, CT



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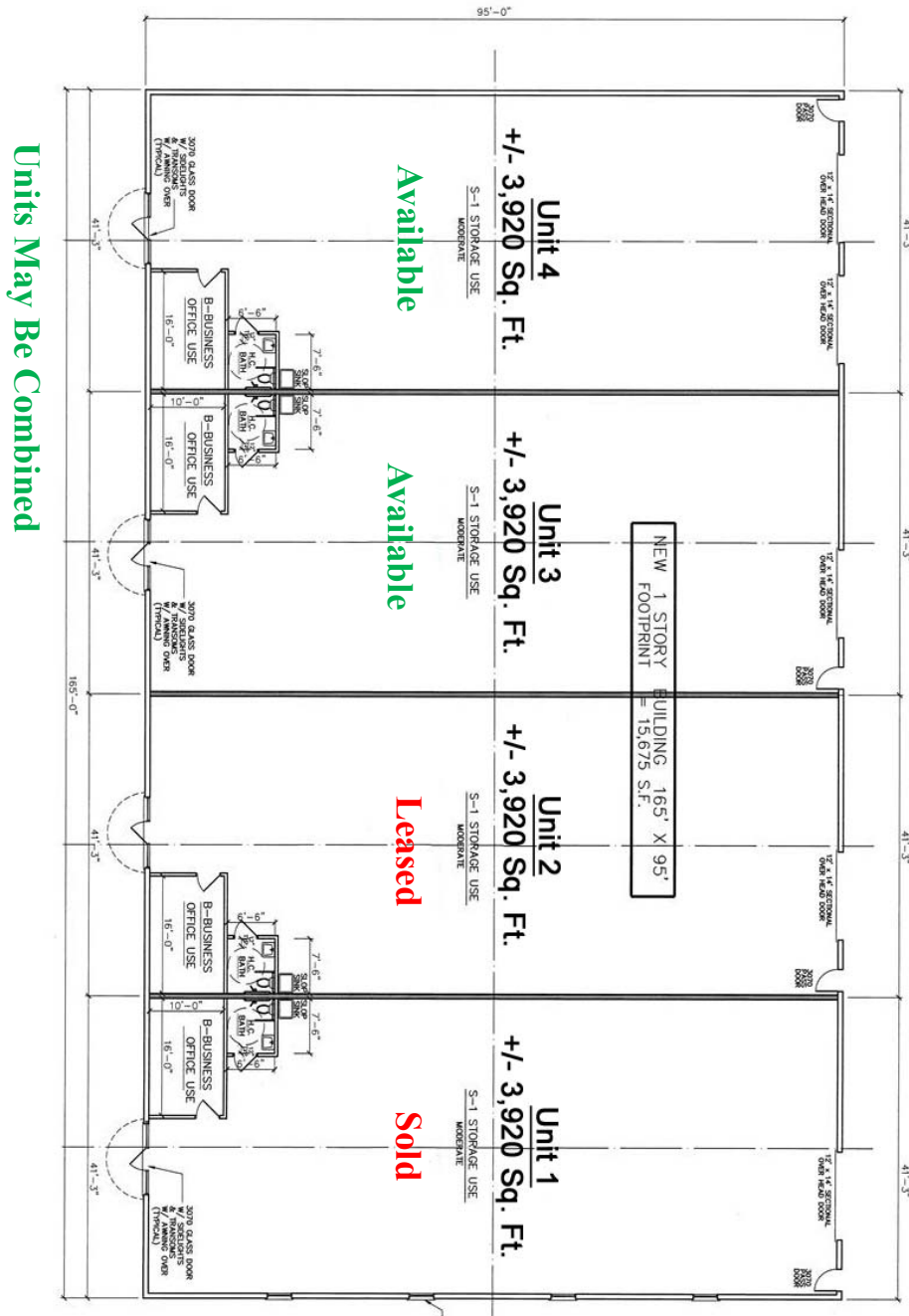
BUILDING LAYOUT

53 COMMERCE ROAD, BUILDING B
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Building B



Units May Be Combined



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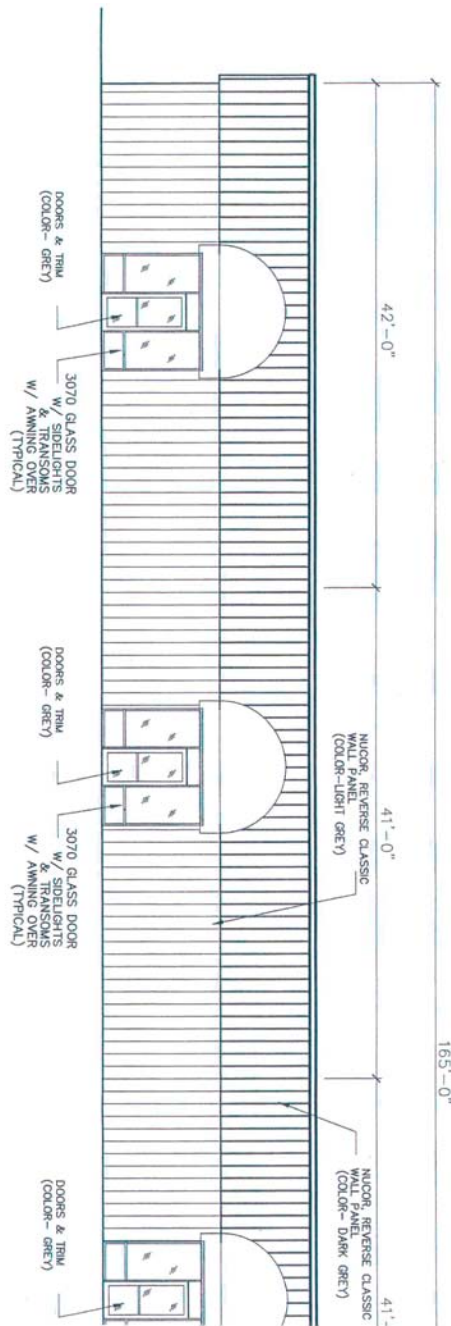
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BUILDING ELEVATION

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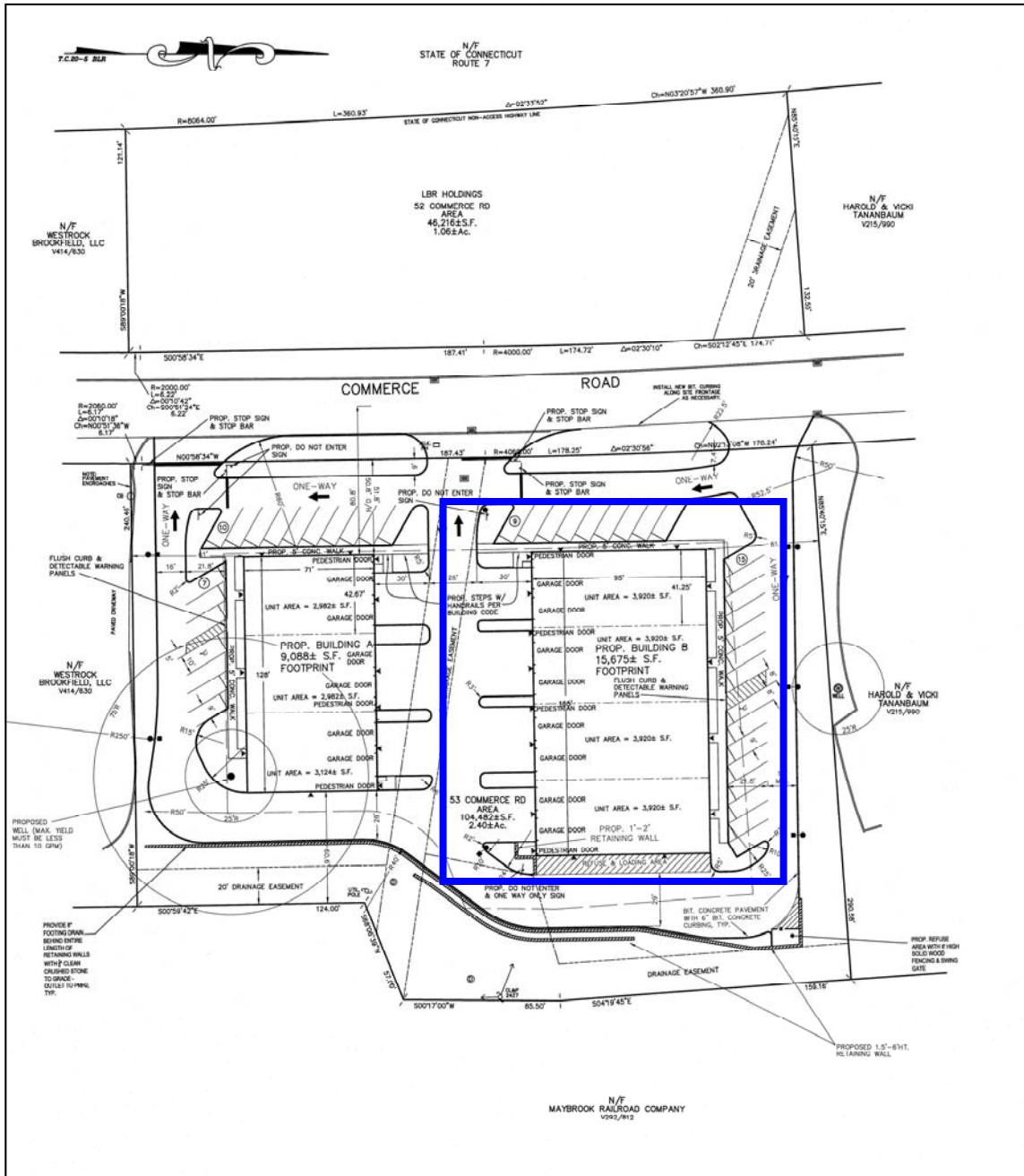
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SITE PLAN

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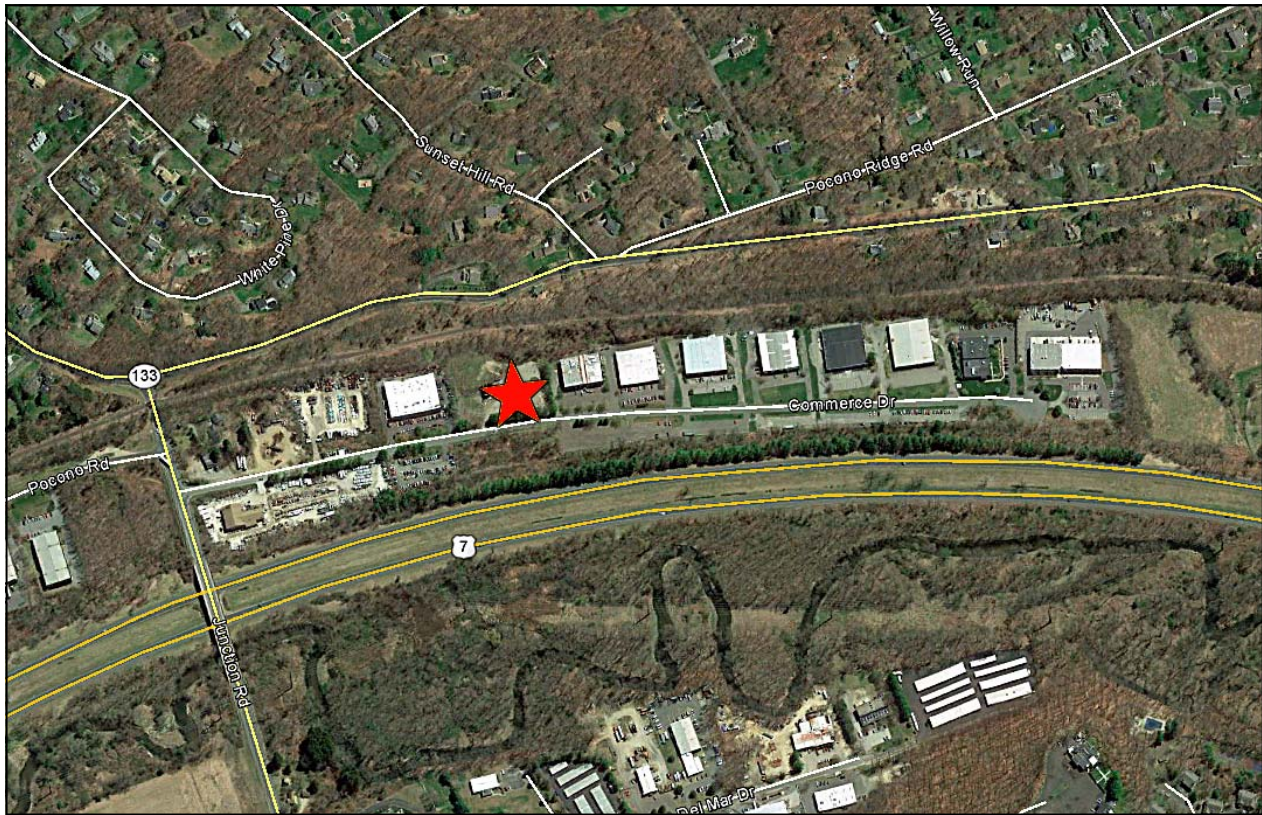
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LOCATION MAPS

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