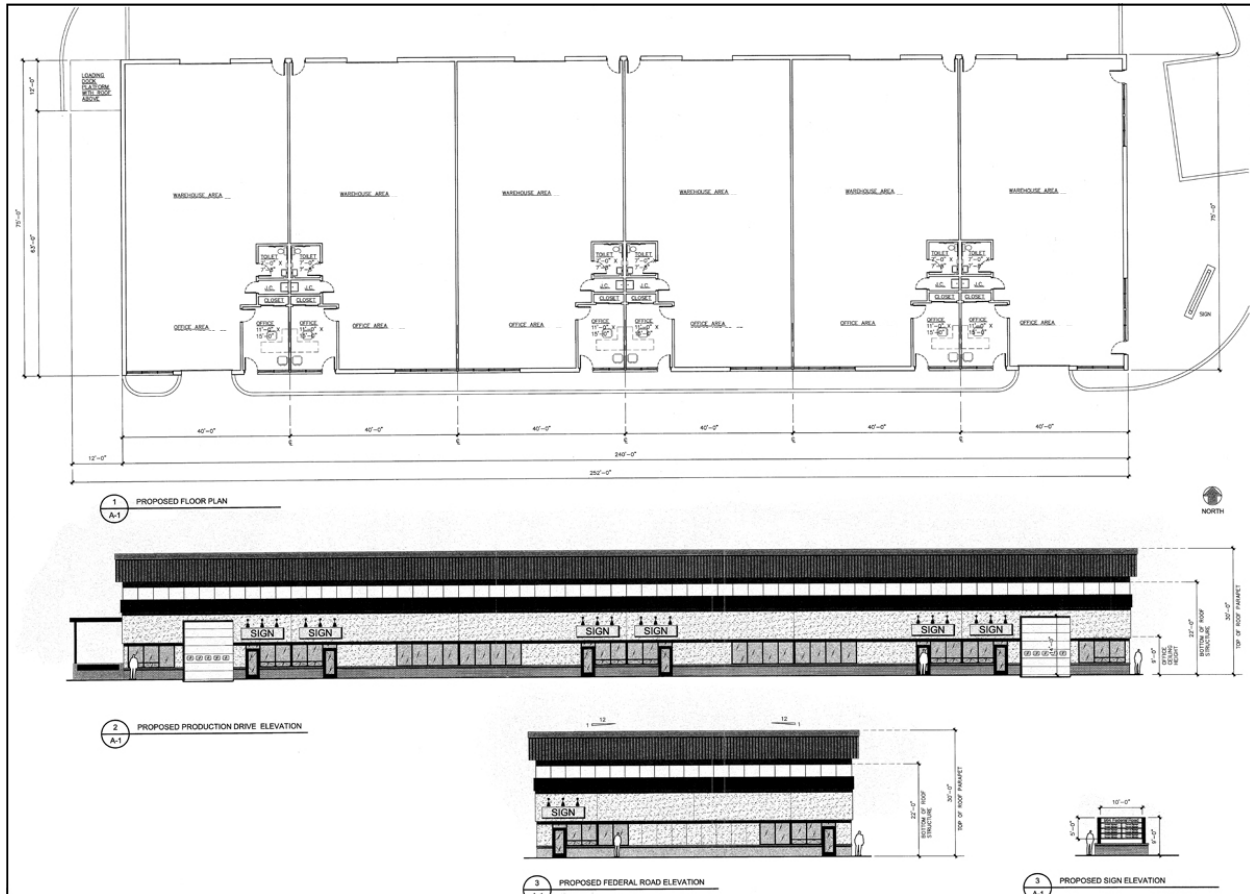


~ FOR LEASE ~

**NEW CONSTRUCTION
INDUSTRIAL/COMMERCIAL SPACE
FROM 6,000 TO 18,144 SQ. FT.**



TOWER REALTY CORP.



**984 Federal Road
Brookfield, CT**

Lease Price: \$7.95 NNN

Space available in 18,144 sq. ft. commercial building to be built in Brookfield. Property has access to city water, sewer and gas. Ideal location with easy access to Super 7 and I-84.



Mick Consalvo
203.241-5188
mconsalvo@towercorp.com

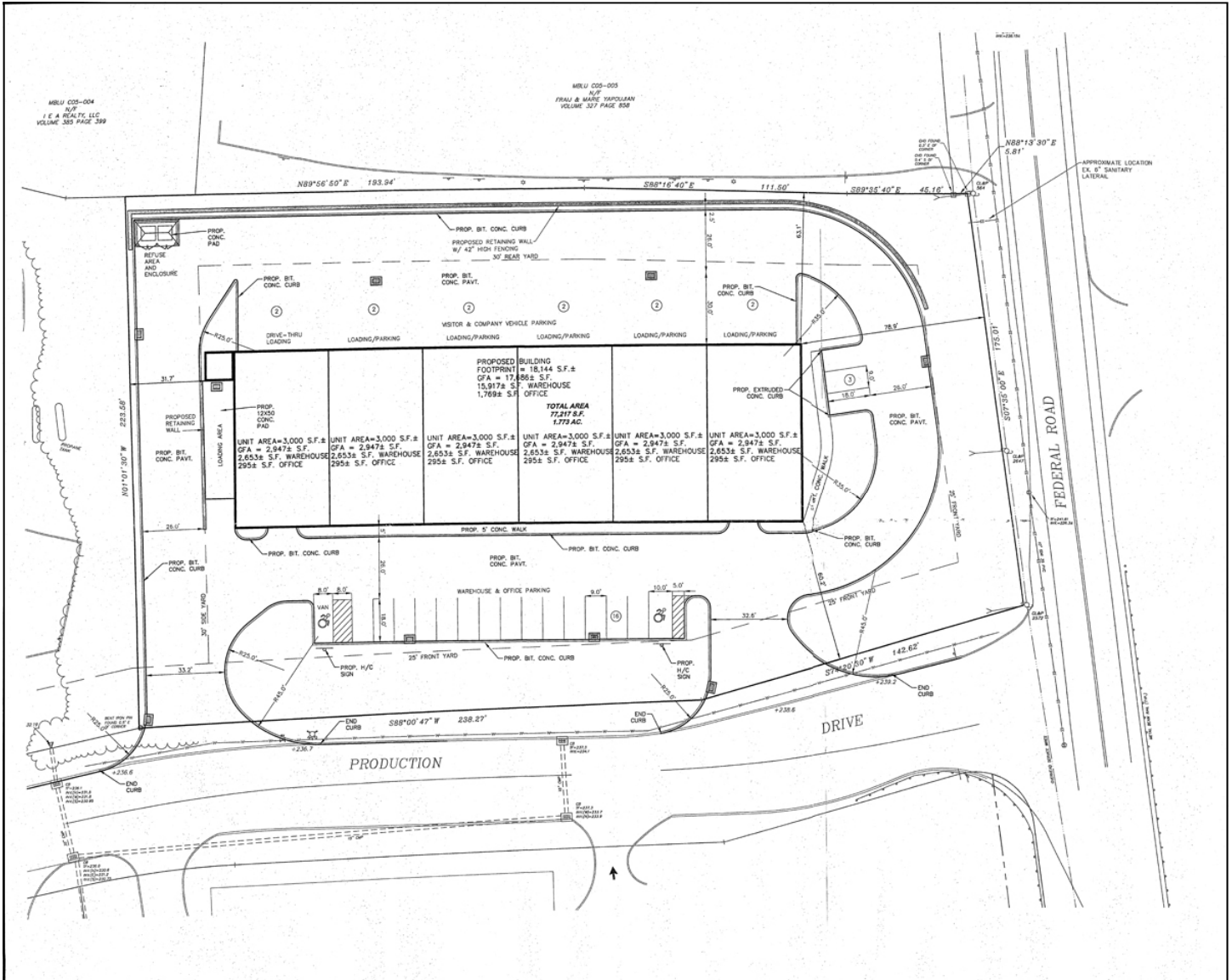
Building Size:	+/- 18,144 Sq. Ft.
Minimum Size:	+/- 6,000 Sq. Ft.
Land:	+/- 1.769 Acres
Frontage:	+/- 175 Ft. on Route 7 +/- 380 Ft. on Production Drive
Zone:	CG-N (See Attached Regulations)
Power:	200 Amp/ 3 Phase
Ceiling Height:	20 Ft. Clear
Loading:	Drive-In Doors and Loading Dock
Heating:	Gas
Cooling:	A/C in Office
Utilities:	City Water, Sewer and Gas
Parking:	+/- 31 Spaces

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

No warranty of representation, expressed or implied is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental, sale or other conditions, withdrawal without notice, and to any special listing conditions imposed by our principals.

~ PROPOSED SITE PLAN ~

984 FEDERAL ROAD
BROOKFIELD, CT



Mick Consalvo
203.241-5188
mconsalvo@towercorp.com

~ LOCATION MAP ~

984 FEDERAL ROAD
BROOKFIELD, CT



Mick Consalvo
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mconsalvo@towercorp.com

~ ZONING REGULATIONS ~

984 FEDERAL ROAD
BROOKFIELD, CT



2019-July-5

Article 4 – Commercial and Industrial Districts

4.2 Permitted Uses

A. Permitted Uses Table

ZP = Zoning Permit Site = Site Plan SP = Special Permit, public hearing required

Table of Permitted Commercial and Industrial Uses

1. Community Services	CG-N	CG-S	C-1	C-2	MC	I-1	CP	TCD
a. Community service facility	Site	Site	Site	Site	SP	SP	SP	SP
2. Institutional Uses	CG-N	CG-S	C-1	C-2	MC	I-1	CP	TCD
a. Cemetery	SP	SP	SP	SP				
b. Daycare (child and adult)	SP	SP	SP	SP		SP	SP	SP
c. Places of worship/parish houses and centers, provided a minimum lot area of 120,000 square feet	SP	SP		SP	SP			SP
d. Public buildings (state or federal)	SP	SP	SP	SP	SP	SP	SP	SP
e. Schools – public, private, preschools, training schools	SP	SP	SP	SP	SP	SP	SP	SP
f. Town of Brookfield buildings	Site	Site	Site	Site	Site	Site	SP	SP
3. Dwellings and Residential Care	CG-N	CG-S	C-1	C-2	MC	I-1	CP	TCD
a. One-family dwellings	ZP	ZP		Site	ZP			Site*
b. Multi-family dwellings (see Section 3.14)	SP	SP	SP	SP				SP*
c. Planned Age Restricted Community (PARC) (see Section 3.15)	SP	SP	SP	SP		SP†		SP*
d. Assisted living facility, congregate housing, continuing life care community, or nursing facility	SP	SP	SP	SP		SP /	SP	SP
e. Residential dwelling units on floors other than the first floor in mixed-used buildings.	Site	Site	SP	SP	SP			Site
* See Section 5.1 for limitations on one-family homes, PARCs, and Multi-Family Dwellings in the TCD Overlay Zone.								
† Must abut a Residential district.								
4. Agriculture and Animals	CG-N	CG-S	C-1	C-2	MC	I-1	CP	TCD
a. Kennels (see 4.4I)	SP	SP	SP	SP		SP		
b. Agriculture/farm stand (see 4.4B)	ZP	ZP	ZP	ZP		ZP	Site	
c. Commercial livestock or poultry (4.4B)	ZP	ZP	ZP	ZP		ZP		
d. Greenhouses	Site	Site	Site	Site		Site	Site	
e. Veterinary offices and animal hospitals (see 4.4I)	Site	Site	SP	Site		SP	Site	SP
f. Riding stables, Boarding, & Livery	Site	Site	SP	Site		SP	Site	SP
5. Lodging	CG-N	CG-S	C-1	C-2	MC	I-1	CP	TCD
a. Hotels/motels/inns, provided a minimum lot area of 80,000 square feet plus 2,000 square feet for each room	SP	SP	SP	SP	SP	SP	SP	SP
b. Bed and Breakfast	SP	SP		SP	SP			SP
c. Conference centers as accessory uses to hotels/motels/inns	SP	SP	SP	SP		SP	SP	SP

~ ZONING REGULATIONS ~

984 FEDERAL ROAD
BROOKFIELD, CT



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6. Retail Sales and Service	CG-N	CG-S	C-1	C-2	MC	I-1	CP	TCD
a. General retail (building footprint < 7,500 sq ft)	Site	Site	Site	Site		Site		SP*
b. General retail (building footprint ≥ 7,500 sq ft)	SP	SP	Site	SP		SP		SP*
c. Drive-thru facilities	SP	SP	SP	SP	SP			SP*
d. Outside storage or display of merchandise	SP	SP	SP	SP	SP	SP		SP
e. Retail sale limited to commodities that are manufactured, processed, fabricated, or warehoused on the premises provided that the total floor area devoted to retail sales does not exceed 50% of gross floor area of all building on the premises.	SP	SP	SP	SP		Site	SP	
f. Sale at wholesale of an commodity except live animals and commerical explosives.	SP	SP	Site	Site		Site	Site	
g. Adult-oriented business (see 4.4A)			SP					
h. Alcohol (see 4.4C)	Site	Site	Site	Site				Site
i. Medical Marijuana Dispensary (see 4.4xx)						SP		
j. Artisan/Craftsman studio/shop	SP	SP	SP	SP	SP	SP	SP	SP
k. Automobile/boat/motorcycle/equipment sales and rental	SP	SP	Site	SP	SP			
l. Automobile and boat service (limited or general motor vehicle repair license) (see 4.4D)	SP	SP	SP	SP	SP	SP	SP	
m Car wash, provided that all building and equipment is set back a minimum of 100 feet from the front lot line	SP	SP	SP	SP	SP	SP		
n. Dry cleaner/laundry	SP	SP	SP	SP		SP	SP	SP
o. Flower, nursery, garden centers	SP	SP	SP	SP				SP
p. Gasoline sales/filling station	SP	SP	SP	SP				
q. Parking garage (freestanding whether or not connected to another building)	SP	SP	SP	SP		SP	SP	SP
r. Parking garage (under building)	SP	SP	SP	SP	SP	SP	SP	SP
s. Personal service business	Site	Site	Site	Site	SP			Site
t. Rental, equipment and supplies	Site	Site	Site	Site	SP	SP	Site	SP
u. Undertaking and funeral homes	SP	SP	SP	SP		SP		SP

* See Section 5.1 for special provisions regarding building footprints and Drive-Thrus in the TCD

7. Offices	CG-N	CG-S	C-1	C-2	MC	I-1	CP	TCD
a. Banks and financial institutions (bldg footprint < 5,000 sq ft)	Site	Site	Site	Site		Site	Site	Site
a. Banks and financial institutions (bldg footprint ≥ 5,000 sq ft)	SP	SP	SP	SP		SP	SP	SP
b. Medical and dental offices and laboratories (bldg footprint < 5,000 sq ft)	Site	Site	Site	Site		Site	Site	Site
b. Medical and dental offices and laboratories (bldg footprint ≥ 5,000 sq ft)	SP	SP	SP	SP		SP	SP	SP
c. Professional and business offices (bldg footprint < 5,000 sq ft)	Site	Site	Site	Site		Site	Site	Site
c. Professional and business offices (bldg footprint ≥ 5,000 sq ft)	SP	SP	SP	SP		SP	SP	SP

8. Food and Beverage Establishments	CG-N	CG-S	C-1	C-2	MC*	I-1	CP	TCD
a. Fast-food restaurant	SP	SP	Site	Site		SP		SP
b. Sit-down restaurant	Site	Site	Site	Site	Site		Site	Site
c. Limited-service restaurant	Site	Site	Site	Site	SP	SP	Site	Site
d. Outdoor dining accessory to a sit-down restaurant (see Section 6.10)	Site	Site	Site	Site	SP		SP	SP
e. Tavern with a permit	Site	Site	Site	Site	SP		SP	SP
f. Bar/café with a permit	SP	SP	Site	Site	SP		SP	SP
g. Brewpub with brewery	SP	SP	SP	SP		SP	SP	SP
h. Brewpub with microbrewery, microdistillery	SP	SP	SP	SP	SP	SP	SP	SP
i. Catering establishment where food is prepared for delivery and consumption off the premises	Site	Site	Site	Site	SP	SP	SP	SP

* See Section 5.1 for special provisions regarding building footprints in the TCD

~ ZONING REGULATIONS ~

984 FEDERAL ROAD
BROOKFIELD, CT



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9. Industrial	CG-N	CG-S	C-1	C-2	MC	I-1	CP	TCD
a. Assembling, manufacturing, and processing of products, supplies, and/or equipment	SP	SP	SP	SP		Site	Site	
b. Publishing and printing	SP	SP	SP	SP		Site	Site	
c. Research laboratories (excluding medical laboratories)	SP	SP	SP	SP		Site	Site	
d. Truck and bus terminals						SP		
e. Warehousing and distribution	SP	SP	SP	SP		Site	Site	
f. Wholesale	SP	SP	SP	SP		Site	Site	
10. Recreation	CG-N	CG-S	C-1	C-2	MC	I-1	CP	TCD
a. Assembly halls and theaters	SP	SP	SP	SP		Site	SP	SP
b. Gymnasiums	Site	Site	Site	Site		Site	SP	
c. Health and fitness centers	Site	Site	Site	Site		Site	SP	Site
d. Indoor courts, pools, sporting areas (see 4.4F)	Site	Site	Site	Site		Site	SP	SP
e. Marinas, docks and slips (see 4.4E)					SP			
f. Outdoor courts, pools, play areas (see 4.4F)	SP	SP	SP	SP	SP	Site	SP	
11. Storage	CG-N	CG-S	C-1	C-2	MC	I-1	CP	TCD
a. Bulk storage of materials	SP	SP	SP	SP		SP	SP	
b. Motor vehicles, indoor	SP	SP	SP		SP	Site	SP	
c. Motor vehicles, outdoor						SP	SP	
d. Boats, indoor	SP	SP			SP	Site	SP	
e. Boats, outdoor					SP	SP	SP	
f. Contractor's equipment, indoor	SP	SP	SP			Site	SP	
g. Contractor's yard and outdoor equipment storage (see 4.4E)			SP			Site	SP	
h. Self-storage facilities			SP			Site	SP	
12. Energy and Utilities	CG-N	CG-S	C-1	C-2	MC	I-1	CP	TCD
a. Utilities (electric, water, natural gas, public, sewer)	SP	SP	SP	SP		Site	SP	SP
b. Solar energy as an accessory to a principal use (see 4.4I)	ZP	ZP	ZP	ZP	ZP	ZP	ZP	ZP
c. Telecommunications towers and antennae (see 7.2)	SP	SP	SP	SP		SP	SP	
d. TV and data facilities	SP	SP	Site	Site		Site	SP	
13. Mix or Combination of Uses	CG-N	CG-S	C-1	C-2	MC	I-1	CP	TCD
a. The combination or mixture of Commercial and Industrial uses that are permitted within the District on the same parcel (see 4.4K)	SP	SP	SP	SP		SP	SP	SP
b. The combination or mixture of Commercial and Residential uses that are permitted within the District on the same parcel (see 4.4L)	SP	SP		SP				SP