

~ FOR SALE ~

**NEW CONSTRUCTION
INDUSTRIAL/FLEX SPACE**



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

Sale Prices:

Unit A2: \$340,256

Unit Available:

Unit A3:	+/- 3,030 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
Heating:	Gas Heat
Cooling:	A/C in Office
Plumbing:	One Bath Per Unit
Utilities:	Well and Sewer
Taxes:	\$2.00 PSF (Estimated)
Common Charges:	\$2.00 PSF (Estimated)

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



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INTERIOR PHOTOS

53 COMMERCE ROAD, BUILDING A
BROOKFIELD, CT



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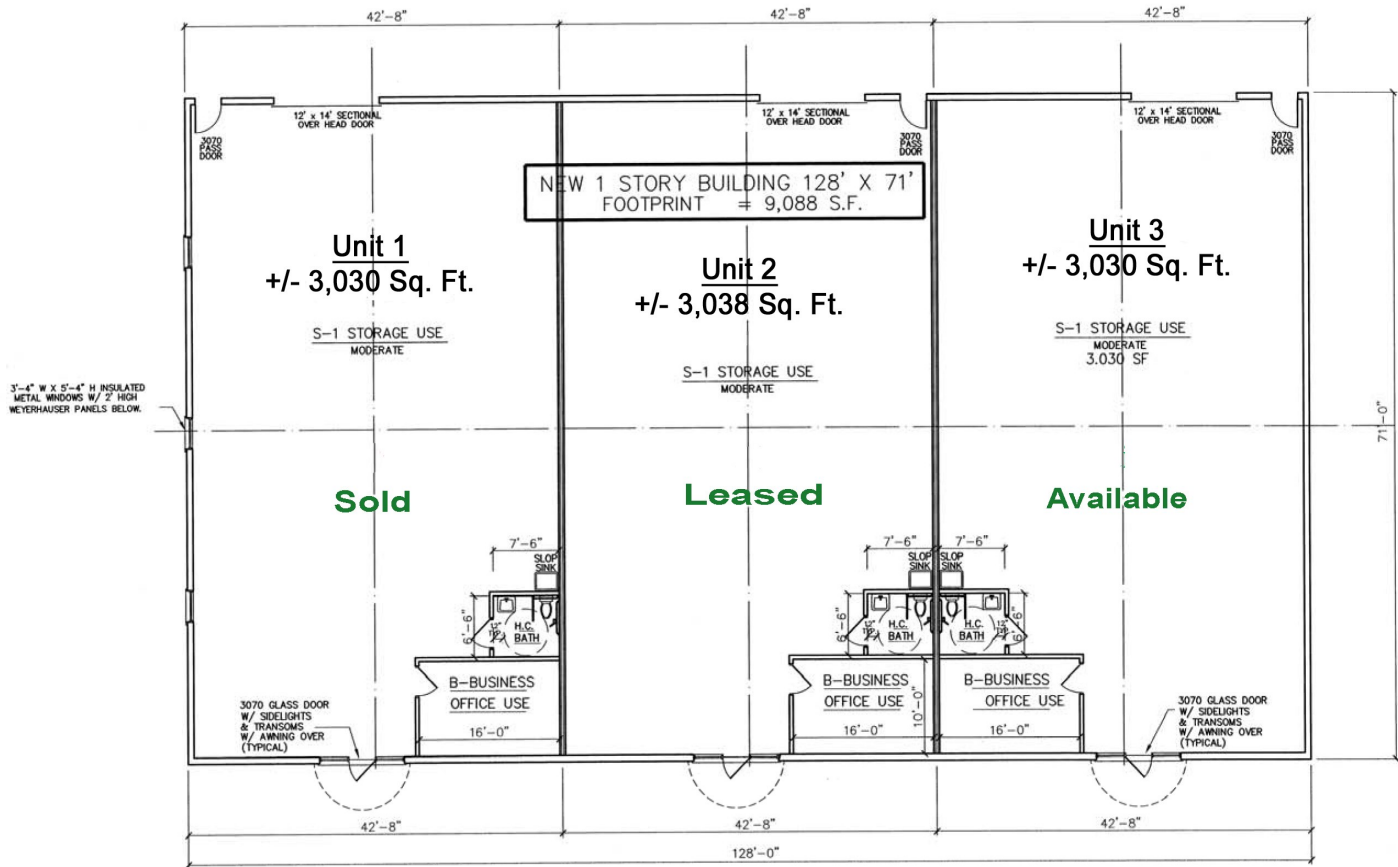
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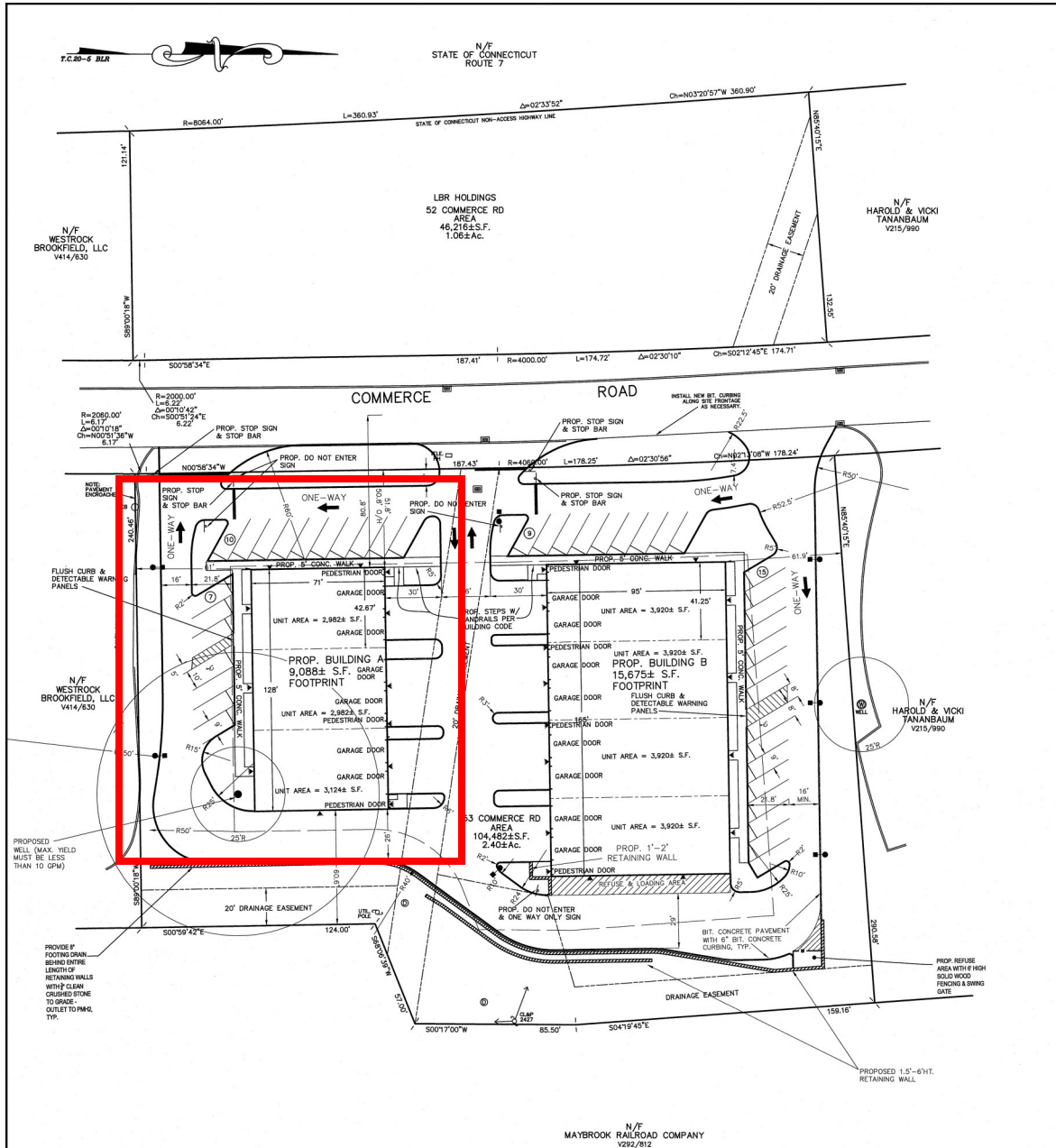
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Building A



SITE PLAN

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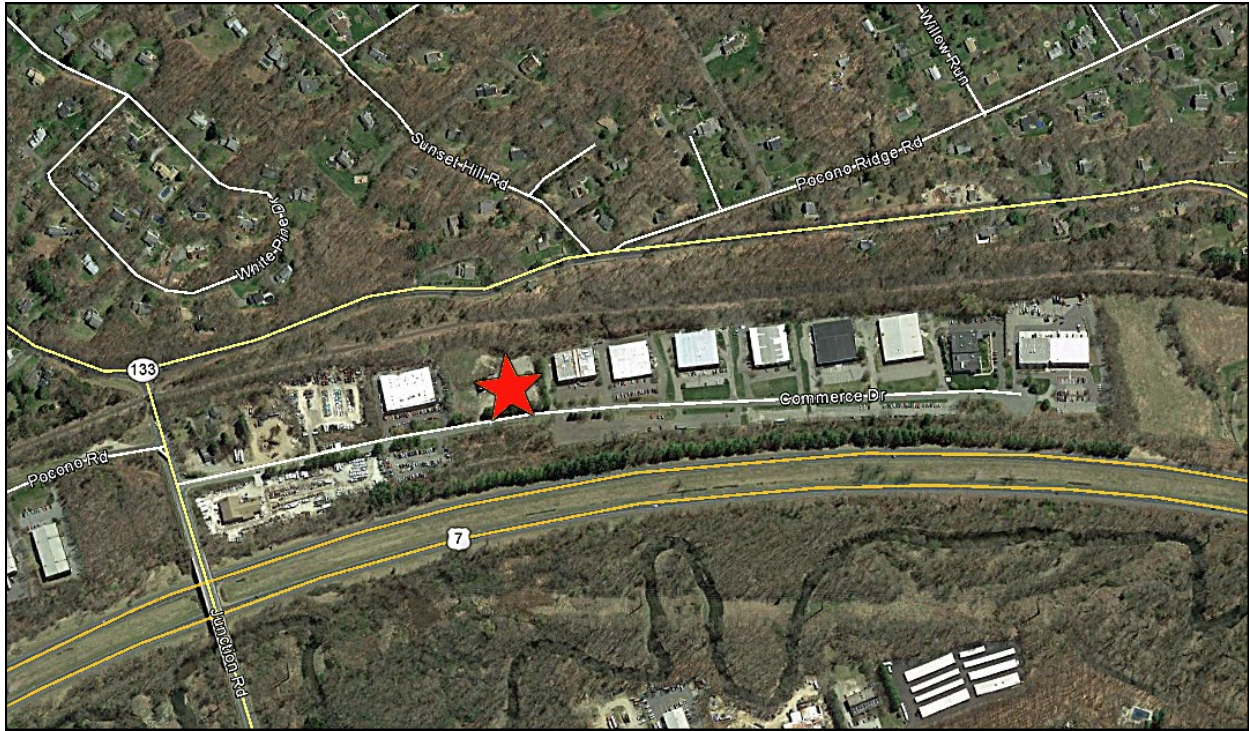
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LOCATION MAPS

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