

TOWER REALTY CORP.

SPECIALISTS IN COMMERCIAL AND INDUSTRIAL REAL ESTATE



FOR LEASE
WAREHOUSE WITH REFRIDGERATION
1087 Federal Road (Route 7), Unit 6, Brookfield, CT

TOWER REALTY CORP.

Total Size:	+/- 2,782 Sq. Ft.
Current Layout:	+/- 2,530 Sq. Ft.
Warehouse	
Office:	+/- 252 Sq. Ft.
Zone:	CGN
Year Built:	2003
Power:	200 Amp, 3
Phase	
Ceiling Height:	24 Ft. in Ware-
house	
Heating:	Gas Heat
Cooling:	Fully Air-
Conditioned	
Plumbing:	One Bath
Utilities:	City Water, Sew-
er and Gas	
Loading:	One 12' x 12'
Drive-In Door	One Loading Dock
Lease Price:	\$3,250 + Utilities



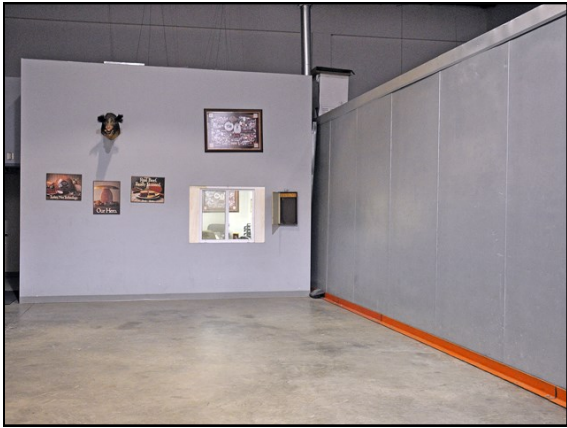
Ideal space for food distribution or warehouse, Unit is alarmed and equipped with 200 amp/3 phase power, walk-in freezer (8'x13'), walk in cooler (20' x 50'), generator (2013) and slop sink. Building has signage and great visibility on Route 7. Immediately off Super 7 with easy access to I-84.

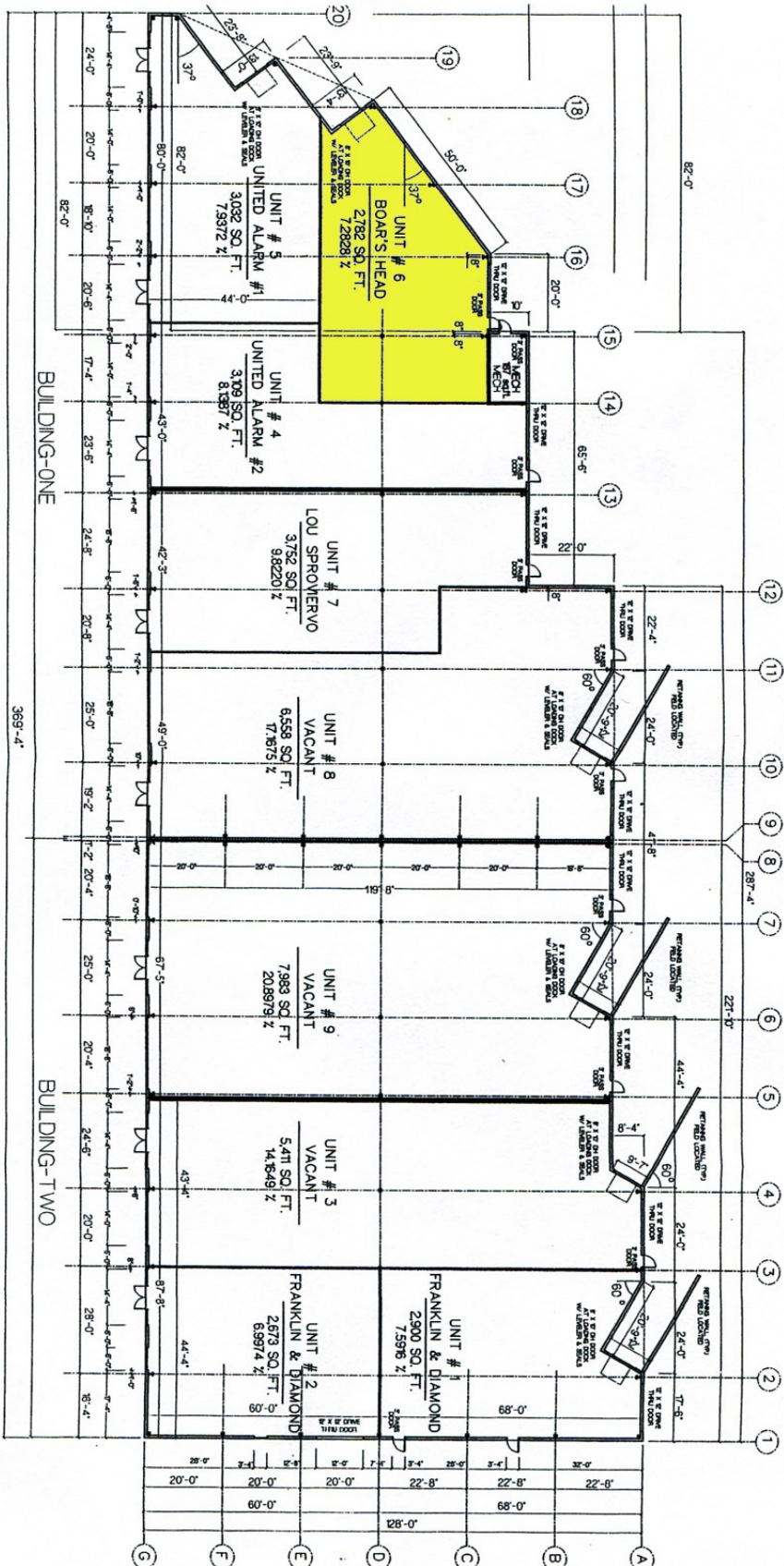


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FLOOR PLAN

TOTAL = 38,200 sq.ft. THE SQUARE FOOTAGE OF THE MECHANICAL ROOM HAS BEEN ALLOCATED PRO RATA AMONG ALL UNITS.

1087 Federal Road (Route 7), Brookfield, CT



TOWN OF BROOKFIELD ZONING REGULATIONS

Industrial and Commercial Districts Table 1- §242-501

Table of Permitted Uses for Industrial & Commercial Districts

**TABLE 1
TABLE OF PERMITTED USES**

This table is representative and not all-inclusive. Uses not specifically listed in this table may be permitted if the Commission, in its sole discretion, finds that the proposed use has essentially the same characteristics, operations and impact to those appearing in the table and that such proposed uses do not adversely affect the health, safety, convenience and welfare of the surrounding neighborhood. Such, permitted use shall be evidenced by a Special Use Permit issued by the Commission.

LEGEND

40 - This use requires: ,

- A minimum lot area of forty thousand (40,000) square feet A minimum lot width of one hundred fifty feet (150') Minimum side and rear yards of thirty feet (30') A maximum building height of (thirty feet (30')

80 - This use requires:

- A minimum lot area of eighty thousand (80,000) square feet
- A minimum lot width of two hundred feet (200')
- Minimum side and rear yards of fifty feet (50') A maximum building height of fifty feet (50')

C - Special conditions apply to this use (See §242-50.1G)

R - The use of certain materials may be restricted for this use. Such restrictions are on a case-by-case basis as determined through the Design Review process and/or reference to (he Aquifer Protection Regulation, §242-502, if the use lies within the Aquifer Protection District.

S - Identical uses are subject to a minimum separation distance of seven thousand (7,000) linear feet. Such restriction applies only to proposed commercial uses within the IL-SO district.

*See §242-203A for description of Zoning Districts