

~ FOR LEASE ~

**OFFICE, MEDICAL, ASSEMBLY, RECREATION OR
LIGHT MANUFACTURING SPACE**



TOWER REALTY CORP.



**195 Federal Road, Unit 6/ 6A
Brookfield, CT**

Lease Prices:

Unit 6: \$10.00 NNN
Unit 6A: \$6.00 NNN
Combined: \$8.00 NNN
NNN = +/- \$5.00 PSF

Ideal first floor space on Route 7 with easy access to I-84. Property offers full a/c, 200 amp/3 phase power, 14' ceilings, kitchenette and lots of windows. Possible uses include: office, medical, recreation, dance/karate studio, assembly or light manufacturing.

Available:
Unit 6: +/- 3,010 Sq. Ft.
Unit 6A: +/- 2,274 Sq. Ft.
Combined: +/- 5,484 Sq. Ft.

Year Built: 1987

Zone: C-1

Utilities: Well; Sewer and Gas

Power: 200 Amp/3 Phase

Ceiling Height: 14 Ft.

Loading: 1 Double Door,
(Drive-In Door Possible)

Heat: Gas

Cooling: Central A/C

Plumbing: One Private Bath,
Two Shared Baths

Traffic Count: +/- 19,251 Vehicles Per Day
(2018)



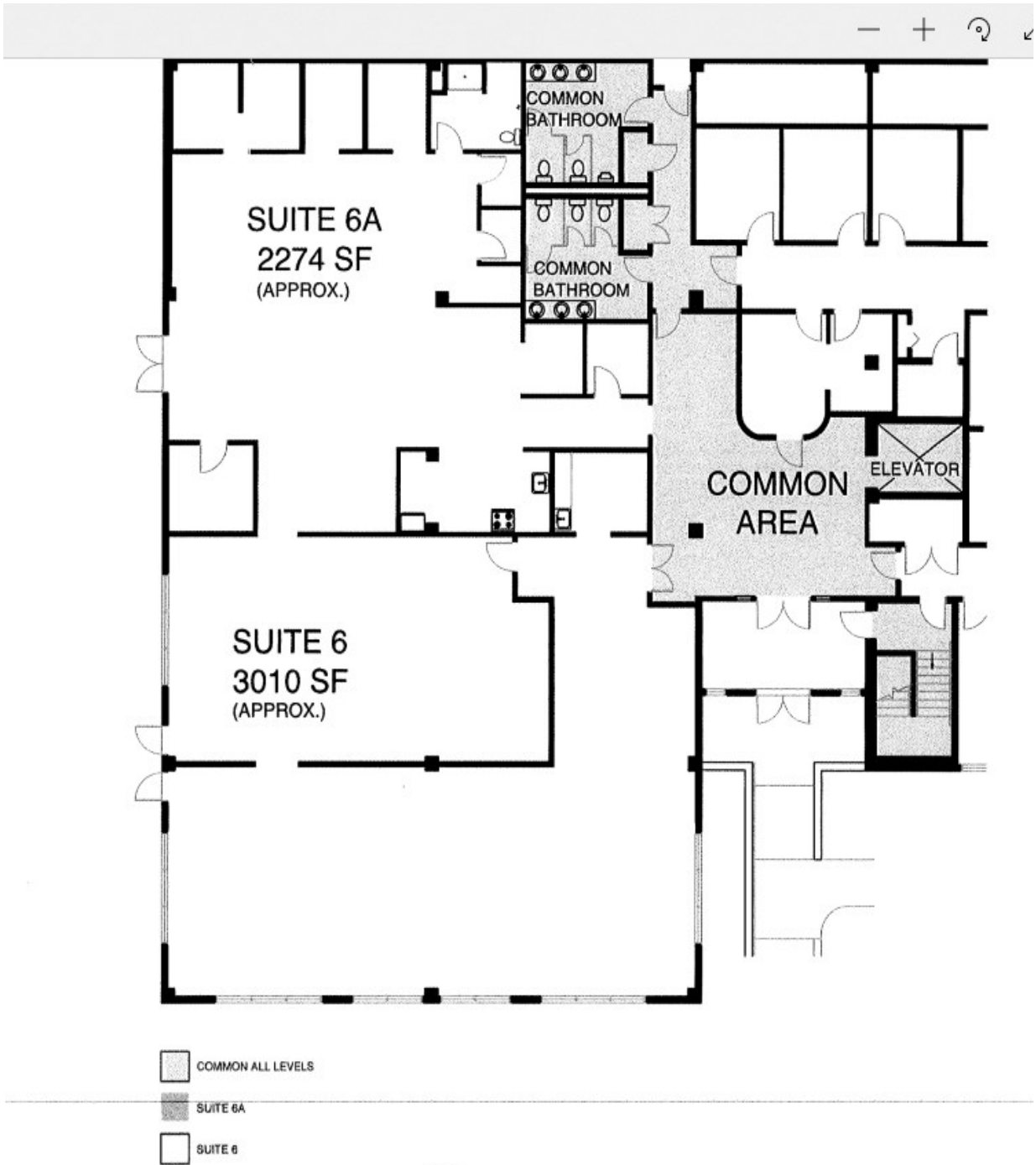
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195 FEDERAL ROAD
BROOKFIELD, CT

LOWER LEVEL FLOOR PLAN

DRAWING SUBJECT TO FIELD VERIFICATION

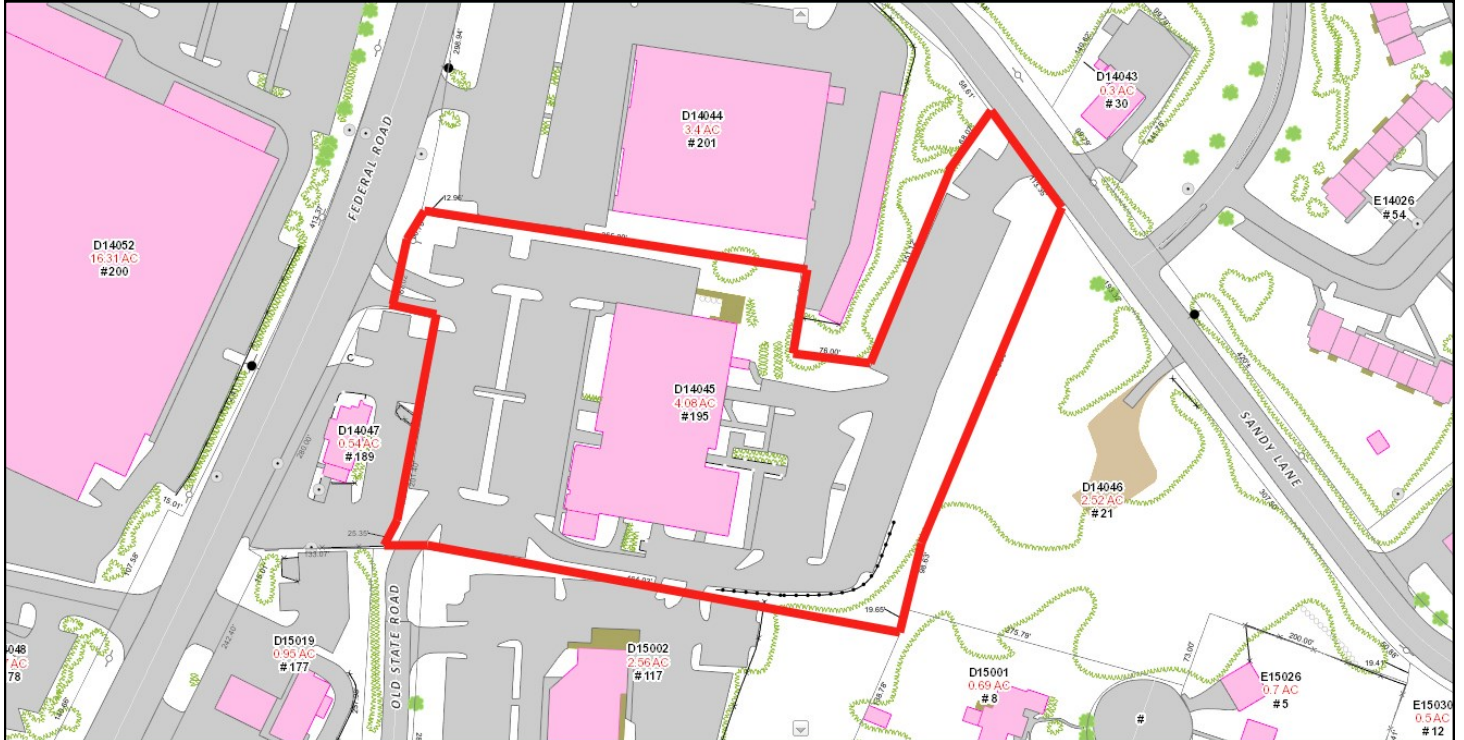
DATE: 5/21/20

TOWN GIS MAP

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LOCATION MAP

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