

~ **FOR LEASE** ~



**TOWER REALTY CORP.**

**INDUSTRIAL SPACE WITH FULL A/C**



**1114 Federal Road (Route 7)  
Brookfield, CT**

**Lease Price: \$6.25 NNN  
(NNN = +/- \$3.00 PSF)**

Ideal space for warehouse, distribution, assembly, light manufacturing, or laboratory. Building features 200 amp/3phase power, full a/c, 16' to 20' ceilings, and two baths. Building has signage on Route 7 and is located immediately off super 7 with easy access to I84.

Size:	+/- 6,000 Sq. Ft.
Zone:	C-GN
Lot Size:	+/- 2.89 Acres
Power:	200 Amp, 3 Phase
Loading:	1 Loading Dock, 1 12 x 12 drive in door
Ceiling Height:	16 Ft. to 20 Ft.
Heating:	Gas Heat
Cooling:	Full A/C
Plumbing:	2 Baths
Utilities:	Well, Sewer and Yankee Gas
Lease Price:	\$6.25 NNN



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LANDLORD WORK  
1114 FEDERAL RD  
BROOKFIELD CT

[illegible]

**PROPOSED  
NEW DOORS  
TENANTS C & D**

**AS NOTED**

NOVEMBER 29, 2018

2000-2001

A1

[illegible]

9-100 ZONE  
9-100 ZONE

N° 1  
 V. 200 P. 212 B. 1  
 101 111 2 1  
 37 202 5 P. 1 2022 Ac

1. The first step is to identify the problem or question that needs to be answered.

PLANT TISSUE  
V.C. ZONE

307  
079-24000



