

~ **FOR LEASE** ~

**IMMACULATE
WAREHOUSE, DISTRIBUTION, ASSEMBLY, OR
RECREATIONAL FACILITY**



TOWER REALTY CORP.



**Broker Incentive
Full Commission to Leasing Agent**

**115 Silvermine Road
Brookfield, CT**

Lease Price: \$6.95 NNN

Clean high-bay warehouse with easy access to I-84. Building features: 22 ft. clear ceilings, two exhaust fans in warehouse, full sprinkler system, three loading docks, one drive-in, and 800 amp/3 phase power. Existing warehouse racking available. Space can be subdivided to 30,000 sq. ft.



Size:	+/-60,000 Sq. Ft.
Construction:	Block Building
Layout:	+/- 25,000 Warehouse +/- 5,000 Sq. Ft. Office
Zone:	I-1 (Industrial)
Year Built:	1987
Land:	+/- 6.98 Acres
Loading:	3 Loading Docks 1 Drive-In
Sprinklers:	Yes (Fully-Sprinklered)
Electrical:	800 Amp, 3 Phase
Ceiling Height:	22 Ft. Clear
Security:	Wired for Security and Cameras
Heating:	Gas Heat
Cooling:	Central A/C in Office
Plumbing:	Two Handicap Baths
Utilities:	City Water, Sewer, and Gas



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

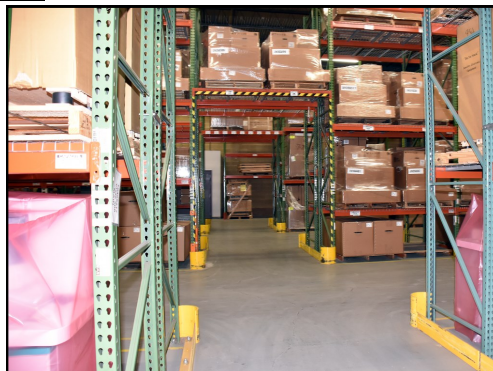
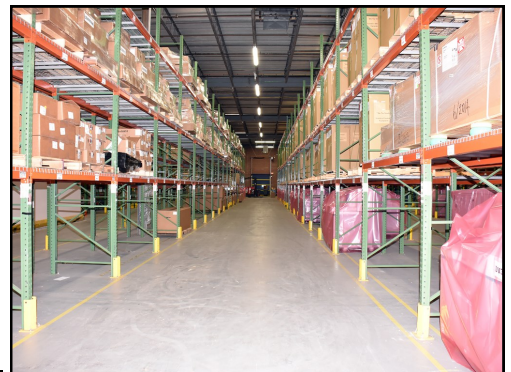
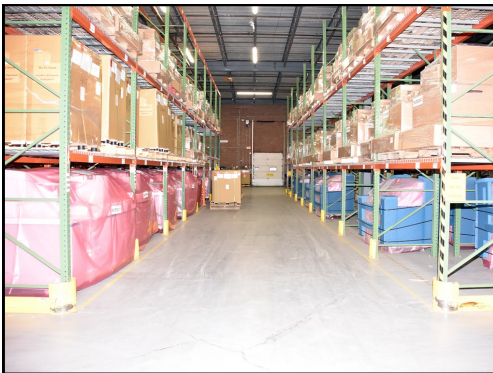
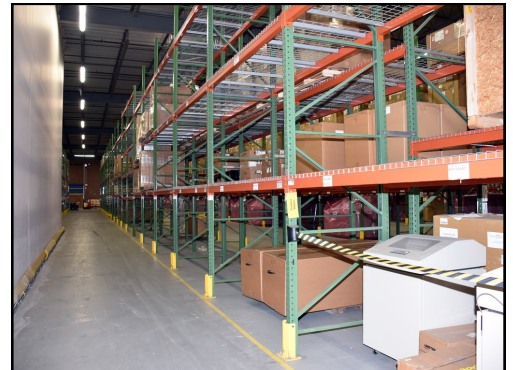
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~ *ADDITIONAL PHOTOS* ~

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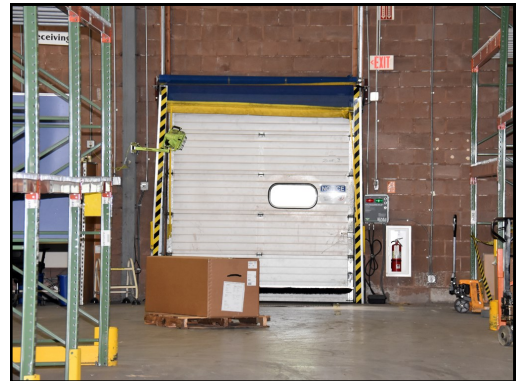
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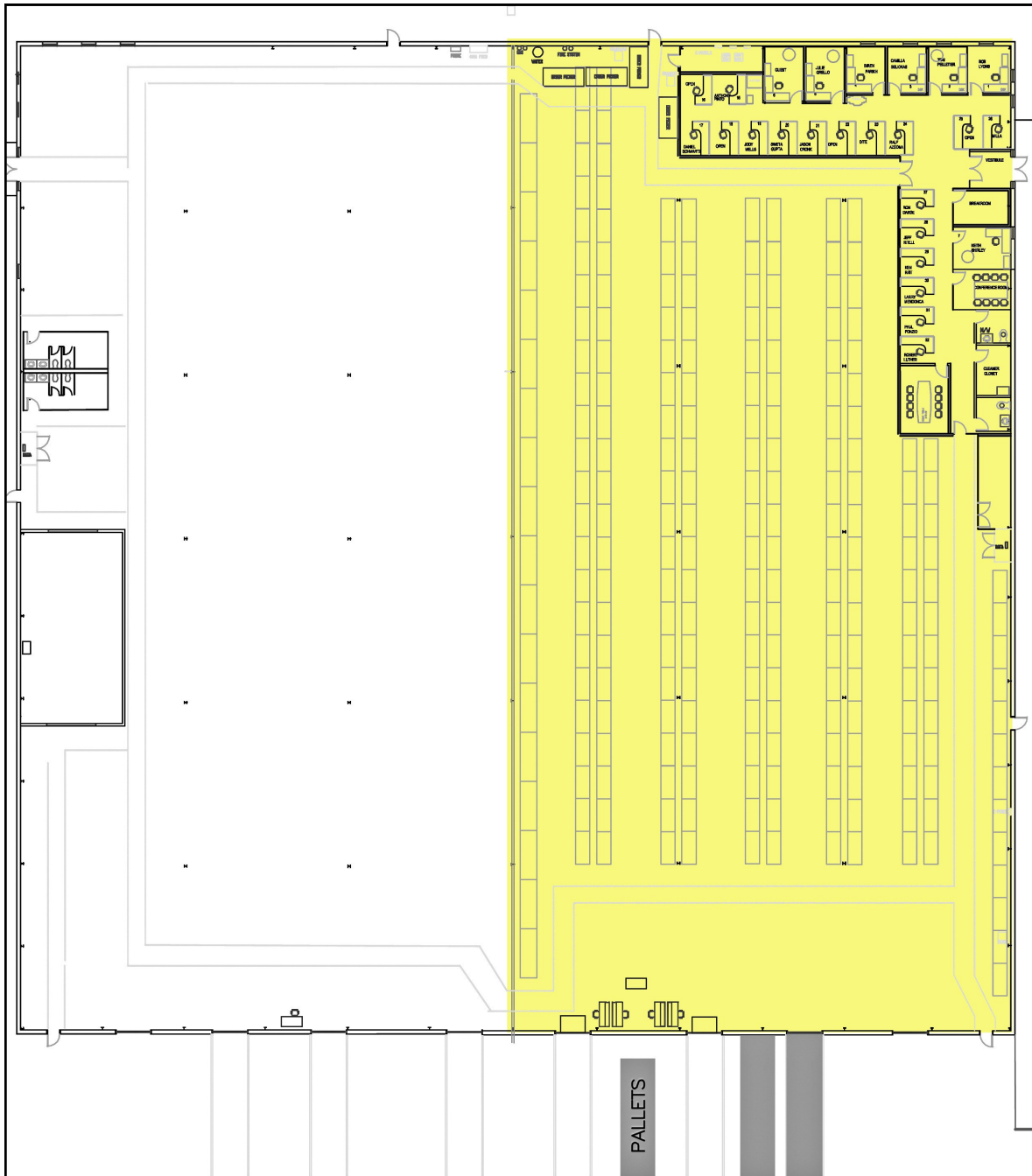
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~ BUILDING LAYOUT ~

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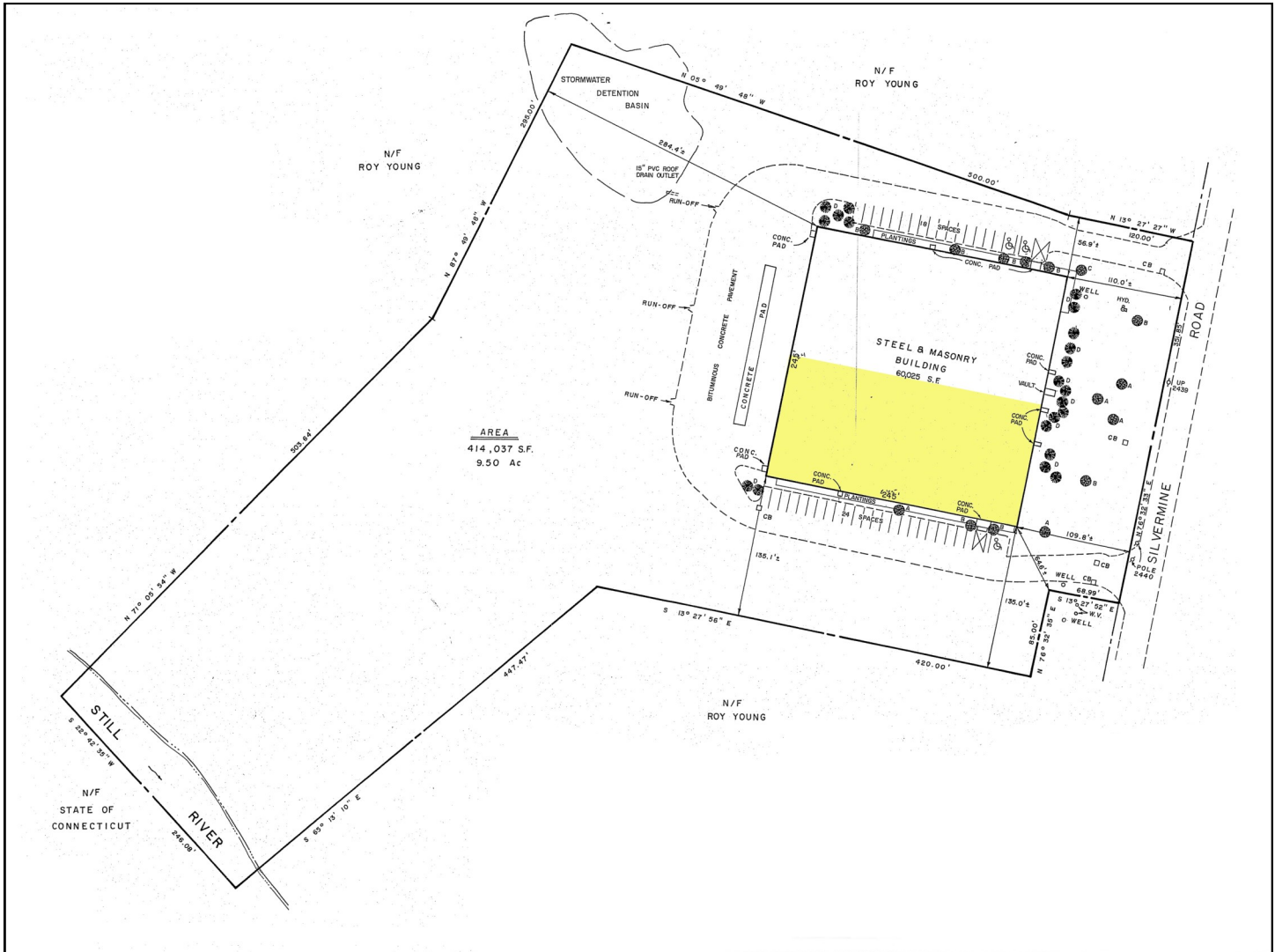
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~ SITE PLAN ~

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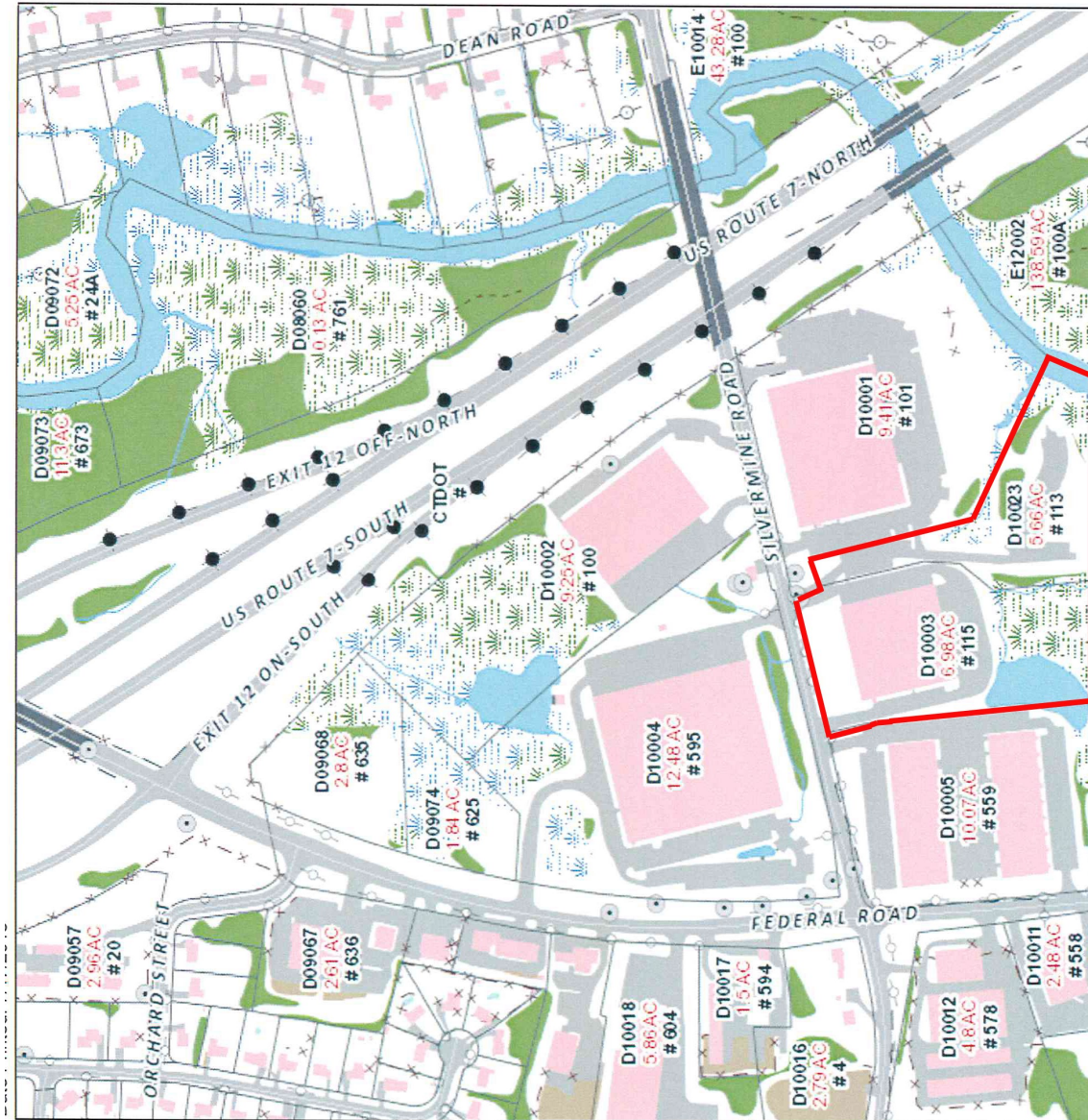
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~ PARCEL MAP ~

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~ LOCATION MAP ~

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