

~ **FOR LEASE** ~

FULLY AIR CONDITIONED WAREHOUSE SPACE



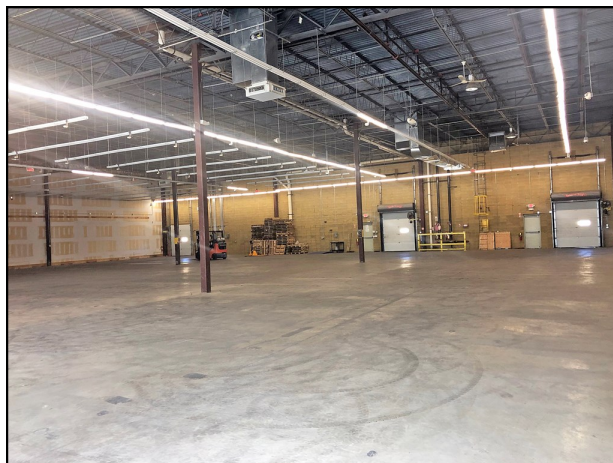
TOWER REALTY CORP.



**559B Federal Road, Unit 1
Brookfield, CT**

Lease Price: \$7.50 NNN

Immaculate warehouse space featuring three loading docks, 22 ft. ceilings, full a/c, and security system with cameras in place. Ideal location with great visibility, and easy access to Route 7/202 and I-84.



Size:	+/- 14,400 Sq. Ft.
Zoning:	IL-80
Year Built:	1999
Loading:	3 Loading Docks with Levelers
Electrical:	400 Amp, 3 Phase
Ceiling Height:	+/- 22 Ft. Clear
Security:	Security System with Cameras
Heating:	Gas Heat
Cooling:	Central A/C
Plumbing:	1 Bath
Sprinkler:	Yes
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**

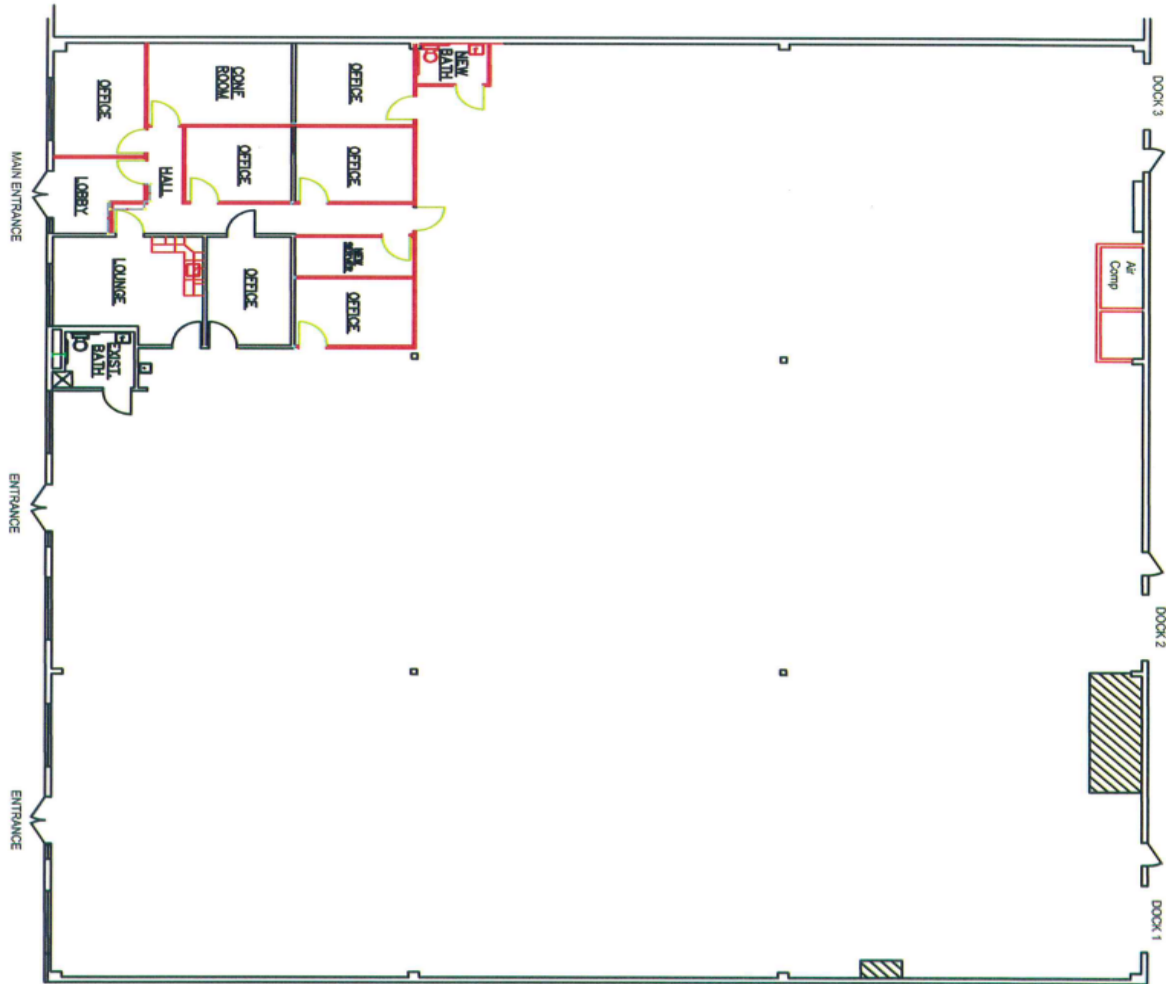
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LAYOUT

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Brookfield, CT



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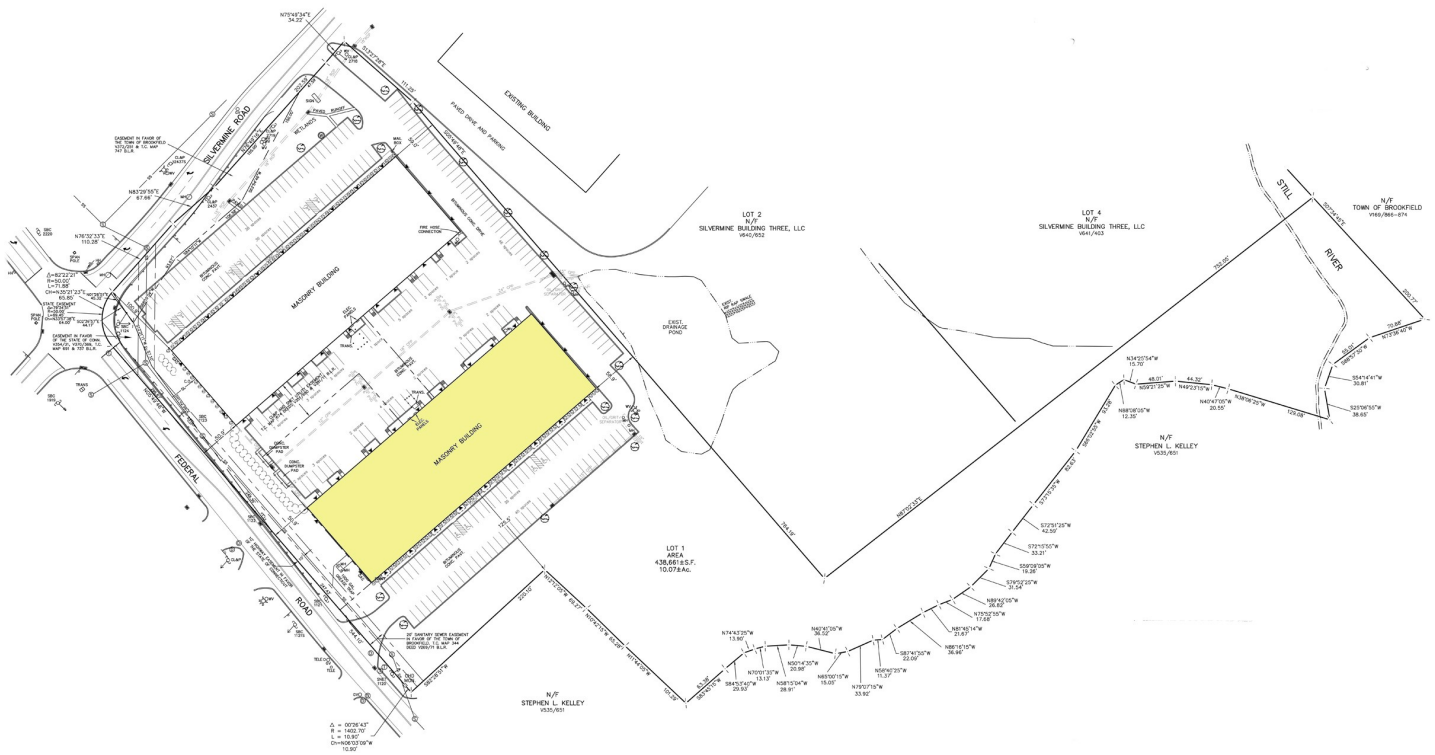


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SITE PLAN

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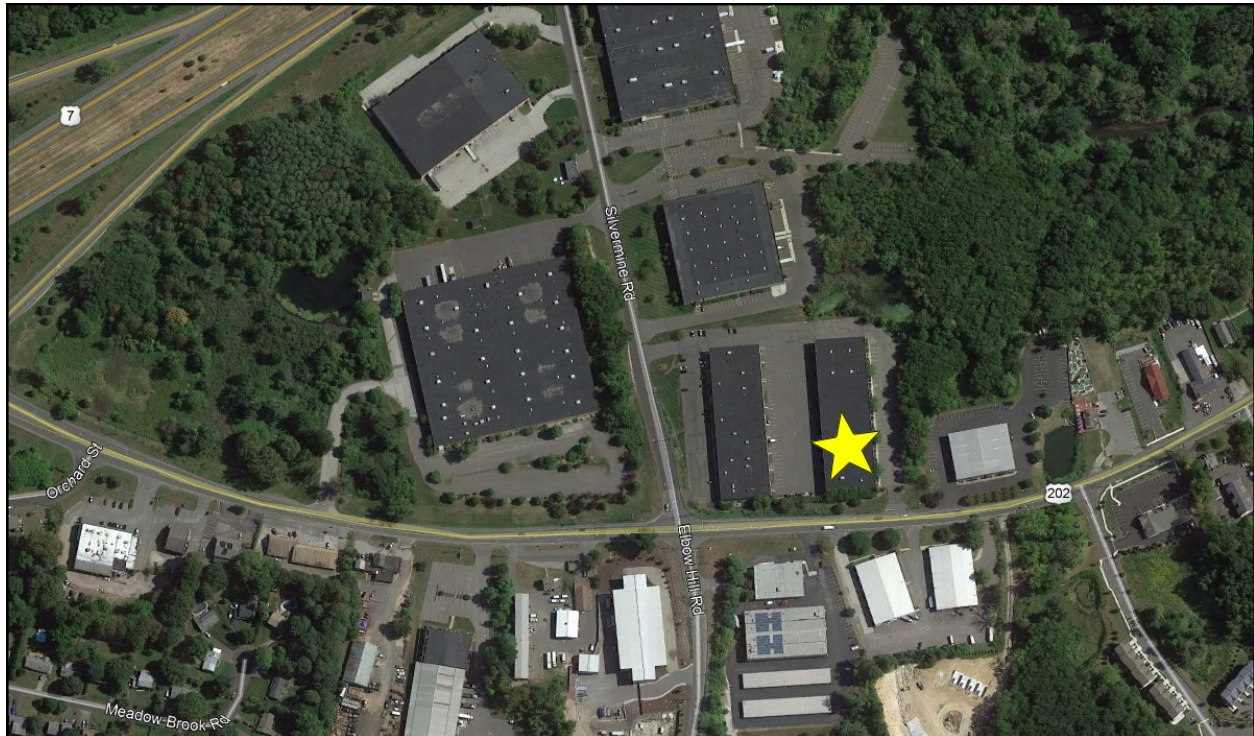
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LOCATION MAP

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BROOKFIELD, CT



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