

**~ FOR LEASE ~  
3,500 SQ. FT. INDUSTRIAL SPACE  
BROOKFIELD, CT**



**TOWER REALTY CORP.**

**940 FEDERAL ROAD,  
BROOKFIELD, CT**



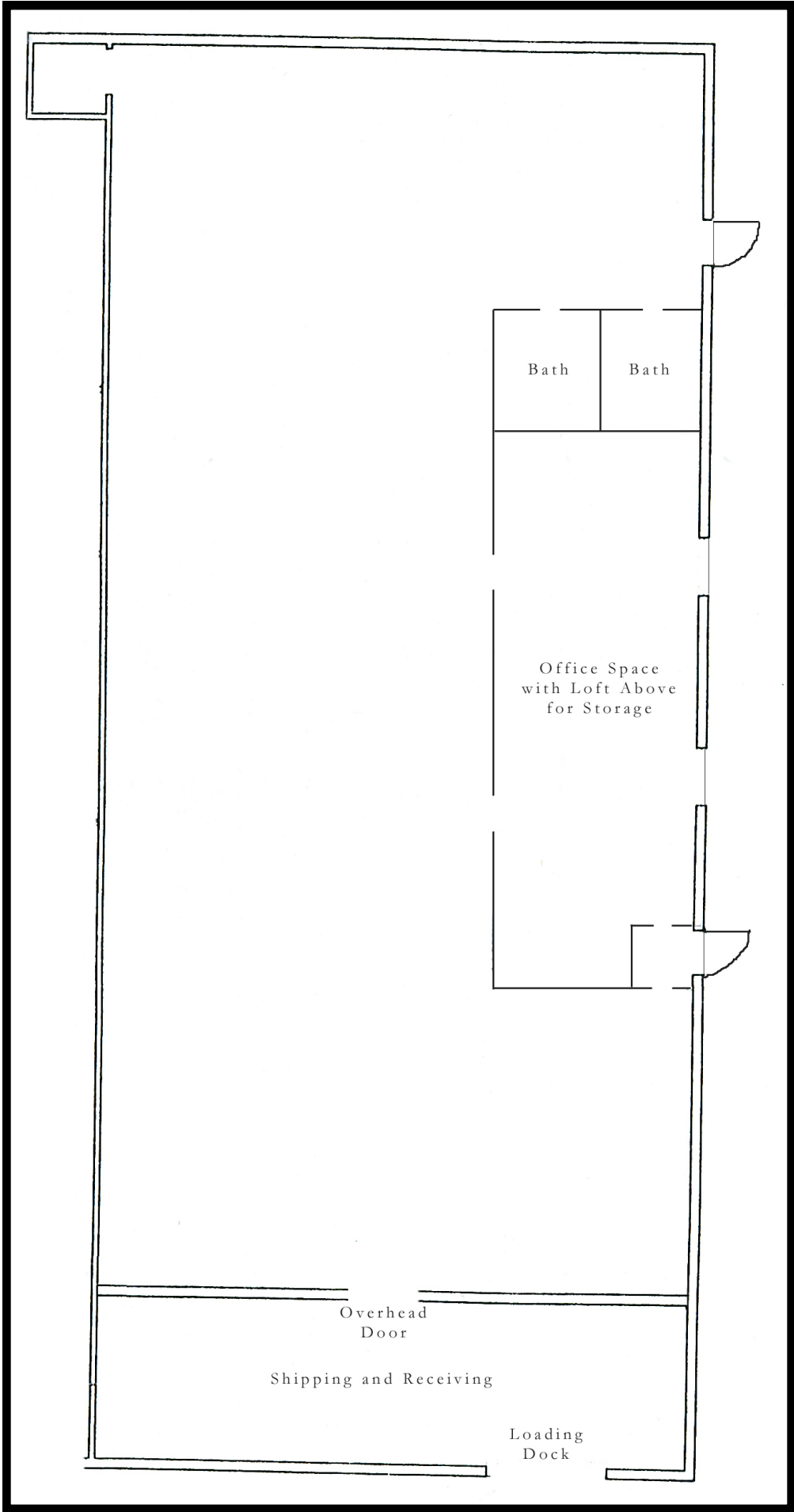
**3,500 sq. ft. industrial space with 16' ceilings, loading dock, 200 AMP 3 phase power, loft area for storage and 500 Sq. Ft. office space! Ideal space for storage, craftsman's shop or machine shop. Easy Access to Route 7 and I-84!**

<b>Size:</b>	<b>+/- 3,500 Sq. Ft.</b>
<b>Zone:</b>	<b>VBD</b>
<b>Building:</b>	<b>Pre-engineered Steel</b>
<b>Ceiling Height:</b>	<b>16'</b>
<b>Utilities:</b>	<b>Well; Sewer</b>
<b>Plumbing:</b>	<b>2 Baths</b>
<b>Electrical:</b>	<b>200 AMP, 3 Phase</b>
<b>Loading:</b>	<b>1 Loading Dock</b>
<b>Heating:</b>	<b>Electric Heat Pump</b>
<b>Cooling:</b>	<b>Central A/C</b>
<b>Finished Office:</b>	<b>+/- 500 Sq. Ft.</b>
<b>Lease Price:</b>	<b>\$3,200 + Util.</b>



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

