

~ FOR LEASE ~

**FREESTANDING INDUSTRIAL BUILDINGS**



**105-121 Grays Bridge Road,  
Brookfield, CT**

**Lease Price: \$7.25 NNN**

Building 1 is 11,900 Sq Ft with 18 Ft ceilings, 400 Amp 3 Phase power, show room and 3 bathrooms. Building 2 is 9,483 Sq Ft with 16 Ft ceilings, 200 amp 3 phase power, fully heated and air conditioned, office and 2 baths. Buildings sit on +/- 3.4 Acres with easy access to Route 7 and I-84. Buildings are under new ownership! Units are currently being renovated and can be subdivided.

**Building 1:** +/- 11,900 Sq. Ft.  
**Ceiling Height:** 18 Ft.  
**Loading:** 2, 12 Ft Drive in door  
1, 12 Ft Loading Dock  
**Power:** 400 Amp, 3 Phase  
**Heat/Cooling:** None

**Building 2:** +/- 9,483 Sq. Ft.  
**Ceiling Height:** 16 Ft.  
**Loading:** 1, 10 Ft door  
**Power:** 200 Amp, 3 Phase  
**Heat/Cooling:** Gas Heat, Full A/C

**Two Parcels Totaling**  
**Land:** +/- 3.4 Acres  
**Zone:** IL HO (Industrial)  
**Utilities:** City sewer, Gas and Well Water



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No warranty of representation, expressed or implied is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental, sale or other conditions, withdrawal without notice, and to any special listing conditions imposed by our principals.

*~ BUILDING 1 PHOTOS ~*

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~ BUILDING 2 PHOTOS~

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~ GSI MAP 105 GRAYS BRIDGE ~

105-121 GRAYS BRIDGE ROAD,  
BROOKFIELD, CT



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**MAP DISCLAIMER - NOTICE OF LIABILITY**

This map is for assessment purposes only. It is not for legal description or conveyances. All information is subject to verification by any user. The Town of Brookfield and its mapping contractors assume no legal responsibility for the information contained herein.

Approximate Scale: 1 inch = 75 feet

0 75 Feet



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~ GSI MAP 121 GRAYS BRIDGE~

105-121 GRAYS BRIDGE ROAD,  
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Approximate Scale: 1 inch = 50 feet



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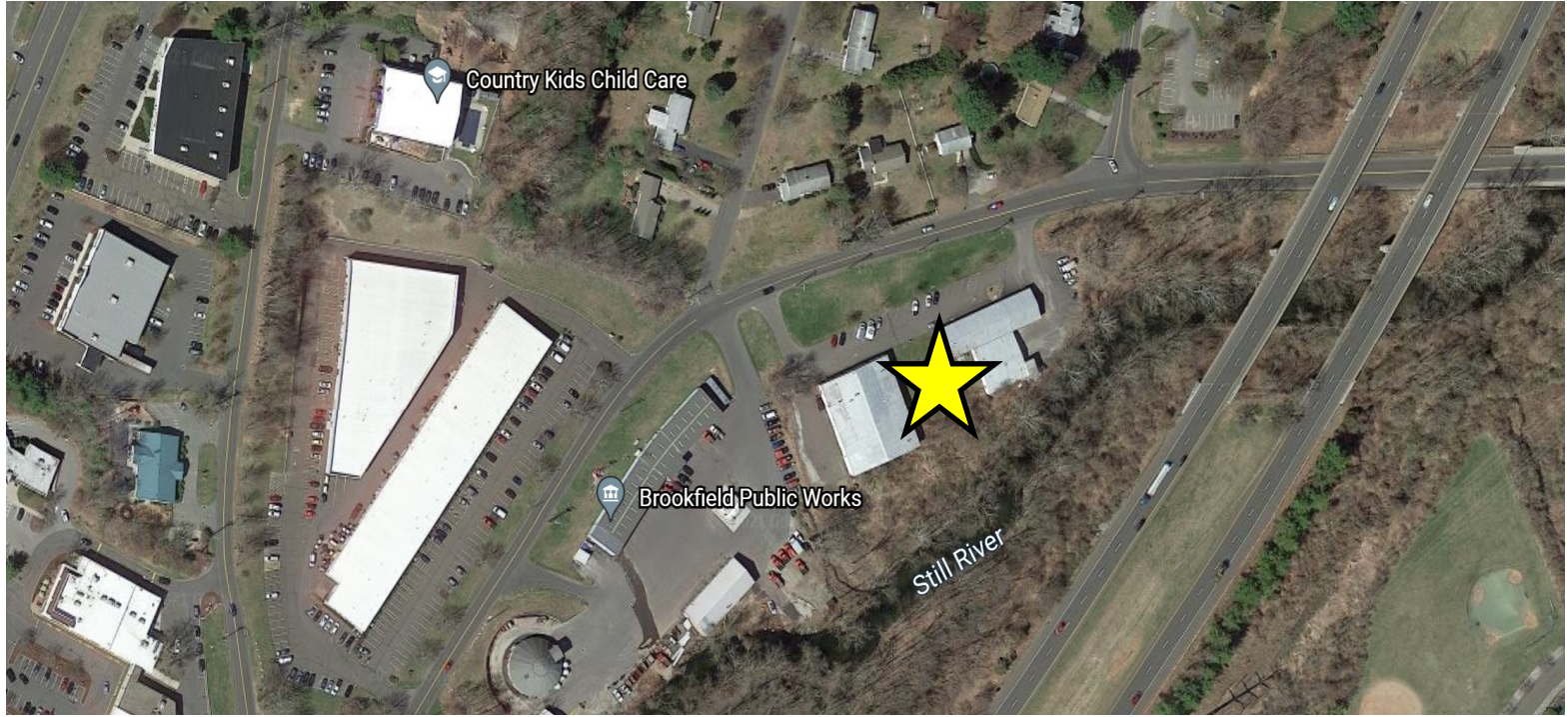
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*~ LOCATION MAP~*

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