

FOR LEASE // WAREHOUSE/ OFFICE/ SHOWROOM



LOCATION INFORMATION

Street Address	487 Federal Road
City, State, Zip	Brookfield, CT 06804
County	Fairfield
Signal Intersection	No

BUILDING INFORMATION

Tenancy	Multiple
Available Size	9,831 Sq Ft
Lease Price	\$8.25 NNN
Warehouse Size	+/- 5,831 Sq Ft
Showroom/ Office	+/- 4,000 Sq Ft

PROPERTY HIGHLIGHTS

- Location! Location! Location! This space has it all. Prime visibility on bustling Federal Road (Route 7). Clean open high bay warehouse space, showroom, private offices and excellent parking. Ideal for any warehouse distribution or showroom use.
- Two Loading Docks (one with ramp)
- City Sewer, Well (City water available)
- 20 Ft High Ceilings
- Prime Exposure on Federal Road (Route 7)
- 200 Amp 3 Phase
- Central Air in showroom/ office
- Gas Heat in Warehouse
- Great signage on Federal Road (Route 7)



MICK CONSALVO

Broker

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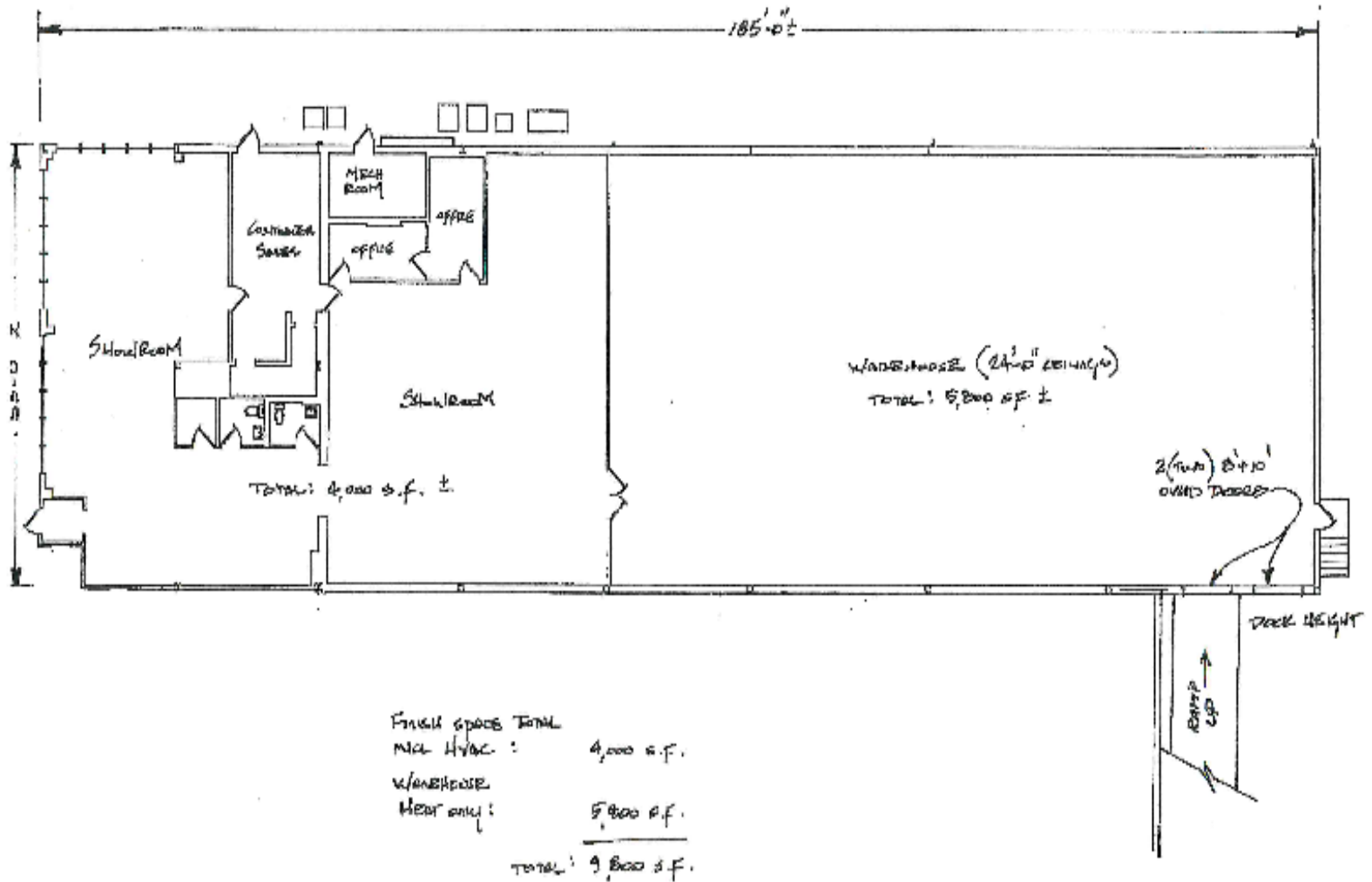
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LAKESIDE CENTRE
487 FEDERAL RD.
BROOKFIELD CT 06804



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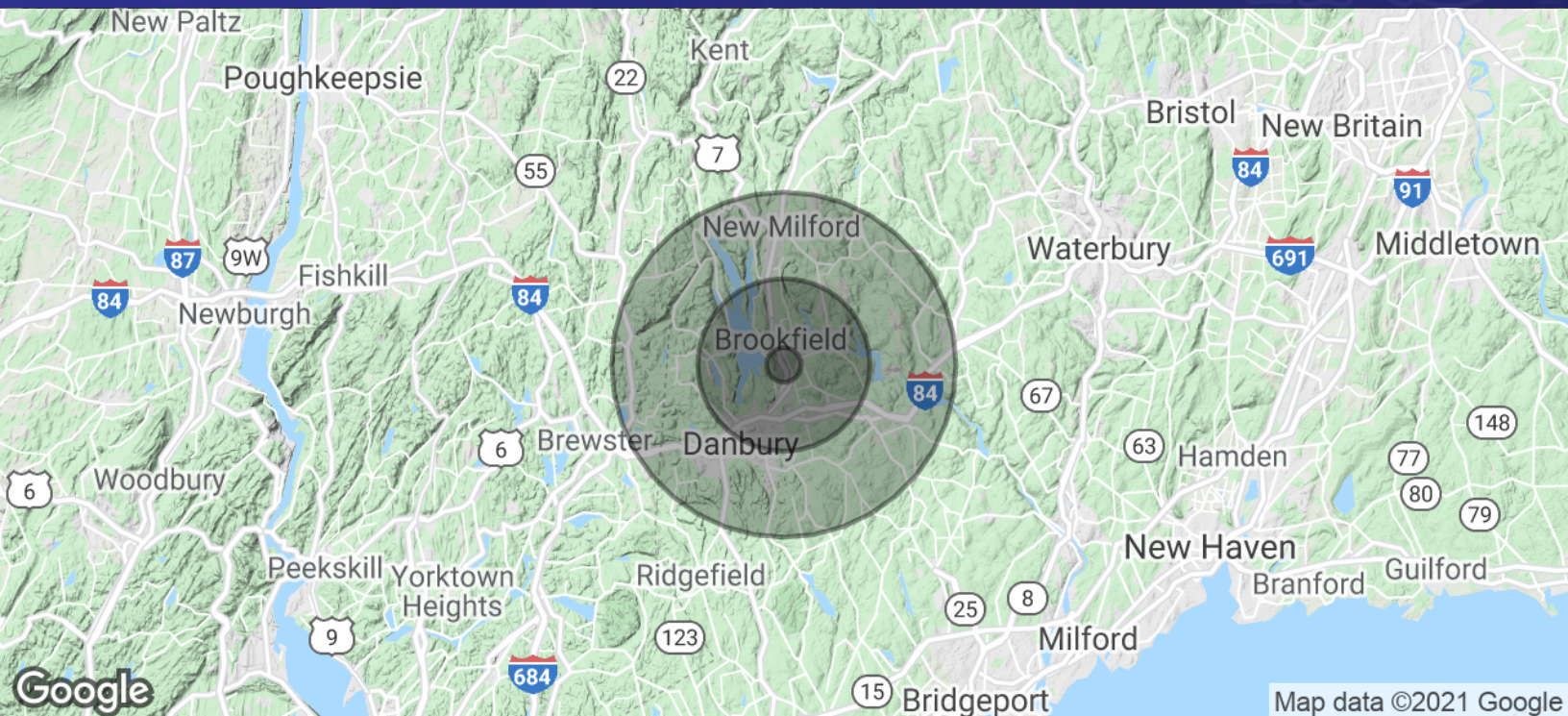
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	2,729	78,858	229,118
Average age	41.2	39.9	39.7
Average age (Male)	38.0	38.9	38.8
Average age (Female)	43.6	40.8	40.4

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	1,036	28,713	83,493
# of persons per HH	2.6	2.7	2.7
Average HH income	\$132,026	\$102,430	\$101,404
Average house value	\$452,446	\$422,774	\$435,764

* Demographic data derived from 2010 US Census


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