

FOR LEASE // 105 GRAYS BRIDGE ROAD, BROOKFIELD CT



PROPERTY DESCRIPTION

3,500 Sq Ft industrial bay with heat and A/C. Unit has 12 Ft drive in door, 10 Ft UPS loading dock, and 1 bath. Ideal for storage, warehouse, assembly or manufacturing.

PROPERTY HIGHLIGHTS

- Zone
- 12 Ft Drive In Door
- 10 Ft UPS Dock
- 10-14' ceilings
- 1 Bath
- Exterior to be renovated

OFFERING SUMMARY

Lease Rate:	\$3,200.00 Gross + Util
Available SF:	3,500 SF

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	1,084	38,206	83,058
Total Population	2,835	103,697	228,671
Average HH Income	\$128,887	\$93,038	\$104,548



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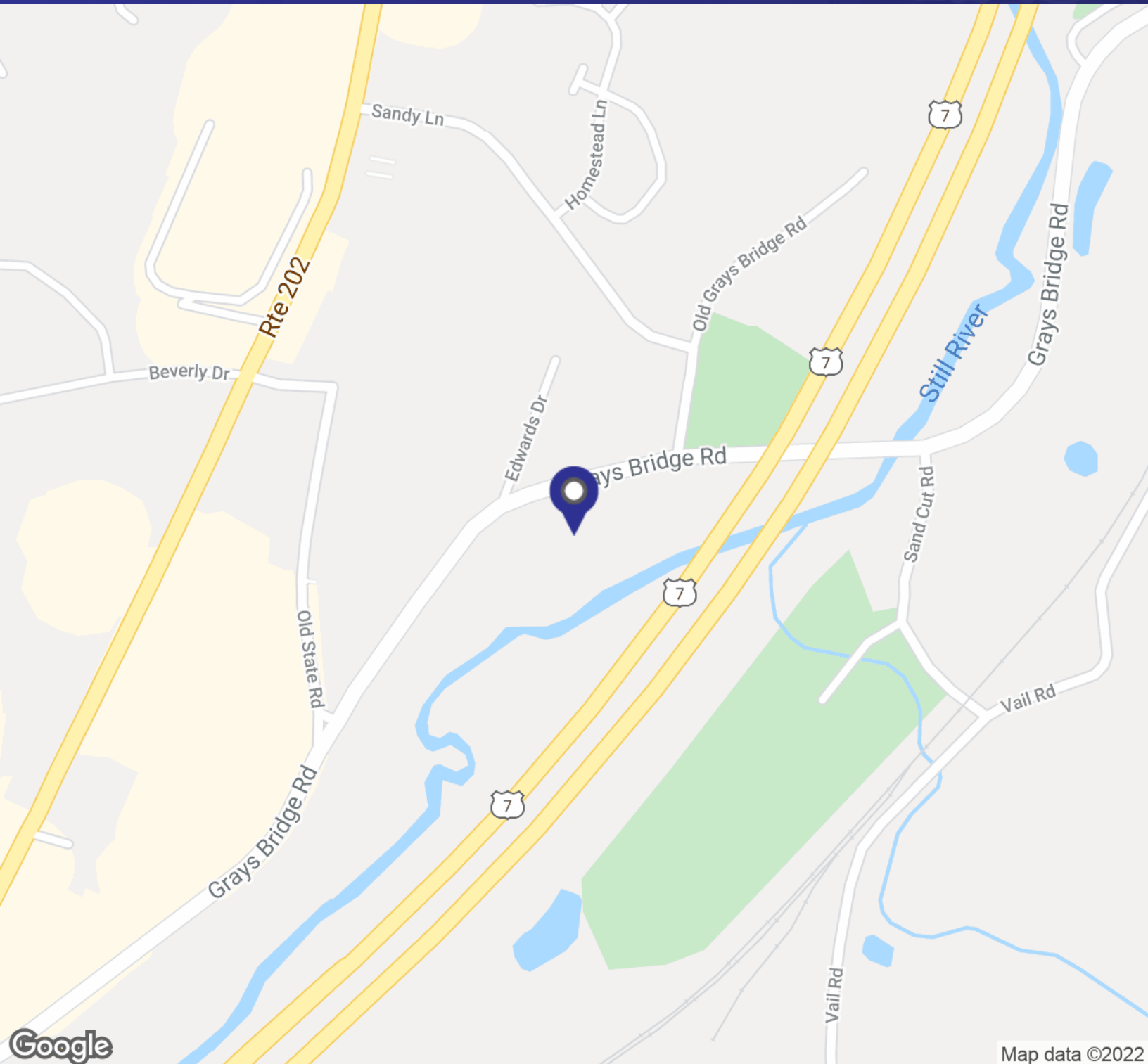
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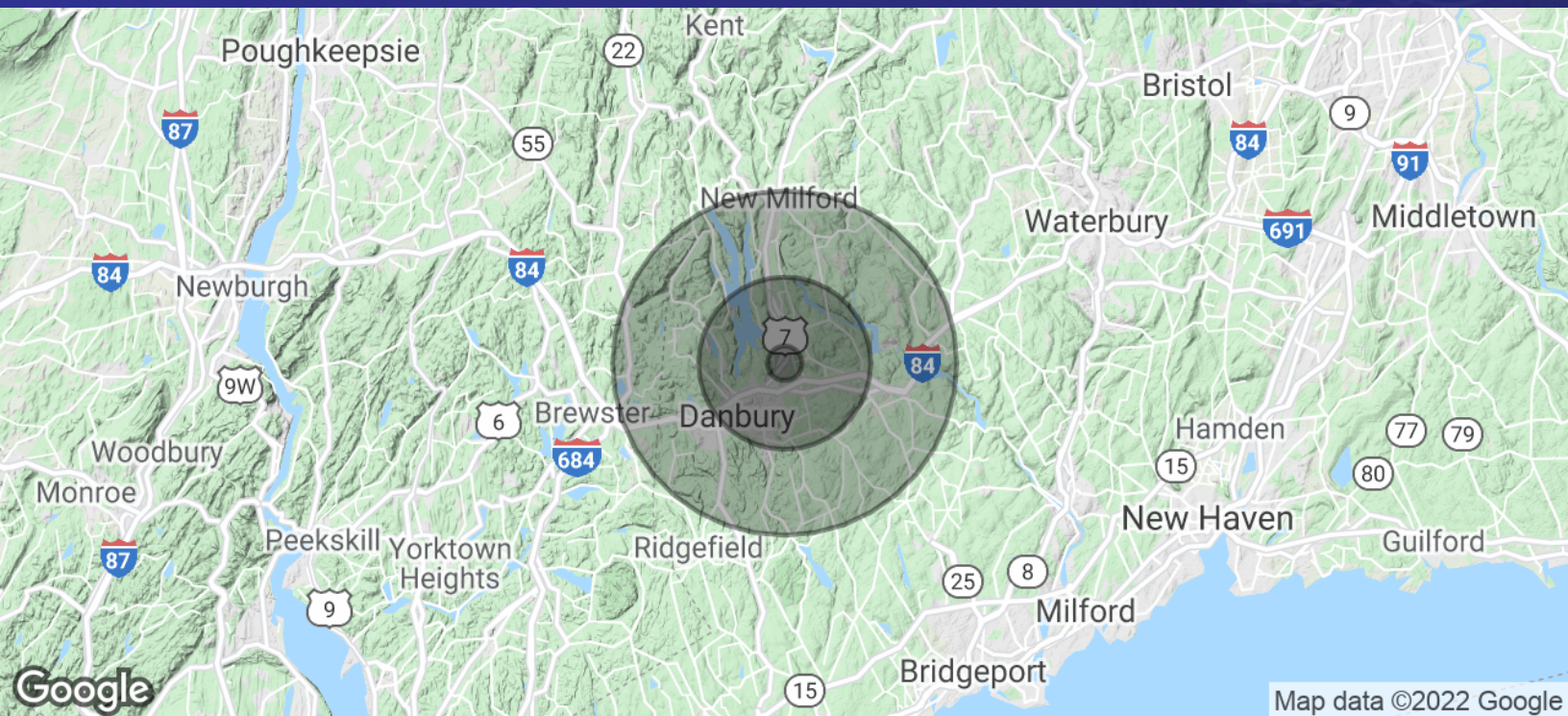
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	2,835	103,697	228,671
Average Age	41.4	38.6	39.7
Average Age (Male)	37.7	37.7	38.8
Average Age (Female)	44.3	39.4	40.5

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	1,084	38,206	83,058
# of Persons per HH	2.6	2.7	2.8
Average HH Income	\$128,887	\$93,038	\$104,548
Average House Value	\$420,390	\$419,313	\$444,719

* Demographic data derived from 2010 US Census



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