

FOR LEASE // WAREHOUSE // ASSEMBLY SPACE



PROPERTY DESCRIPTION

Clean ground level warehouse, assembly and packing area. Open floor plan with two offices, private bath with shower and shared access to a conference room and full kitchen.

PROPERTY HIGHLIGHTS

- Gas Heat in Warehouse
- A/C in Office
- 8' Ceilings
- 200 Amp, 3 Phase Power
- 4' Ground Level Door for Loading

OFFERING SUMMARY

Lease Rate:	\$2,500.00 + Util.
Available SF:	2,400 SF
Location:	14 Fairfield Drive, Brookfield CT

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	816	27,570	80,696
Total Population	2,292	74,910	221,799
Average HH Income	\$127,735	\$106,310	\$104,058



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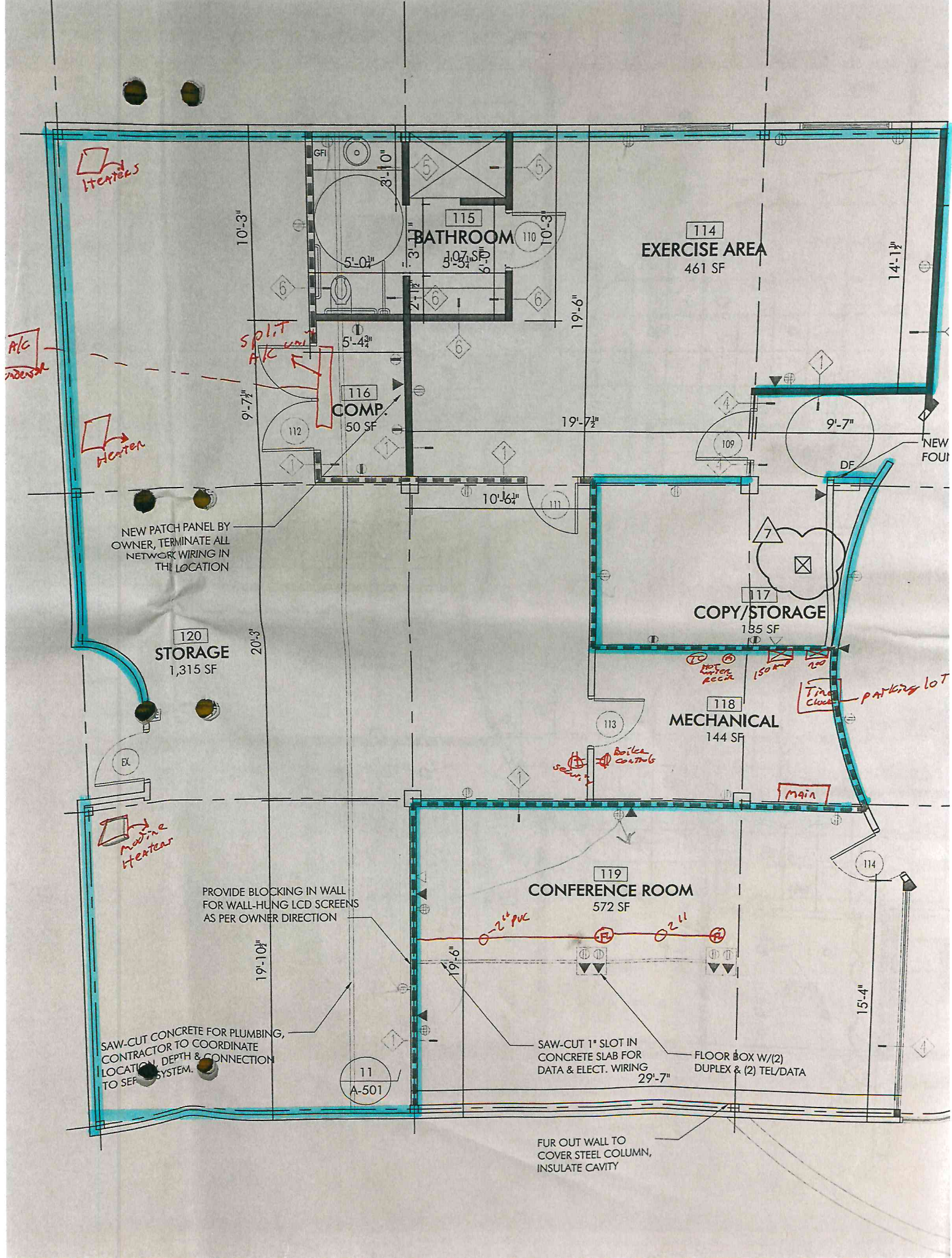
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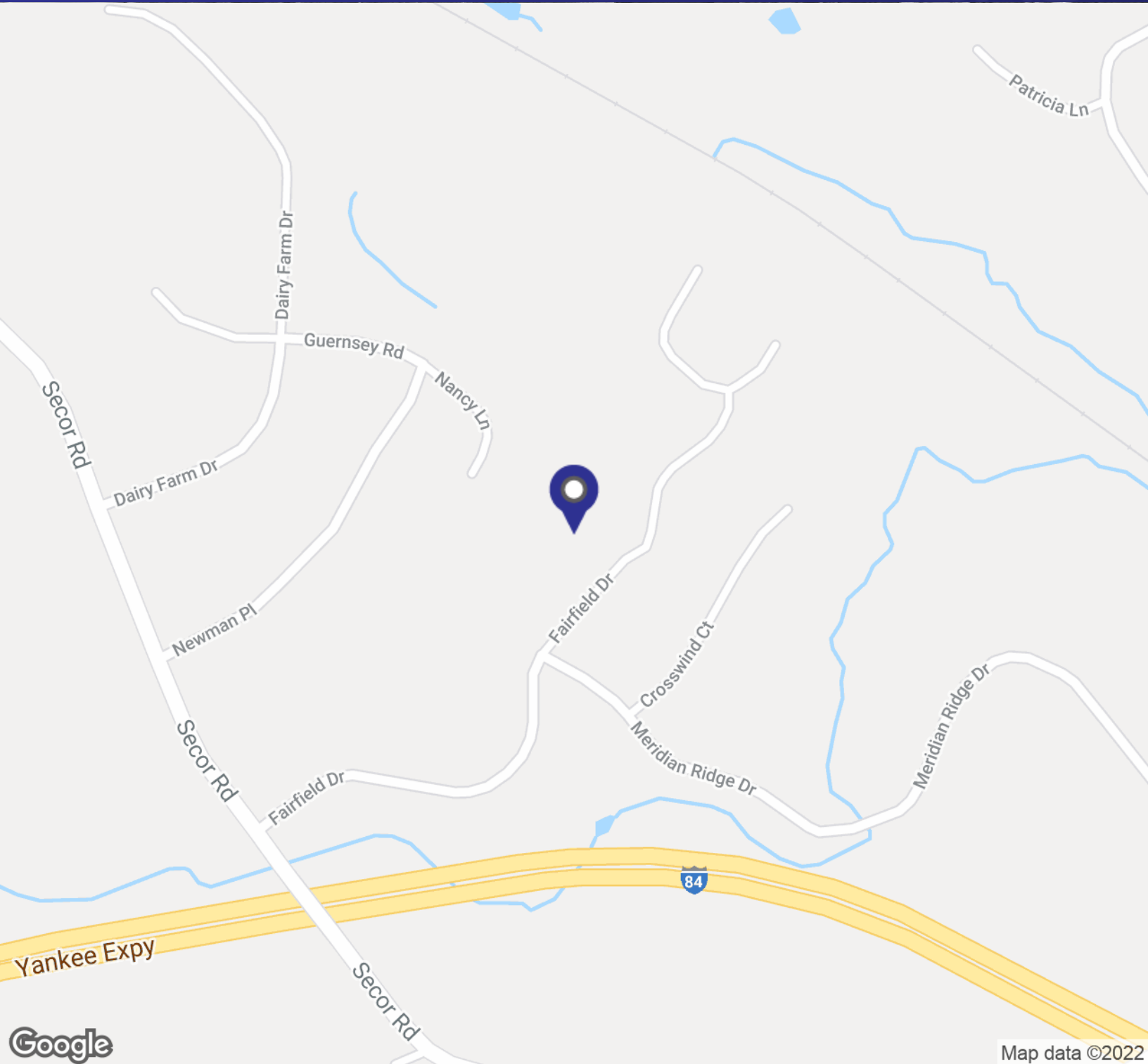
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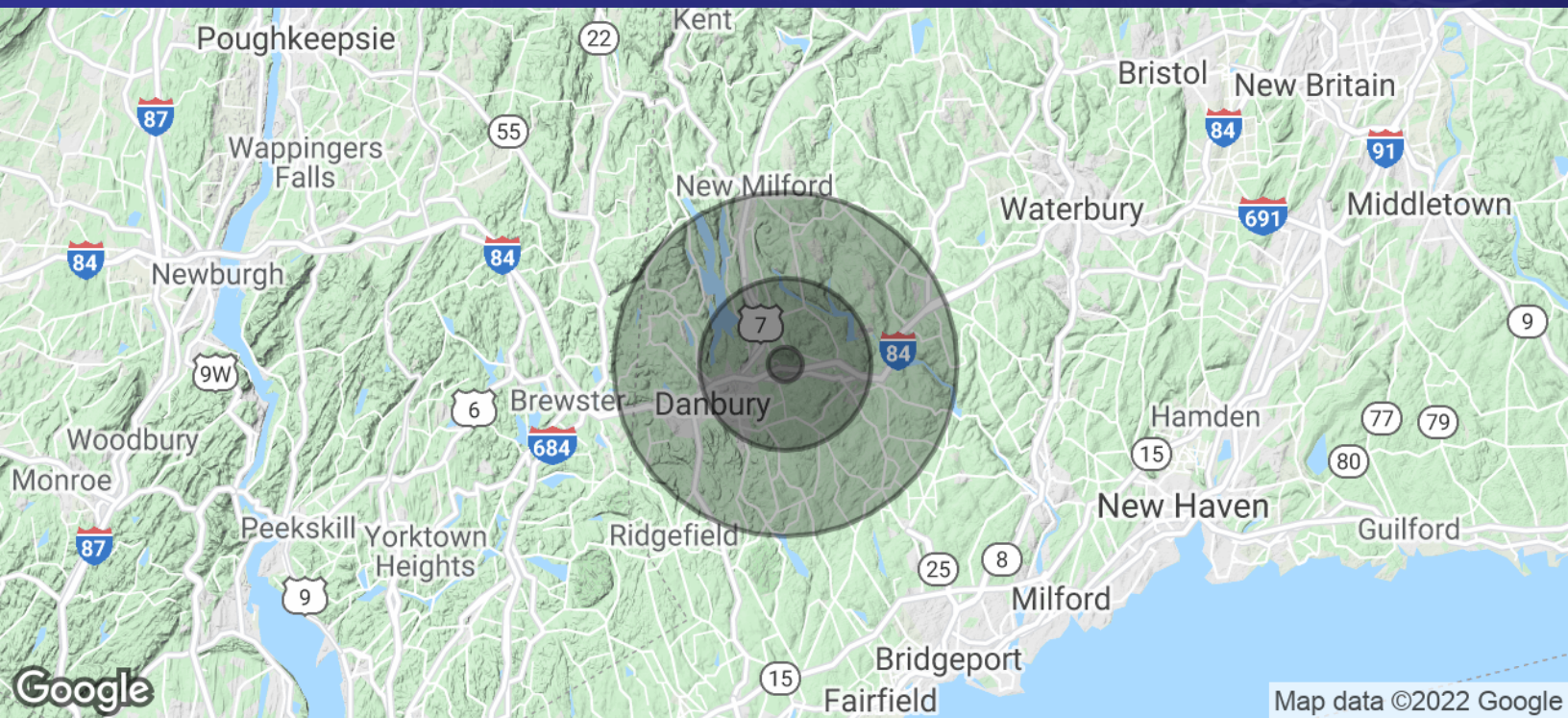
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	2,292	74,910	221,799
Average Age	42.5	40.2	40.1
Average Age (Male)	39.3	39.0	39.2
Average Age (Female)	45.3	41.3	40.9

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	816	27,570	80,696
# of Persons per HH	2.8	2.7	2.7
Average HH Income	\$127,735	\$106,310	\$104,058
Average House Value	\$446,395	\$440,920	\$439,310

* Demographic data derived from 2010 US Census



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