

FOR LEASE // FULLY AIR CONDITIONED // FLEX // WAREHOUSE SPACE



PROPERTY DESCRIPTION

Clean and bright full air conditioned flex/warehouse space. Unit has 10.5 Ft Ceilings and a loading dock. Ideal location with easy access to Rt. 7 and I-84.

PROPERTY HIGHLIGHTS

- Full AC
- 1 Loading Dock
- 10.5 ft Ceilings
- 8 ft Dock Door
- 200 Amp
- 3 Phase Power
- 1 Bath

OFFERING SUMMARY

Address:	14 Del Mar Drive, Brookfield CT
	\$14.00 Gross + Util
Available SF:	4,500 SF

DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Total Households	1,300	5,607	11,863
Total Population	3,019	12,897	28,759
Average HH Income	\$125,673	\$121,999	\$122,524



JOE DIMYAN

Broker

203.313.3920

jdimyan@towercorp.com



MICK CONSALVO

Broker

203.241.5188

mconsalvo@towercorp.com

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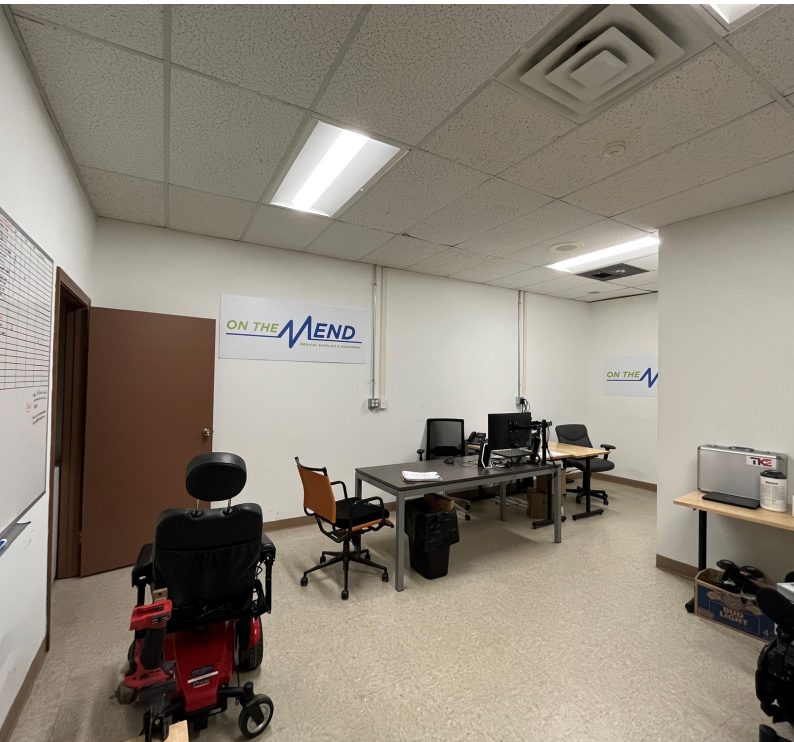
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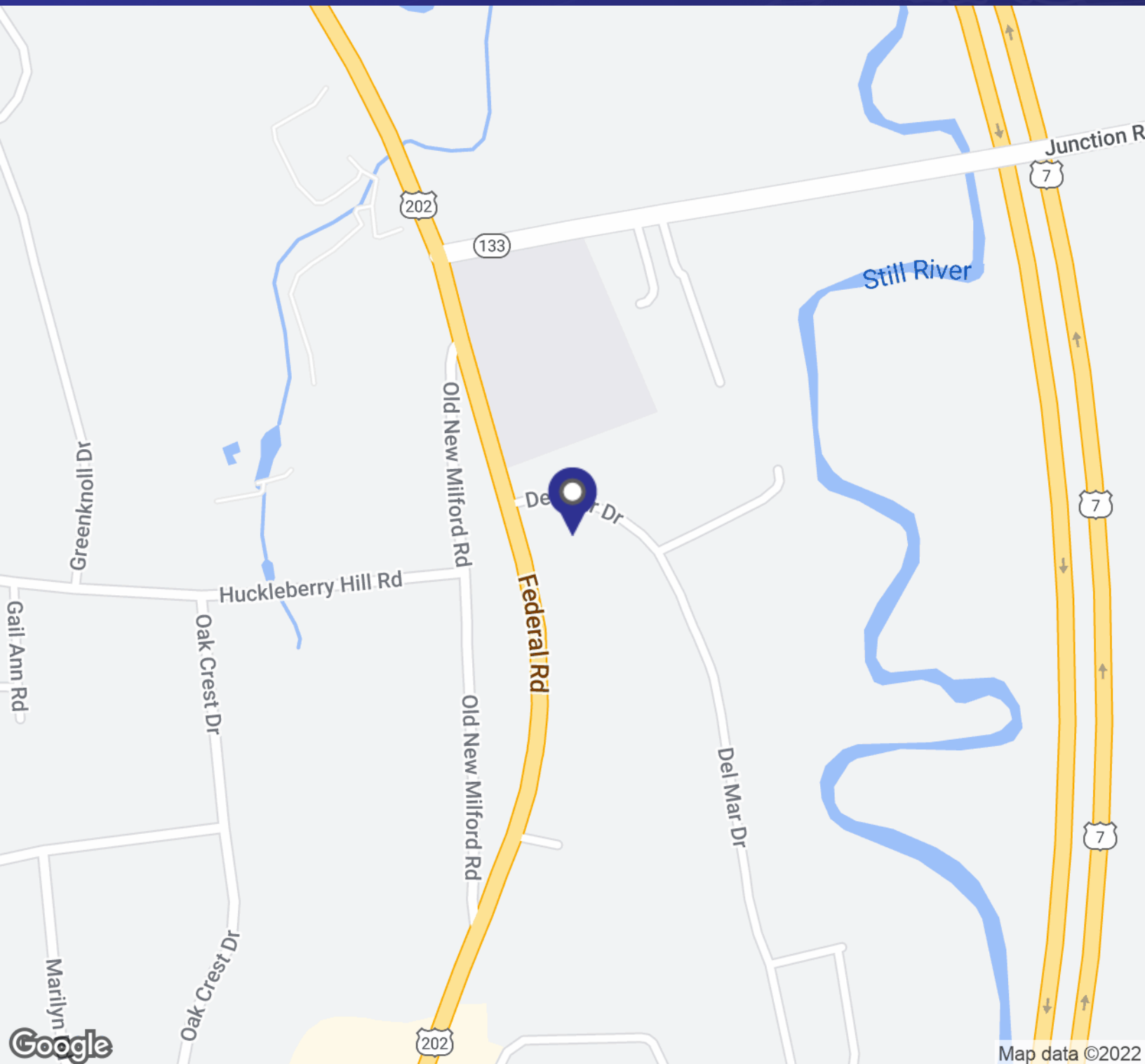
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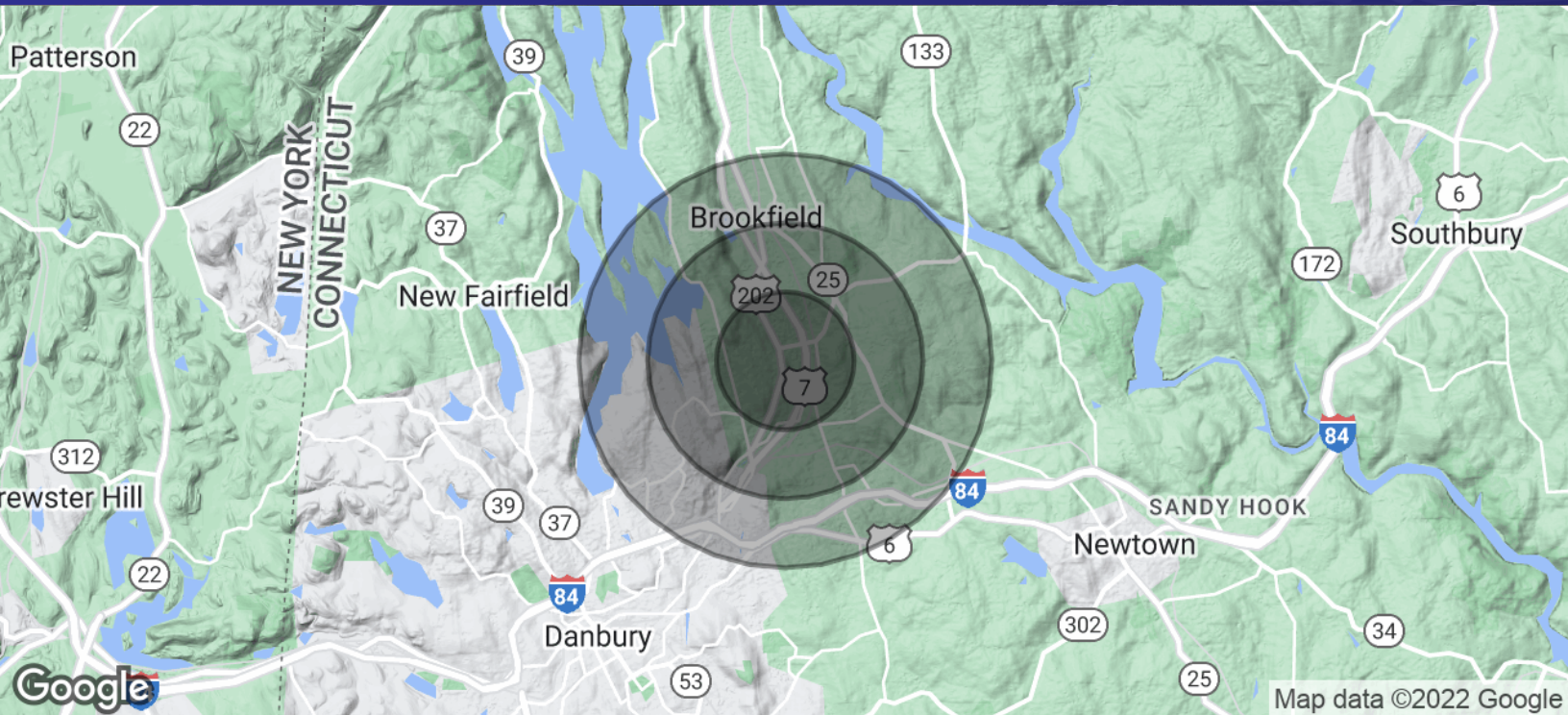
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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	3,019	12,897	28,759
Average Age	44.6	45.8	44.7
Average Age (Male)	40.7	44.8	43.0
Average Age (Female)	45.9	45.3	45.1

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	1,300	5,607	11,863
# of Persons per HH	2.3	2.3	2.4
Average HH Income	\$125,673	\$121,999	\$122,524
Average House Value	\$347,339	\$335,450	\$364,270

* Demographic data derived from 2020 ACS - US Census



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