

FOR LEASE // 65 VAIL ROAD, BROOKFIELD CT



PROPERTY DESCRIPTION

Ideal industrial space with easy access to Rt. 7 and I-84. Currently used as a woodworking shop with LED lighting, heavy power, loading dock access, air lines, electrical drops, full AC, office/showroom, and breakroom. Potential uses include warehouse, assembly and light manufacturing.

PROPERTY HIGHLIGHTS

- I-1 HO Zone (Industrial)
- +/- 5,000 Sq Ft
- Loading Dock with 10' Door
- +/- 14-18' Ceiling Heights
- Full AC and Oil Heat
- 800 Amp, 3 Phase Power
- Two Baths and Kitchenette
- +/- 1000 ft of Office/Showroom
- Second Floor Breakroom/ Kitchenette and Storage Area

OFFERING SUMMARY

Lease Rate:	\$8.50 SF/yr (NNN)
Estimated Nets:	+/- \$2.50 PSF
Available SF:	5,000 SF

DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Total Households	1,257	6,261	13,983
Total Population	2,737	15,087	35,734
Average HH Income	\$111,458	\$116,640	\$112,958



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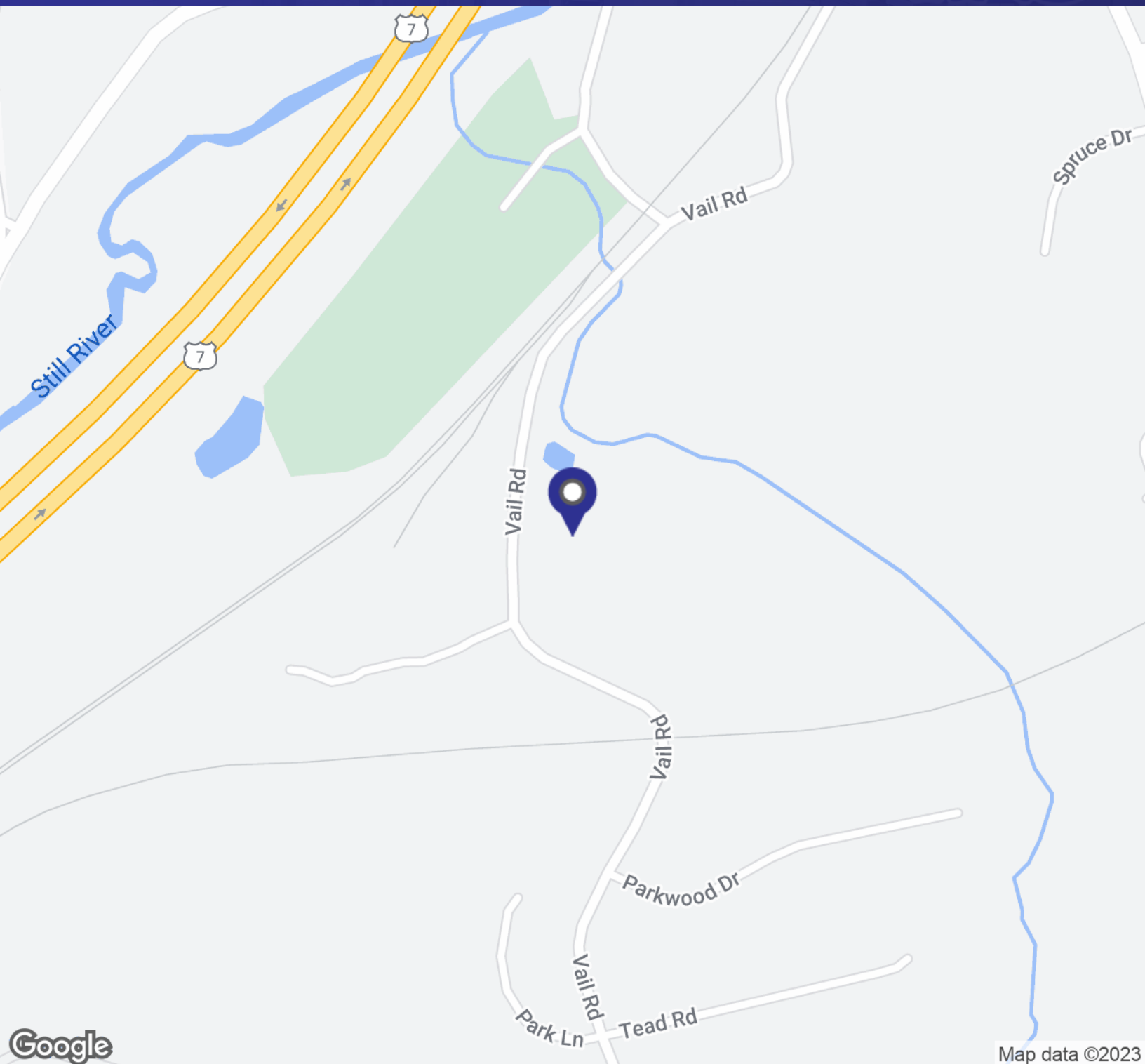
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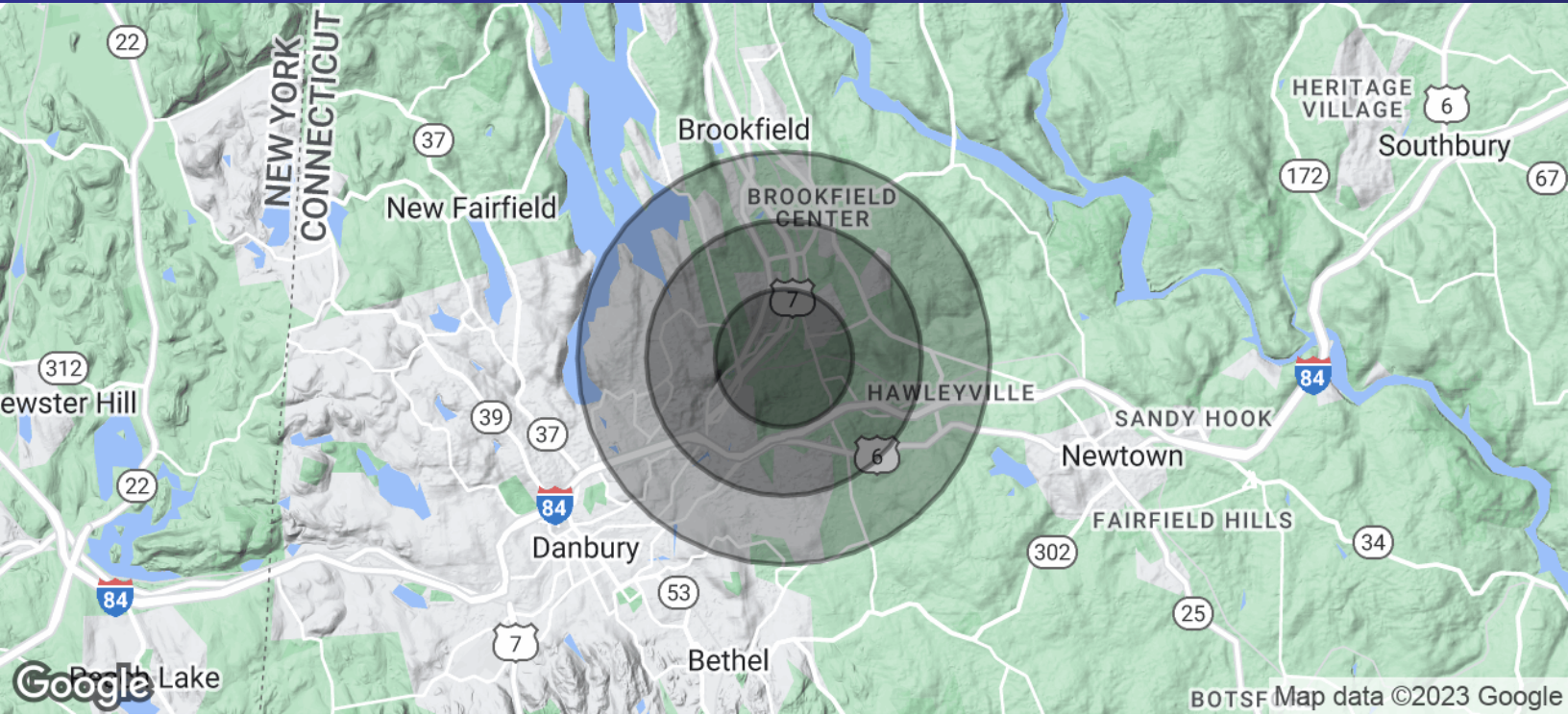
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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	2,737	15,087	35,734
Average Age	48.3	44.3	42.9
Average Age (Male)	46.6	41.9	40.1
Average Age (Female)	48.7	45.3	44.5

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	1,257	6,261	13,983
# of Persons per HH	2.2	2.4	2.6
Average HH Income	\$111,458	\$116,640	\$112,958
Average House Value	\$321,732	\$330,060	\$334,342

* Demographic data derived from 2020 ACS - US Census



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