

**FOR LEASE // WAREHOUSE SPACE (NEW CONSTRUCTION)**



**PROPERTY DESCRIPTION**

NEW CONSTRUCTION! Ideal space for warehouse, distribution, assembly, R&D or light manufacturing. Great location on Rt. 7 with easy access to I-84!

**PROPERTY HIGHLIGHTS**

- Construction: Metal with Glass Front
- Zoning: C-GN
- Electrical: 200 Amp, 3 Phase Each Unit
- Ceiling Height: +/- 25 Ft
- Loading: One 14' x 14' Drive-In Door Per Unit, Shared Loading Dock
- Heating: Gas Heat
- Plumbing: One Bath and Slop Sink Per Unit. Rough-In Plumbing for Second Bath in Place
- Utilities: City Water, Sewer + Gas
- Clearspan Construction

**984 FEDERAL RD, BROOKFIELD, CT**

Lease Rate:	\$15.00 SF/yr + Utils (Gross)
Number of Units:	1
Available SF:	2,592 SF
Building Size:	18,000 SF

DEMOGRAPHICS	0.5 MILES	1 MILE	1.5 MILES
Total Households	347	1,198	2,349
Total Population	851	3,053	6,032
Average HH Income	\$150,763	\$137,314	\$135,119



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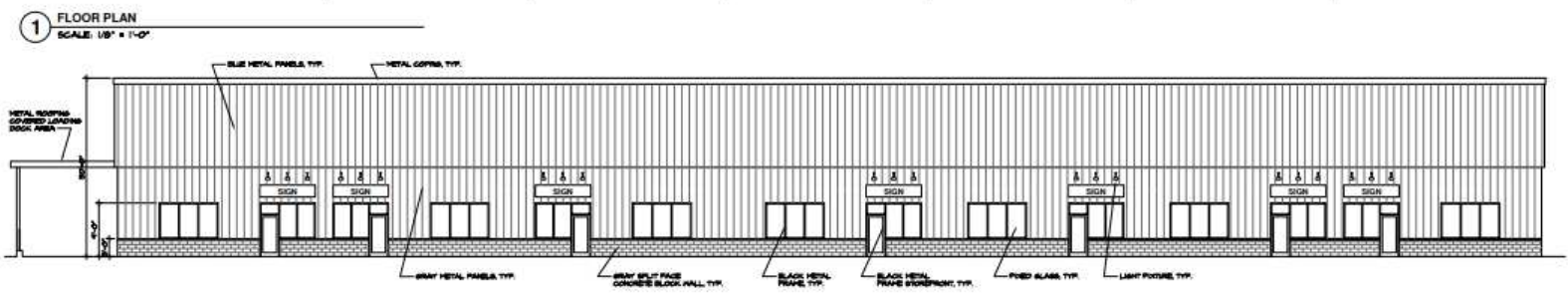
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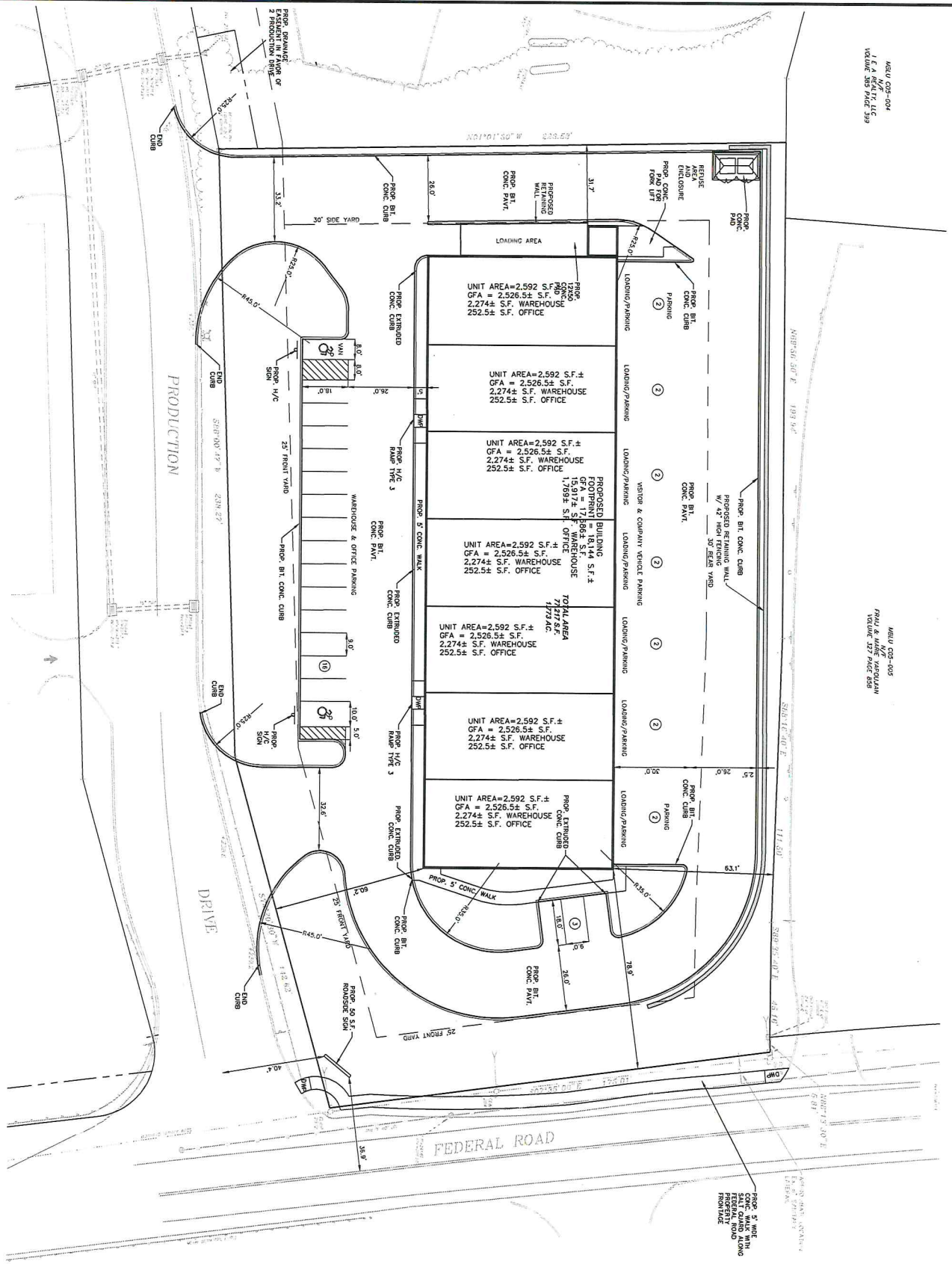
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MEU 025-004  
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 Volume 357 P.A.C. 839

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PROPOSED 5' CONC. WALK WITH EXIST. CURB ALONG PROPERTY LINE TO MATCH

**PARKING TABLE:**

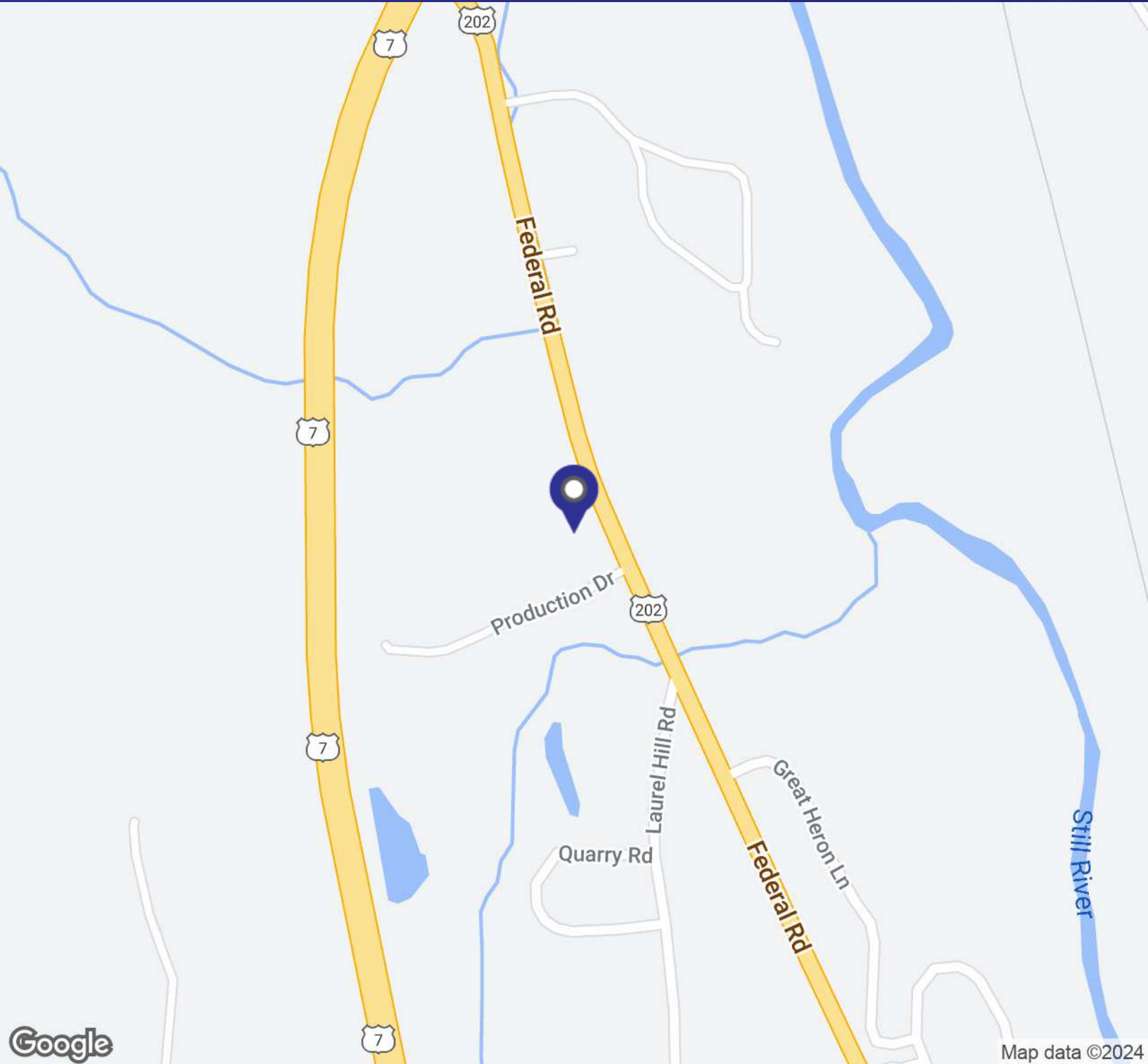
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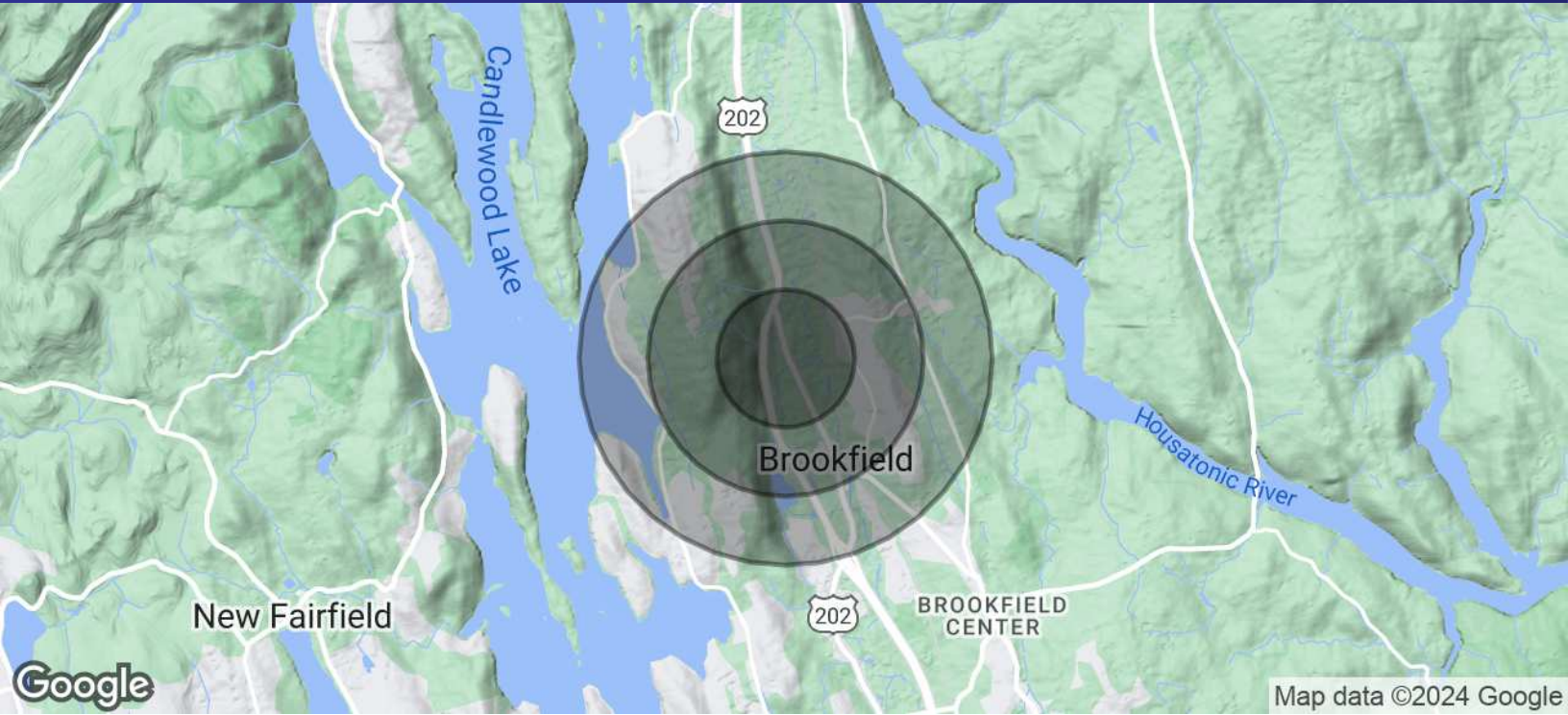
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POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	851	3,053	6,032
Average Age	48.2	45.2	43.1
Average Age (Male)	39.2	40.5	40.6
Average Age (Female)	51.7	46.4	43.5

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	347	1,198	2,349
# of Persons per HH	2.5	2.5	2.6
Average HH Income	\$150,763	\$137,314	\$135,119
Average House Value	\$409,912	\$399,952	\$403,801

2020 American Community Survey (ACS)



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