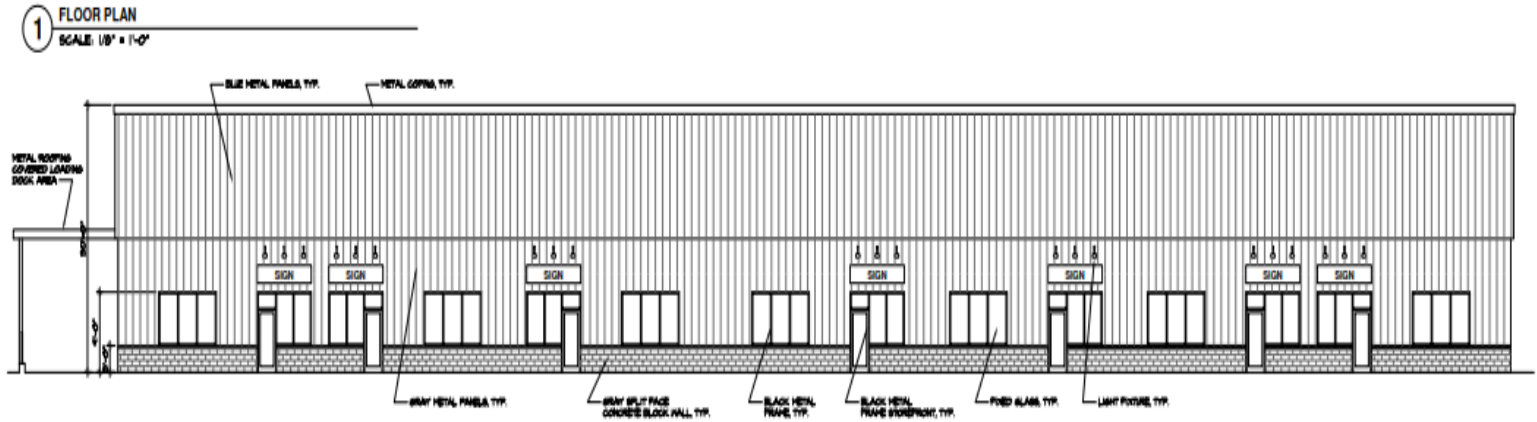


# FOR LEASE // WAREHOUSE SPACE (NEW CONSTRUCTION)



## 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

## 984 FEDERAL RD, BROOKFIELD, CT

Lease Rate:	\$15.00 SF/yr (Gross)
Number of Units:	7
Available SF:	Units From: 2,558 - 18,000 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



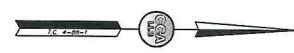
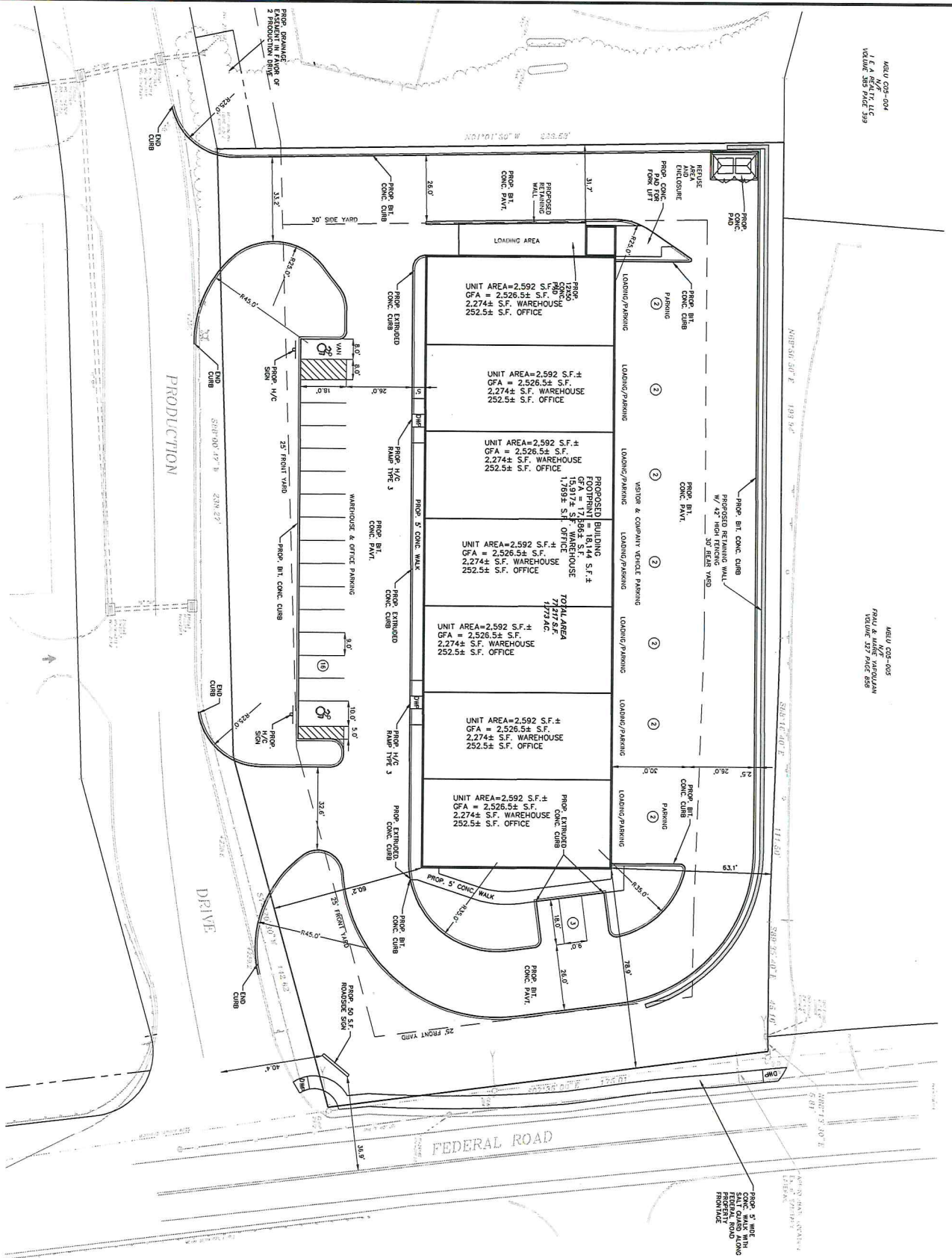
**MICK CONSALVO**  
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mconsalvo@towercorp.com



**TOMMY CONSALVO**  
Broker  
203.482.5792  
tconsalvo@towercorp.com

MEU 005-004  
N/E 1/4, T1C  
100' x 300' x 300'

MEU 005-005  
N/E 1/4, T1C  
100' x 300' x 300'

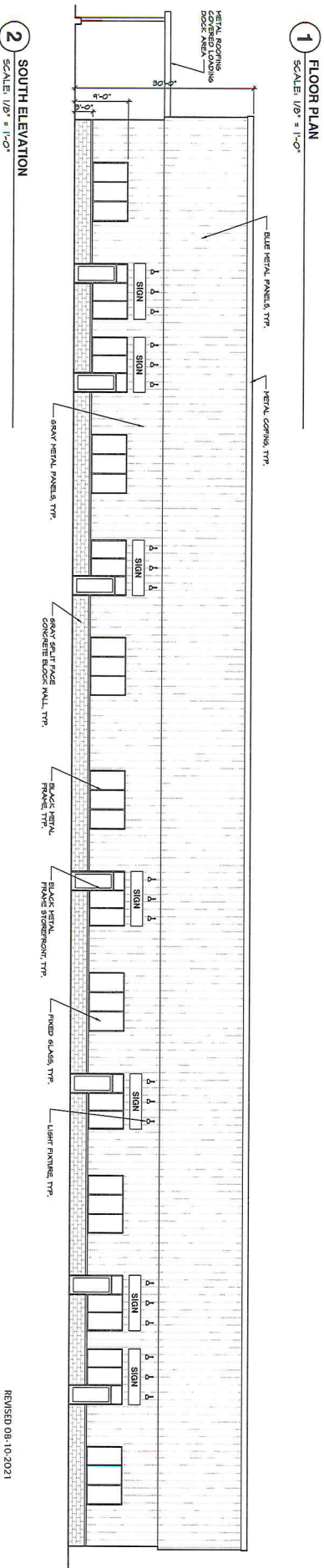
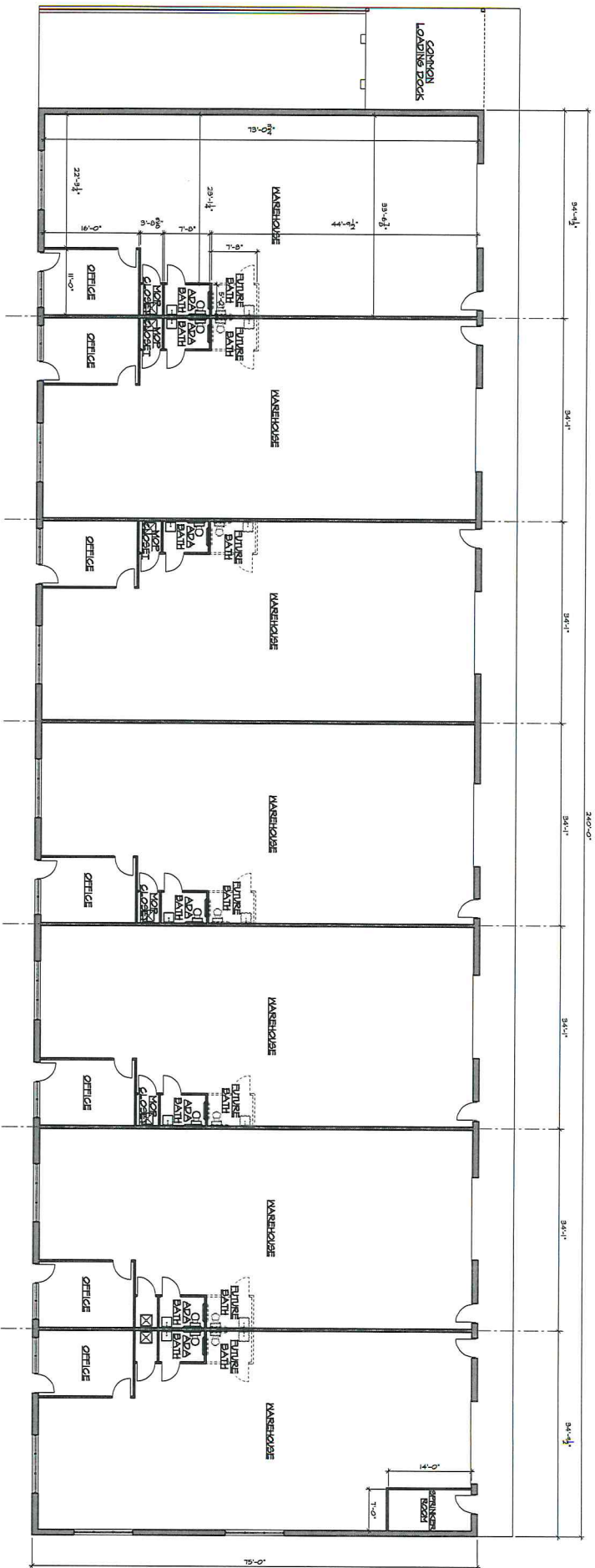


PARKING TABLE:

ITEM	TYPE	AREA
1	CONC. WALK WITH	100' x 300' x 300'
2	CONC. WALK ALONG	100' x 300' x 300'
3	CONC. WALK ALONG	100' x 300' x 300'
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22	CONC. WALK ALONG	100' x 300' x 300'
23	CONC. WALK ALONG	100' x 300' x 300'
24	CONC. WALK ALONG	100' x 300' x 300'
25	CONC. WALK ALONG	100' x 300' x 300'
26	CONC. WALK ALONG	100' x 300' x 300'
27	CONC. WALK ALONG	100' x 300' x 300'

NOTES:

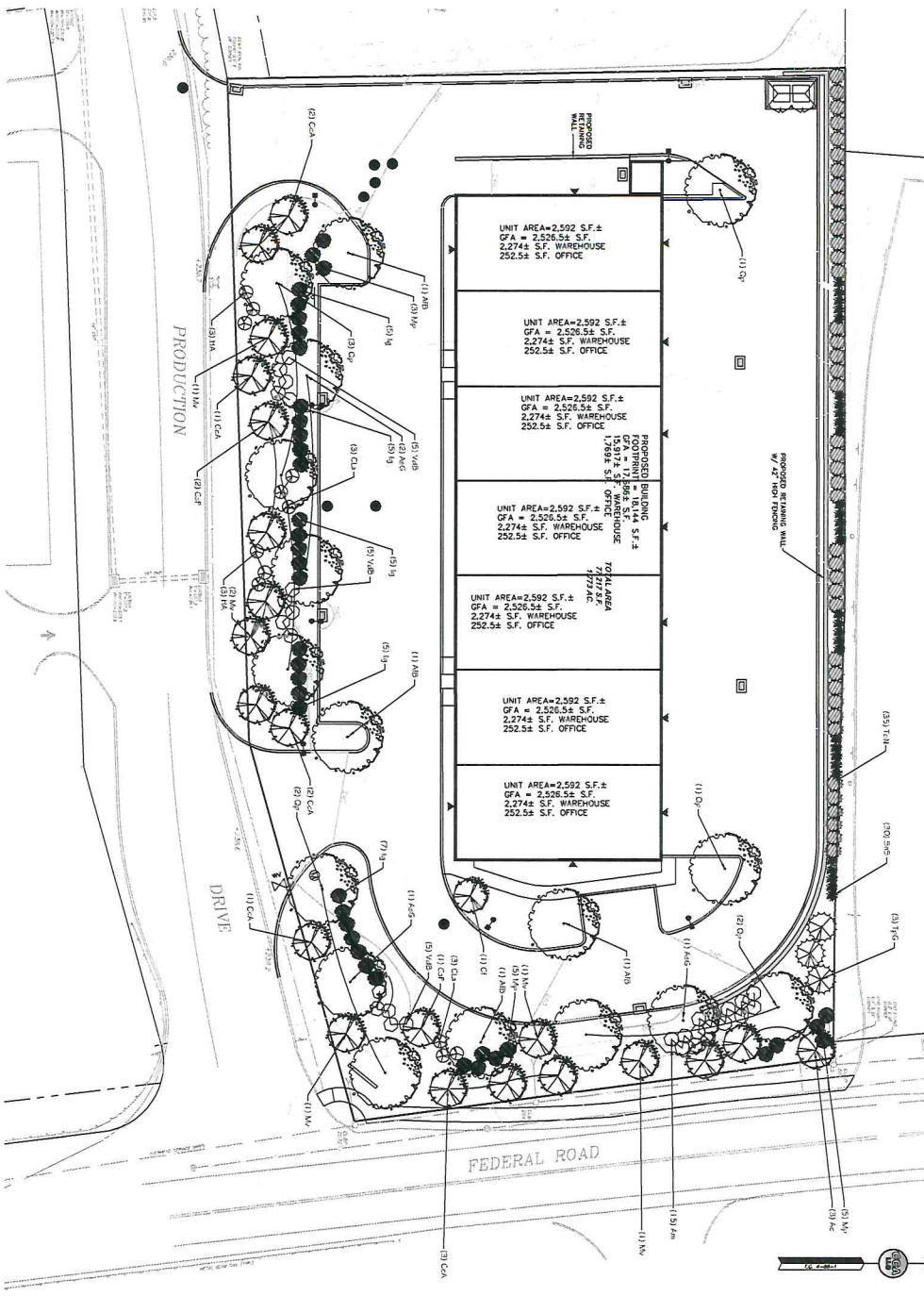
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2. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE ROAD.
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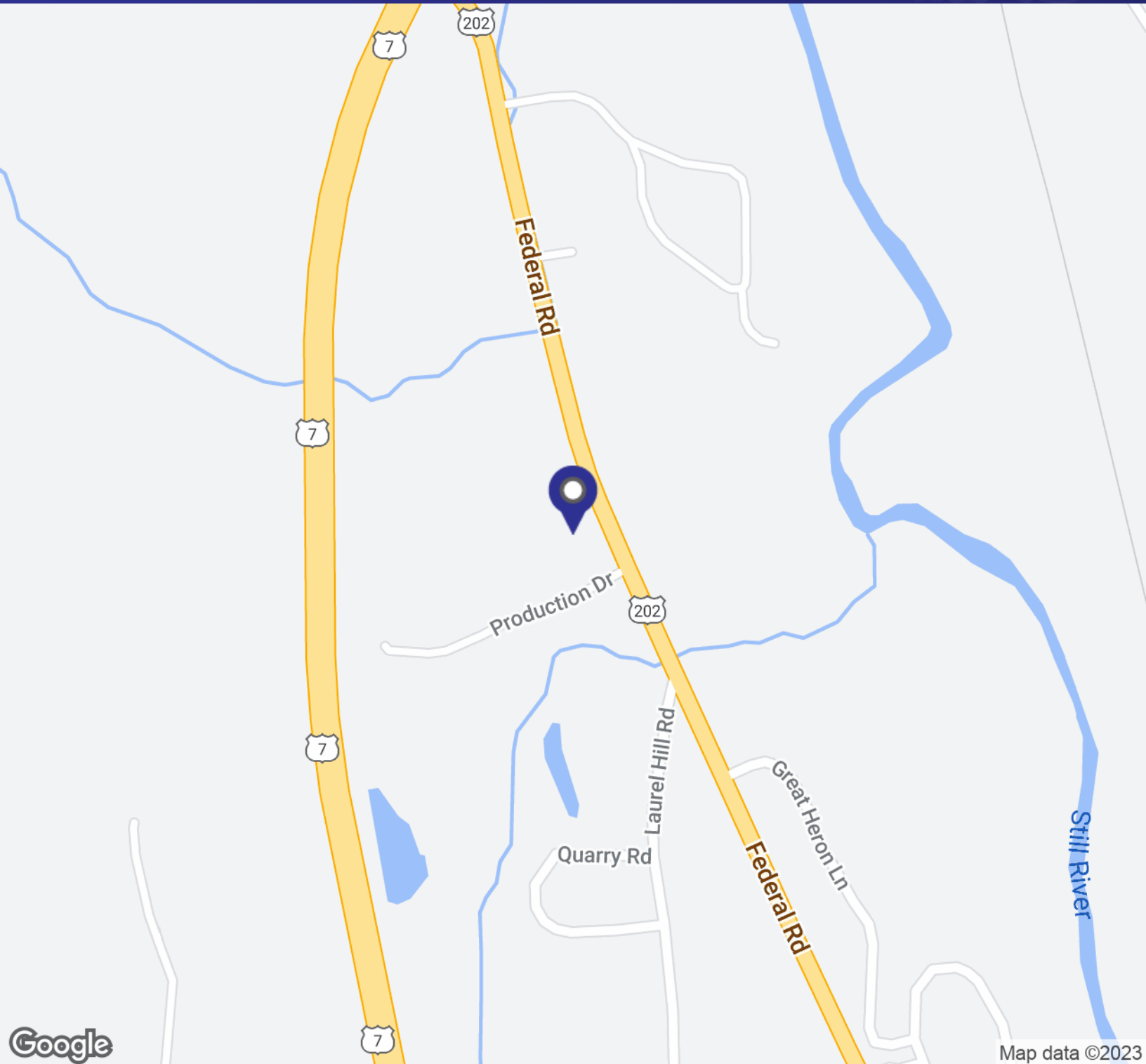
Elevated Design Works, LLC BBS Design, LLC 17 Bedford Lane New Milford, CT 06776 Tel: 203.798.0066 Email: bbsdesign@bbscorp.net		SCHEMATIC DESIGN  FLOOR PLAN FRONT ELEVATION		NEW WAREHOUSE BUILDING 7 TENANTS 94A-94AA FEDERAL ROAD BROOKFIELD, CONNECTICUT	
Drawn by	CE	Drawing No.	SD-1		
Checked by	BD	Date			
Scale	As noted	Job No.			
	1166				

REVISED 08-10-2021  
REVISED 07-19-2021





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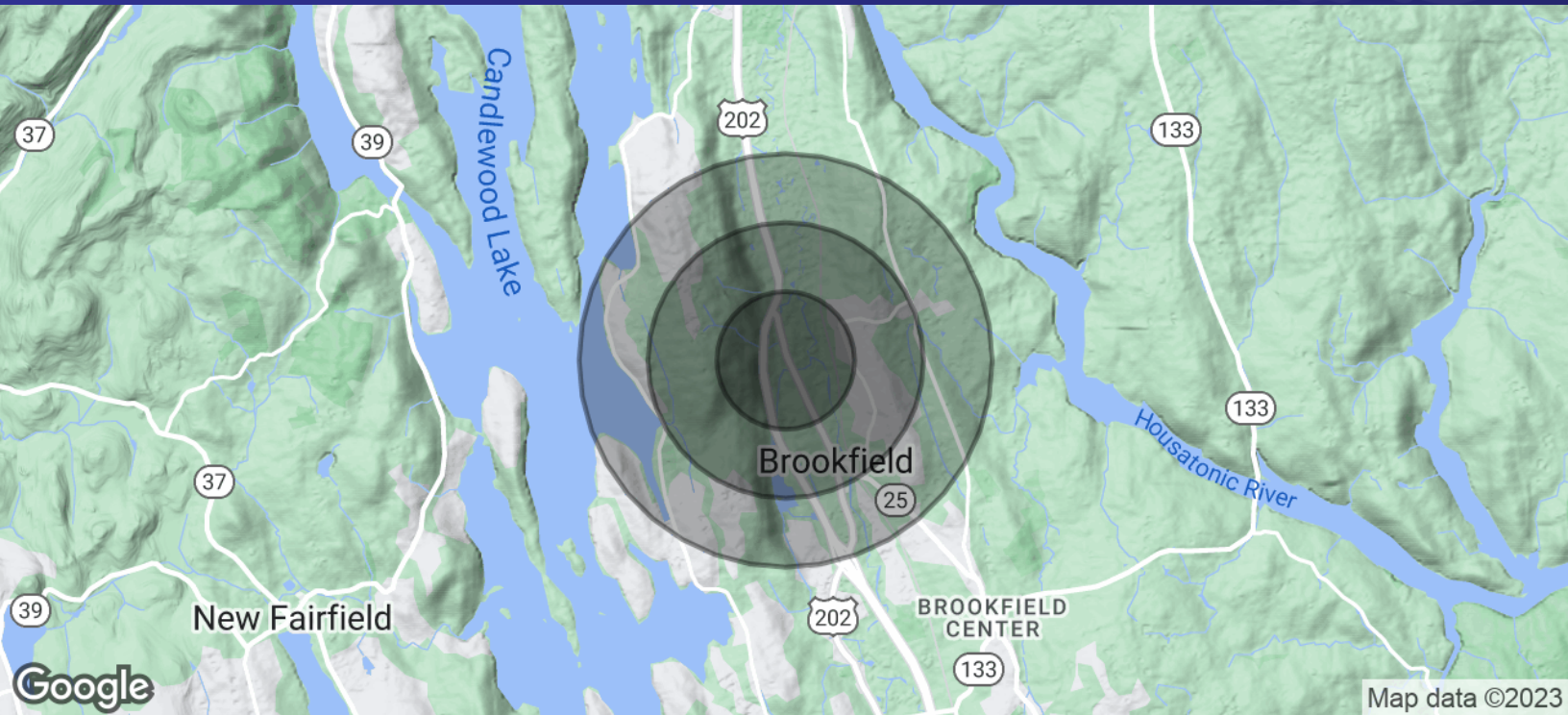
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# FOR LEASE // WAREHOUSE SPACE (NEW CONSTRUCTION)



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

\* Demographic data derived from 2020 ACS - US Census



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