

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 (Gross)
Number of Units:	7
Available SF:	Units From: 2,592 to 18,144 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

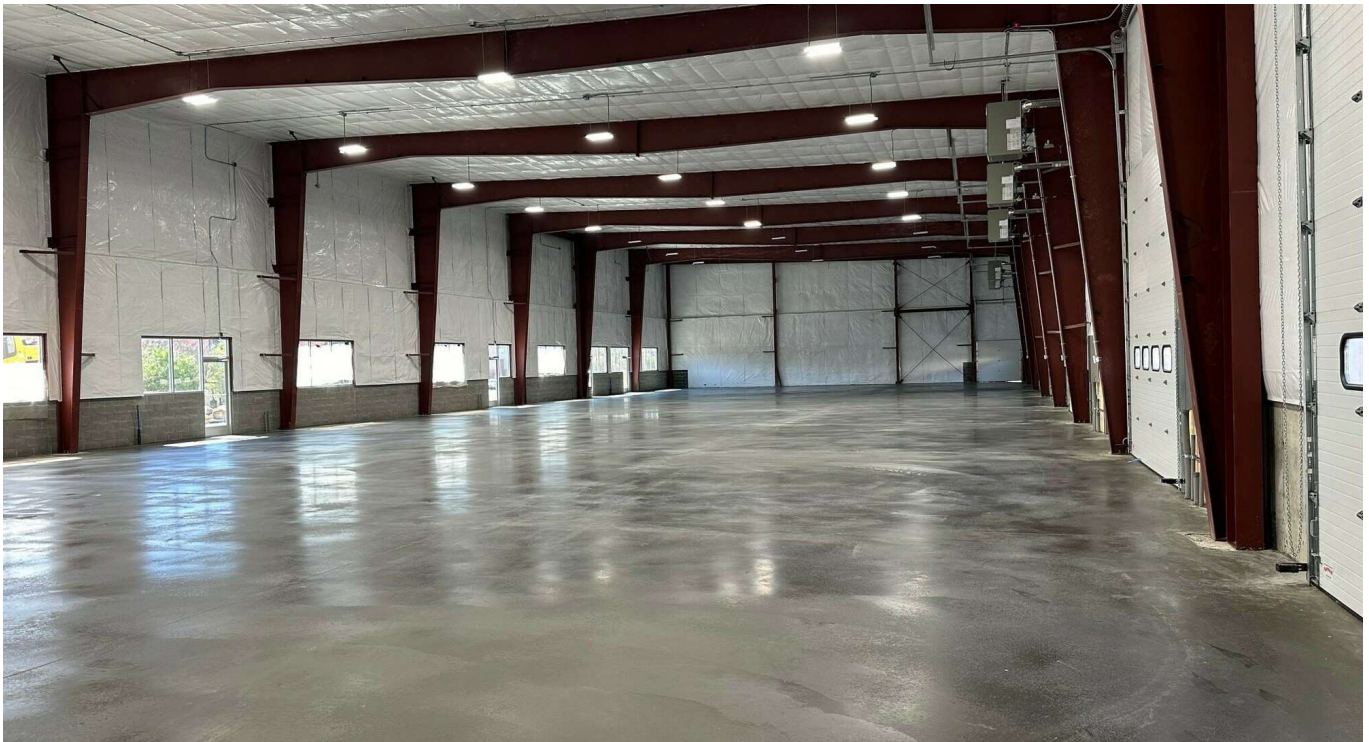


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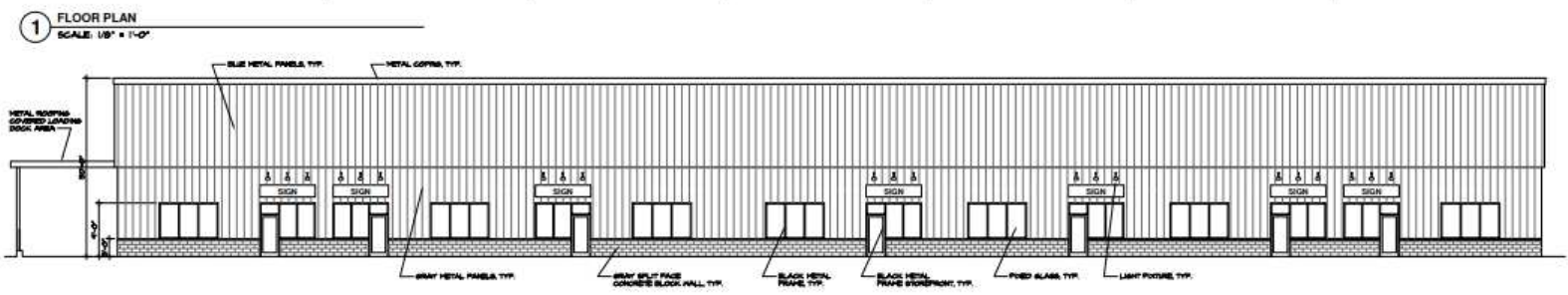


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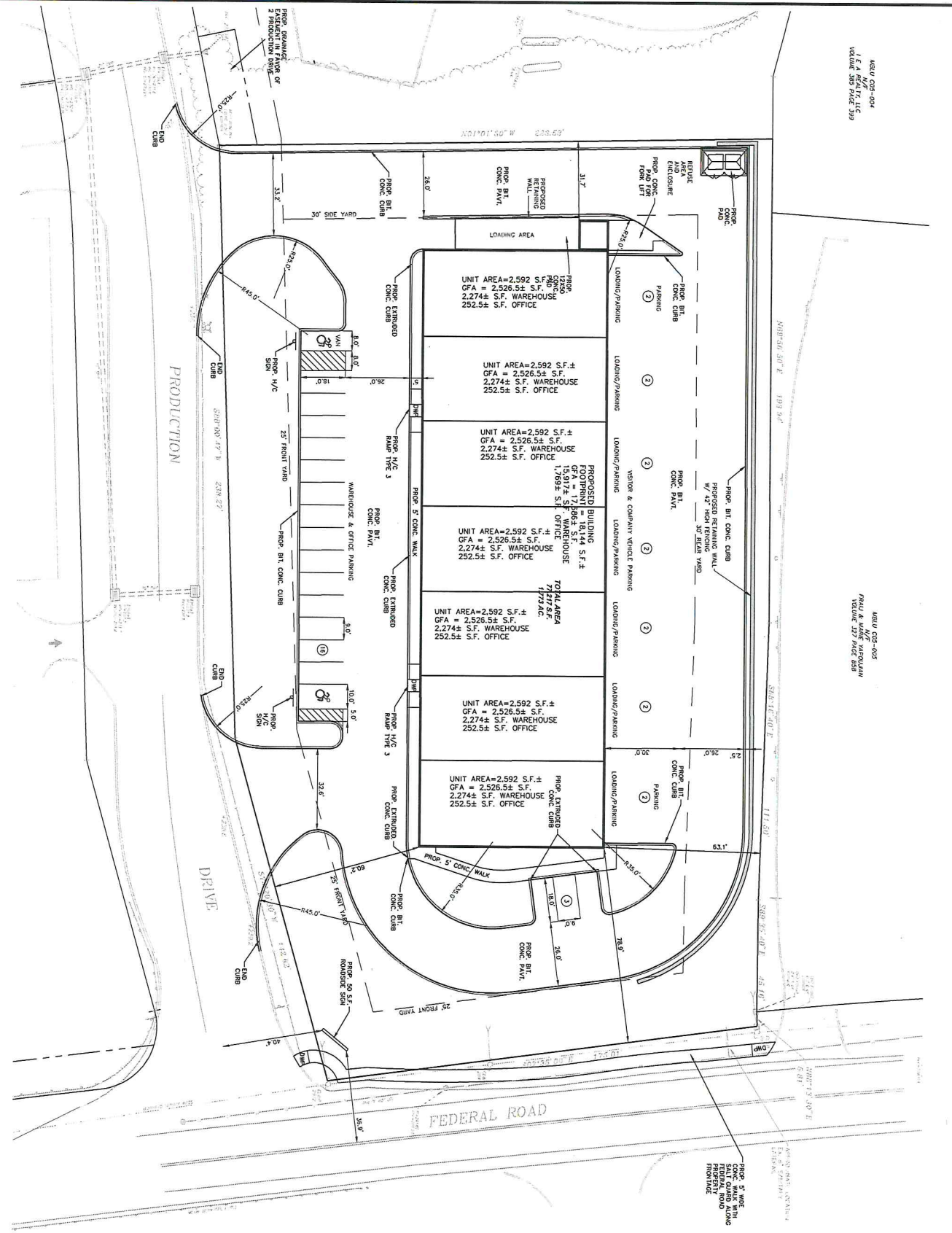
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MEU 025-004
 MEU 025-004
 1.000' x 1.000' x 1.000'
 1.000' x 1.000' x 1.000'

MEU 025-005
 MEU 025-005
 1.000' x 1.000' x 1.000'
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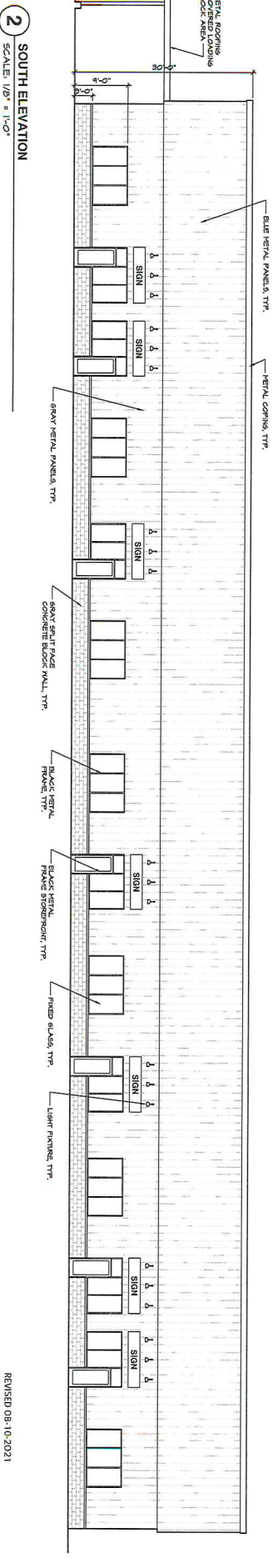
PROP. 5' CONC. WALK WITH EXIST. CURB ALONG PROPERTY LINE

PARKING TABLE:

TYPE	NUMBER
STANDARD	1
DISABLED	2
BIKE	3
TRUCK	4
TRUCK	5
TRUCK	6
TRUCK	7
TRUCK	8
TRUCK	9
TRUCK	10
TRUCK	11
TRUCK	12
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TRUCK	28
TRUCK	29
TRUCK	30

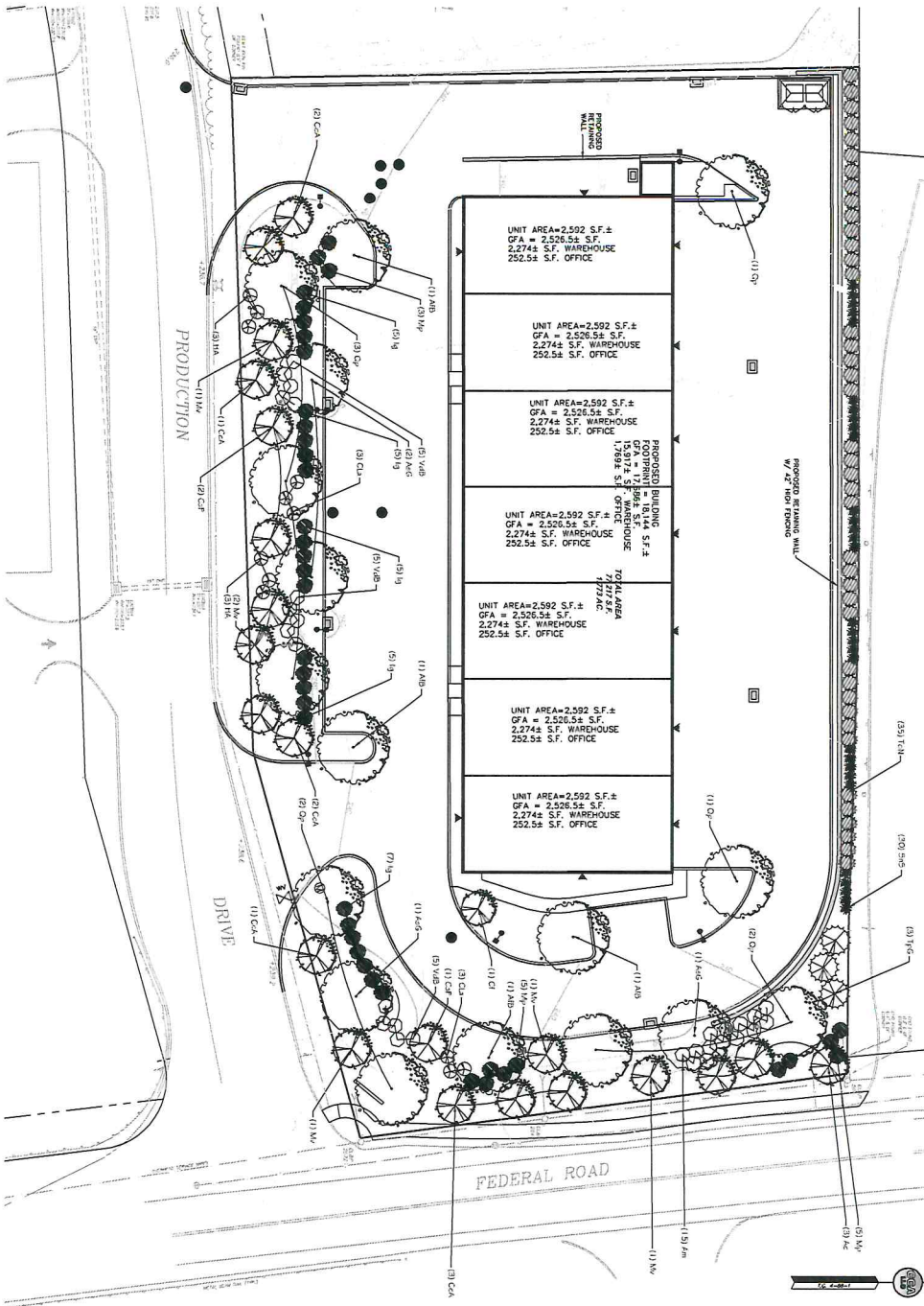
NOTES:

1. ALL DIMENSIONS ARE IN FEET AND INCHES.
2. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
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Elevated Design Works, LLC 17 Biddford Lane New Milford, CT 06776 Email: bdesigns@elevated.net		SCHEMATIC DESIGN FLOOR PLAN FRONT ELEVATION		NEW WAREHOUSE BUILDING 7 TENANTS 484-484A FEDERAL ROAD BROOKFIELD, CONNECTICUT	
Drawn by: CB Checked by: RB Date: 05-24-21 Scale: As noted Job No.: 1166	Drawing No.				SD-1

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



NOTE:
1. SEE DRAWING NO. FOR PLANTING DETAILS AND NOTES

FINE LAMN GRASS SEED MIX
FOR PLANTING AREAS
FOR ANNUAL PERENNIALS
FOR ANNUAL PERENNIALS

NOTE:
ALL DISTURBED AREAS & HOLES
ON SPURWAYS TO BE RESEED (L
MIX) & STaked ON STOCKED TOP.

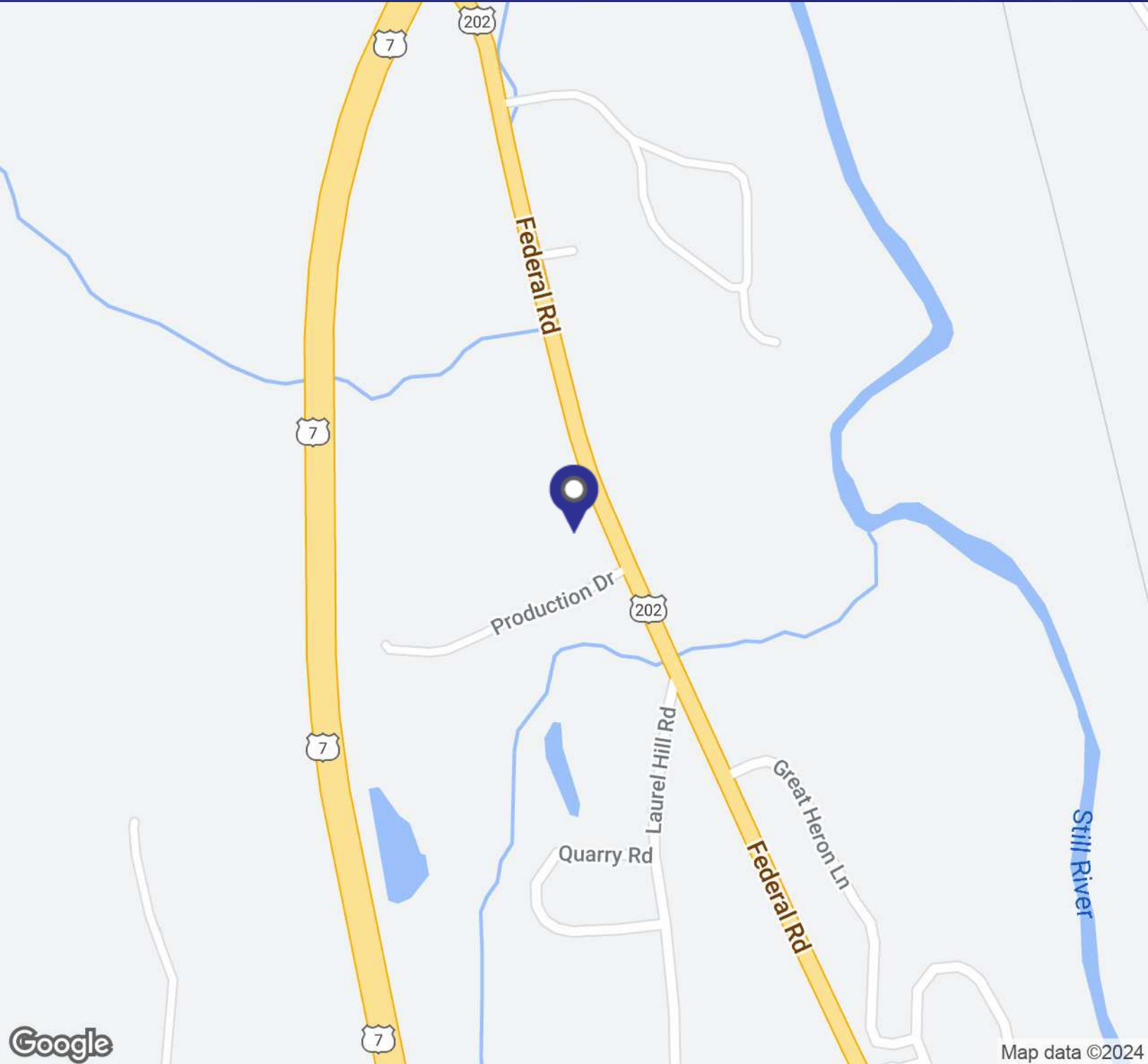
PLANT SCHEDULE	SYMBOL	COMMON NAME	SIZE	ROOT	QTY
CONSP. TREES					
Ab	Redbud	2.5" Cal	BB	4	
AG	Black Gum	2.5" Cal	BB	4	
As	Spotted Magnolia	2.5" Cal	BB	4	
Bp	Green Magnolia	2.5" Cal	BB	4	
EMERGENCY TREES					
Td	White Birch	4" H.C.	BB	35	
Tk	White Birch	4" H.C.	BB	35	
UNDERSTORY LOWERING TREES					
Ac	Hamamelis	1" H.C.	BB	3	
Ca	Redbud	1" H.C.	BB	3	
Co	Spotted Magnolia	1" H.C.	BB	3	
Cp	Green Magnolia	1" H.C.	BB	3	
Cr	Spotted Magnolia	1" H.C.	BB	3	
Cl	Green Magnolia	1" H.C.	BB	3	
Lk	White Birch	1" H.C.	BB	3	
Uk	White Birch	1" H.C.	BB	3	
SHRUBS					
Ar	Redbud	2.5" H.C.	GM	15	
Ca	Redbud	2.5" H.C.	GM	6	
Ch	Hamamelis	2.5" H.C.	GM	6	
Co	Spotted Magnolia	2.5" H.C.	GM	6	
Cp	Green Magnolia	2.5" H.C.	GM	6	
Cr	Spotted Magnolia	2.5" H.C.	GM	6	
Cl	Green Magnolia	2.5" H.C.	GM	6	
Lk	White Birch	2.5" H.C.	GM	6	
Uk	White Birch	2.5" H.C.	GM	6	
HERBACEOUS PLANTS & GRASSES					
St	St. Augustine Grass	1" H.C.	GM	35	

LANDSCAPE PLAN
PREPARED FOR:
PMD PROPERTIES, LLC
MBLUS 005-006, COI-021 & COI-022
984-994A FEDERAL ROAD
& 2 PRODUCTION DRIVE
BROOKFIELD, CONNECTICUT

CCGA ENGINEERING & ENVIRONMENTAL LLC
100 Main Street
Brookfield, CT 06004
www.ccgainc.com

Date: 6/20/19
Scale: T - 20'
Proj No: 04-06030
File No: B74
Lead No: 0630A.036F
Sheet: C5
Drawn by: NY

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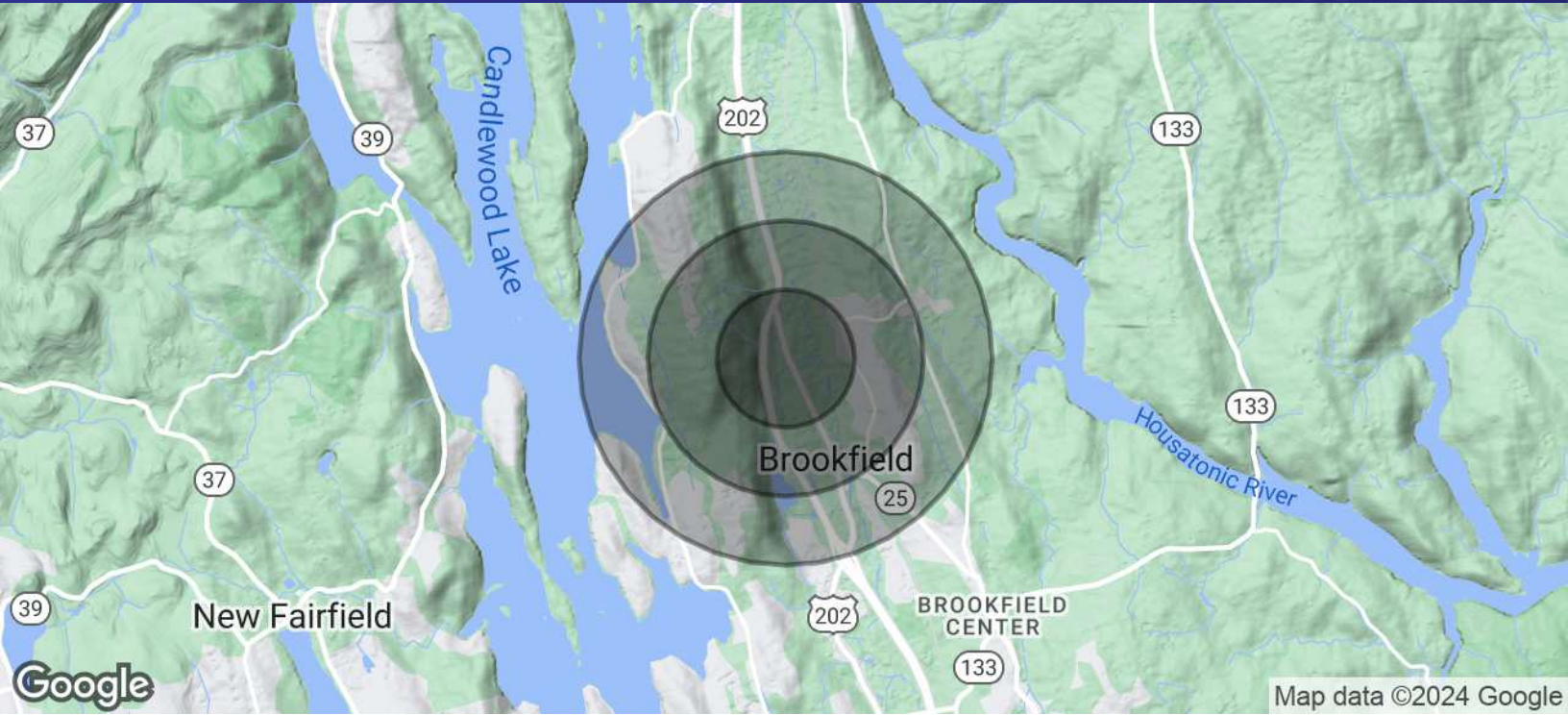
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POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	851	3,053	6,032
Average Age	48.2	45.2	43.1
Average Age (Male)	39.2	40.5	40.6
Average Age (Female)	51.7	46.4	43.5

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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