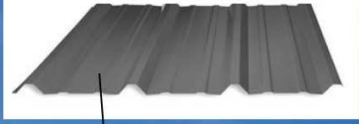


**FOR SALE // 103 JUNCTION ROAD, BROOKFIELD CT (RT. 133)**



**Colonial Tan**



**American Mist**

**PROPERTY DESCRIPTION**

Fully approved for a +/- 19,435 SF industrial/ commercial building on +/- 4.15 Acres! The site has +/- 353' of road frontage on Rt. 133 with easy access to Rt.7 and I-84. The property will be delivered level with much of the site work completed. This well designed site is ideal for warehouse, assembly, light industrial or wholesale businesses.

**PROPERTY HIGHLIGHTS**

- Approved for fantastic signage on building and road
- Zone I-1 HO (Industrial/ Commercial)
- Approved for 18 car parking on site
- Traffic Count +/- 8,684 Vehicles daily

**OFFERING SUMMARY**

Sale Price:	\$1,100,000
Lot Size:	+/-4.15 Acres
Fully Approved:	+/- 19,435
Taxes:	\$3,921

DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Total Households	1,228	5,043	11,151
Total Population	2,905	12,073	26,776
Average HH Income	\$125,408	\$124,322	\$125,174



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 203.241.5188  
 mconsalvo@towercorp.com



**MICHAEL DIMYAN**  
*Broker*  
 203.948.2891  
 mdimyan@towercorp.com

**FOR SALE // 103 JUNCTION ROAD, BROOKFIELD CT (RT. 133)**

**Nucor Buildings Group R-Panel  
Metal Wall Panel System**



**Colonial Tan**



**American Mist**



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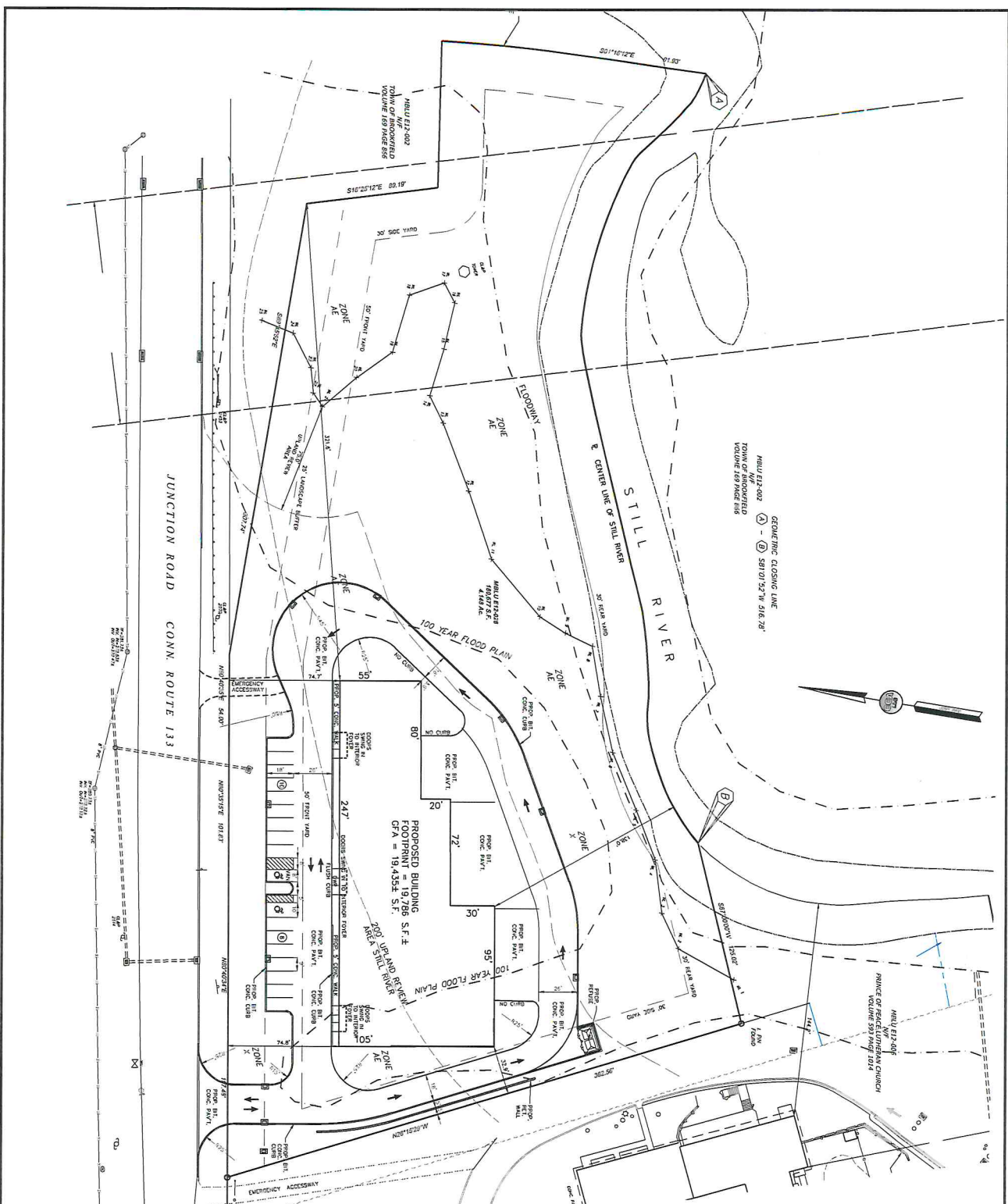


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**ZONING TABLE**

ZONE	TYPE	MINIMUM LOT AREA	MINIMUM LOT WIDTH	MINIMUM LOT DEPTH	MINIMUM FRONT YARD SETBACK	MINIMUM SIDE YARD SETBACK	MINIMUM REAR YARD SETBACK	MINIMUM BUILDING HEIGHT	MINIMUM BUILDING FOOTPRINT COVERAGE	MINIMUM OPEN SPACE COVERAGE	MINIMUM OPEN SPACE PERCENTAGE	MINIMUM OPEN SPACE PER FOOTPRINT COVERAGE	MINIMUM OPEN SPACE PER PERCENTAGE
AE	AGRICULTURE	10,000	100	100	25	5	5	35	10	10	10	10	
X	EXCESSIVE OPEN SPACE	10,000	100	100	25	5	5	35	10	10	10	10	
AE	AGRICULTURE	10,000	100	100	25	5	5	35	10	10	10	10	
X	EXCESSIVE OPEN SPACE	10,000	100	100	25	5	5	35	10	10	10	10	

**PERMITTED IN HEIGHT OVERLAY ZONE**

HEIGHT	PERMITTED
10	PERMITTED
15	PERMITTED
20	PERMITTED
25	PERMITTED
30	PERMITTED
35	PERMITTED
40	PERMITTED
45	PERMITTED
50	PERMITTED
55	PERMITTED
60	PERMITTED
65	PERMITTED
70	PERMITTED
75	PERMITTED
80	PERMITTED
85	PERMITTED
90	PERMITTED
95	PERMITTED
100	PERMITTED

**PARKING TABLE**

TYPE OF VEHICLE	REQUIRED	PERMITTED
SEDAN	1 PER 100 S.F.	1 PER 100 S.F.
SUV	1 PER 100 S.F.	1 PER 100 S.F.
TRUCK	1 PER 100 S.F.	1 PER 100 S.F.
BUS	1 PER 100 S.F.	1 PER 100 S.F.
TRAILER	1 PER 100 S.F.	1 PER 100 S.F.
RV	1 PER 100 S.F.	1 PER 100 S.F.
BOAT	1 PER 100 S.F.	1 PER 100 S.F.
WHEELCHAIR	1 PER 100 S.F.	1 PER 100 S.F.
STROLLER	1 PER 100 S.F.	1 PER 100 S.F.
WHEELCHAIR	1 PER 100 S.F.	1 PER 100 S.F.
STROLLER	1 PER 100 S.F.	1 PER 100 S.F.

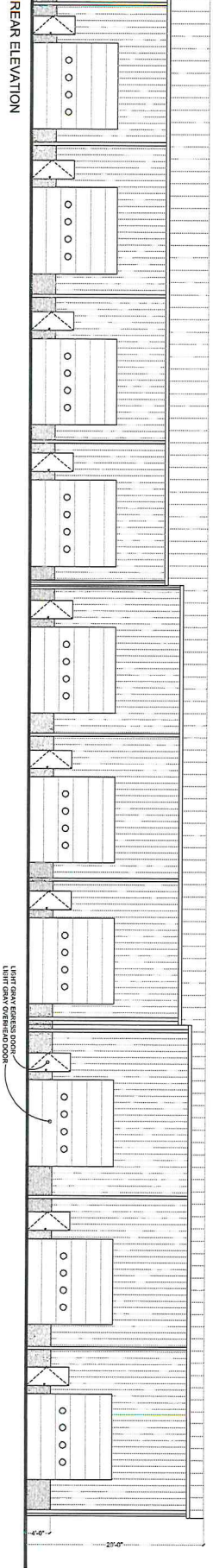
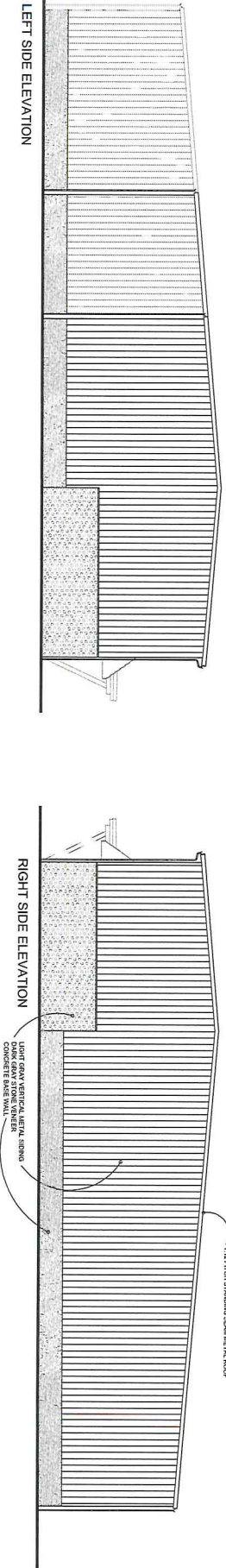
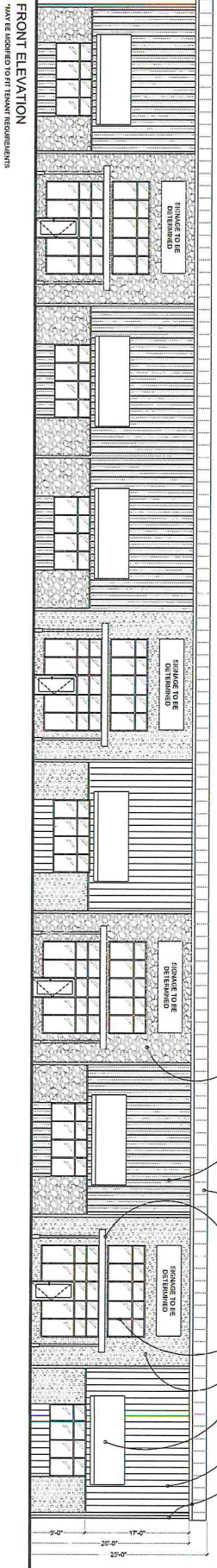
- NOTES:**
1. THIS PLAN IS A PRELIMINARY PLAN AND IS NOT TO BE USED FOR CONSTRUCTION.
  2. THE PROPOSED BUILDING SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE 2015 ANIMAL WELFARE ACT.
  3. THE PROPOSED BUILDING SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE 2015 ANIMAL WELFARE ACT.
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**LAYOUT & MATERIALS PLAN**  
**PREPARED FOR**  
**BULLGRAY HOLDINGS, LLC**  
 103 JUNCTION ROAD  
 BROOKFIELD, CONNECTICUT

Date: 03/09/2023  
 Scale: 1"=50'  
 Proj. No.: 09-20030  
 File No.: 572  
 Asst. No.: 0604508P  
 Sheet: 02  
 Drawing: 1/1/18

**CCALLC**  
 CIVIL ENGINEERING  
 4805 New Street Road  
 Brookfield, CT 06005  
 www.ccaengineering.com





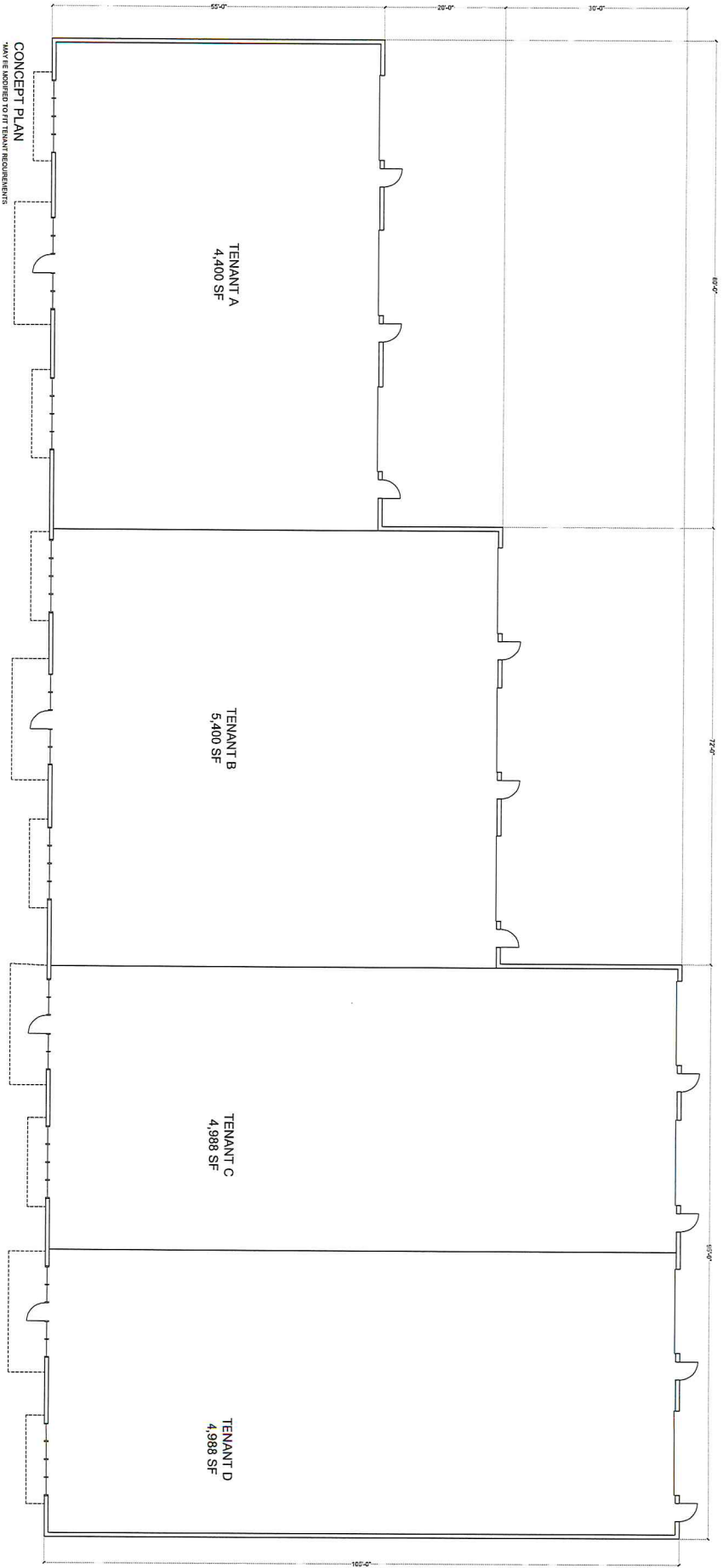
# BULLGRAY HOLDINGS, LLC

103 JUNCTION ROAD



MAY 19, 2023  
 SCALE 1/8"=1'-0"  
 BROOKFIELD, CT





# BULLGRAY HOLDINGS, LLC

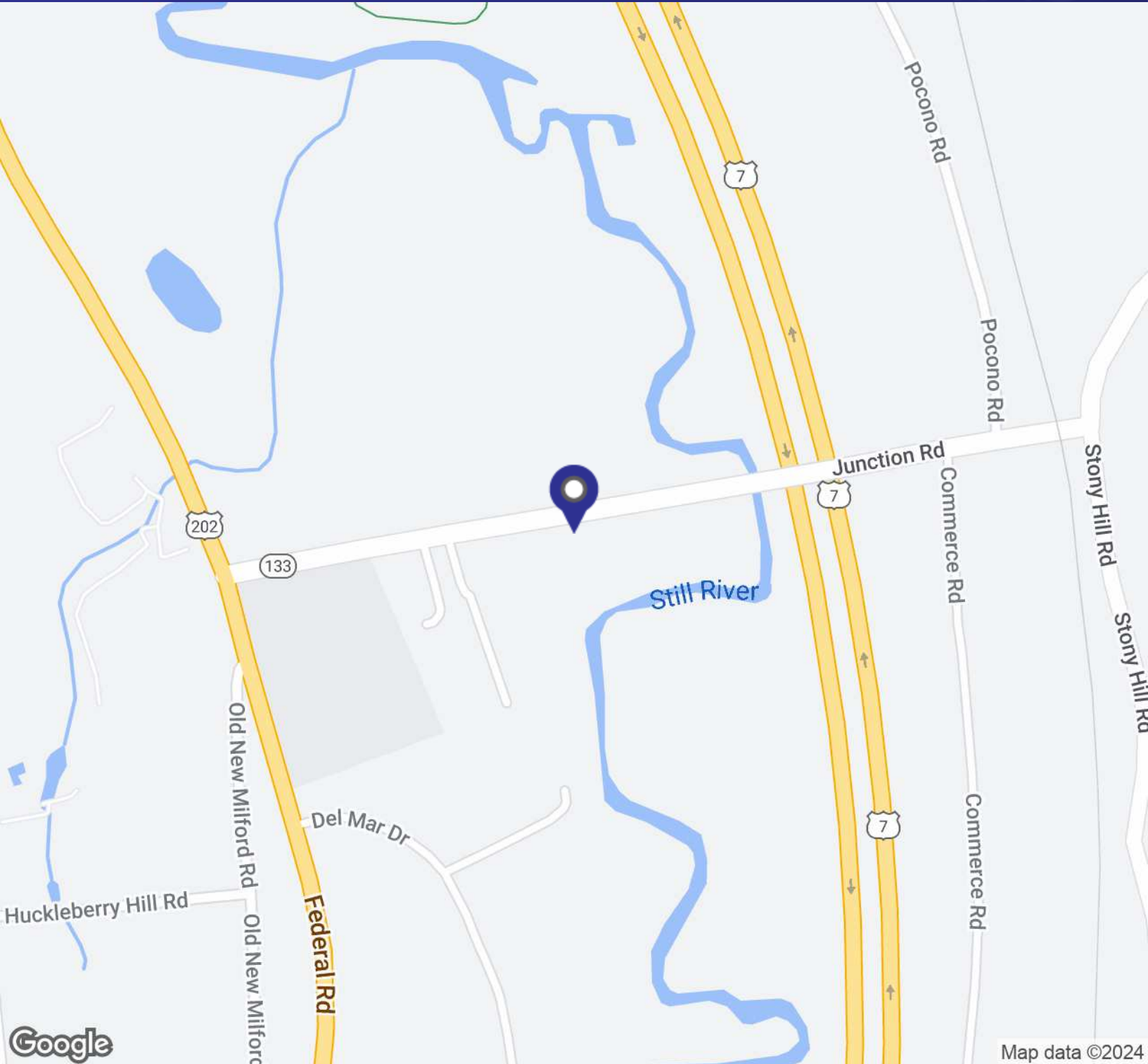
103 JUNCTION ROAD



MAY 19, 2023  
SCALE 1/8"=1'-0"  
BROOKFIELD, CT



**FOR SALE // 103 JUNCTION ROAD, BROOKFIELD CT (RT. 133)**



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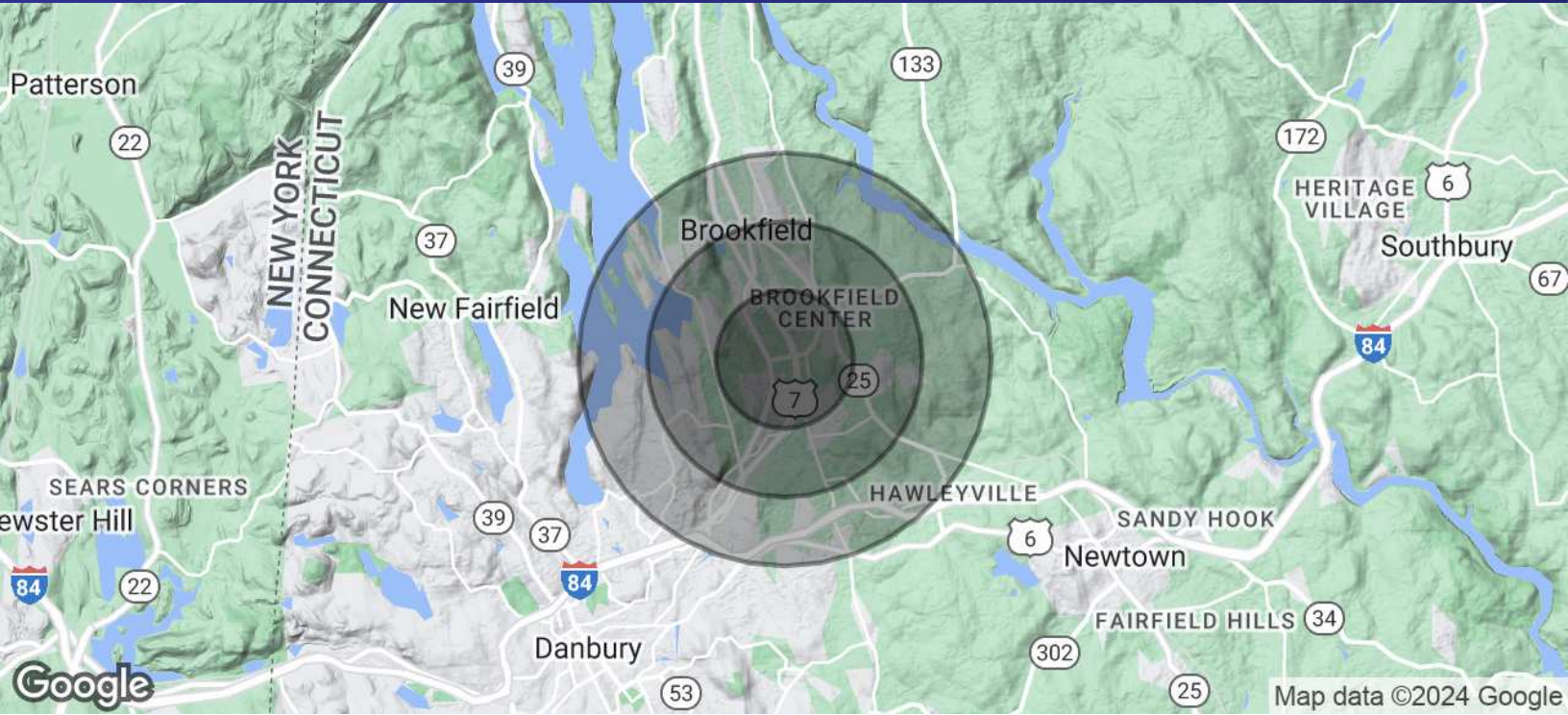


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**FOR SALE // 103 JUNCTION ROAD, BROOKFIELD CT (RT. 133)**



POPULATION	1 MILE	2 MILES	3 MILES
Total Population	2,905	12,073	26,776
Average Age	45.3	45.0	45.3
Average Age (Male)	42.2	44.1	43.8
Average Age (Female)	46.2	44.4	45.4

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	1,228	5,043	11,151
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$125,408	\$124,322	\$125,174
Average House Value	\$353,910	\$341,909	\$370,098

2020 American Community Survey (ACS)



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