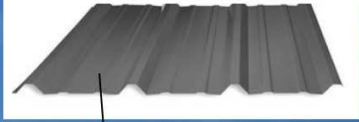


FOR SALE // 103 JUNCTION ROAD, BROOKFIELD CT (RT. 133)



Colonial Tan



American Mist

PROPERTY DESCRIPTION

Fully approved for a +/- 19,875 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:	+/- 19,785
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



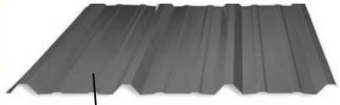
MICK CONSALVO
Broker
 203.241.5188
 mconsalvo@towercorp.com



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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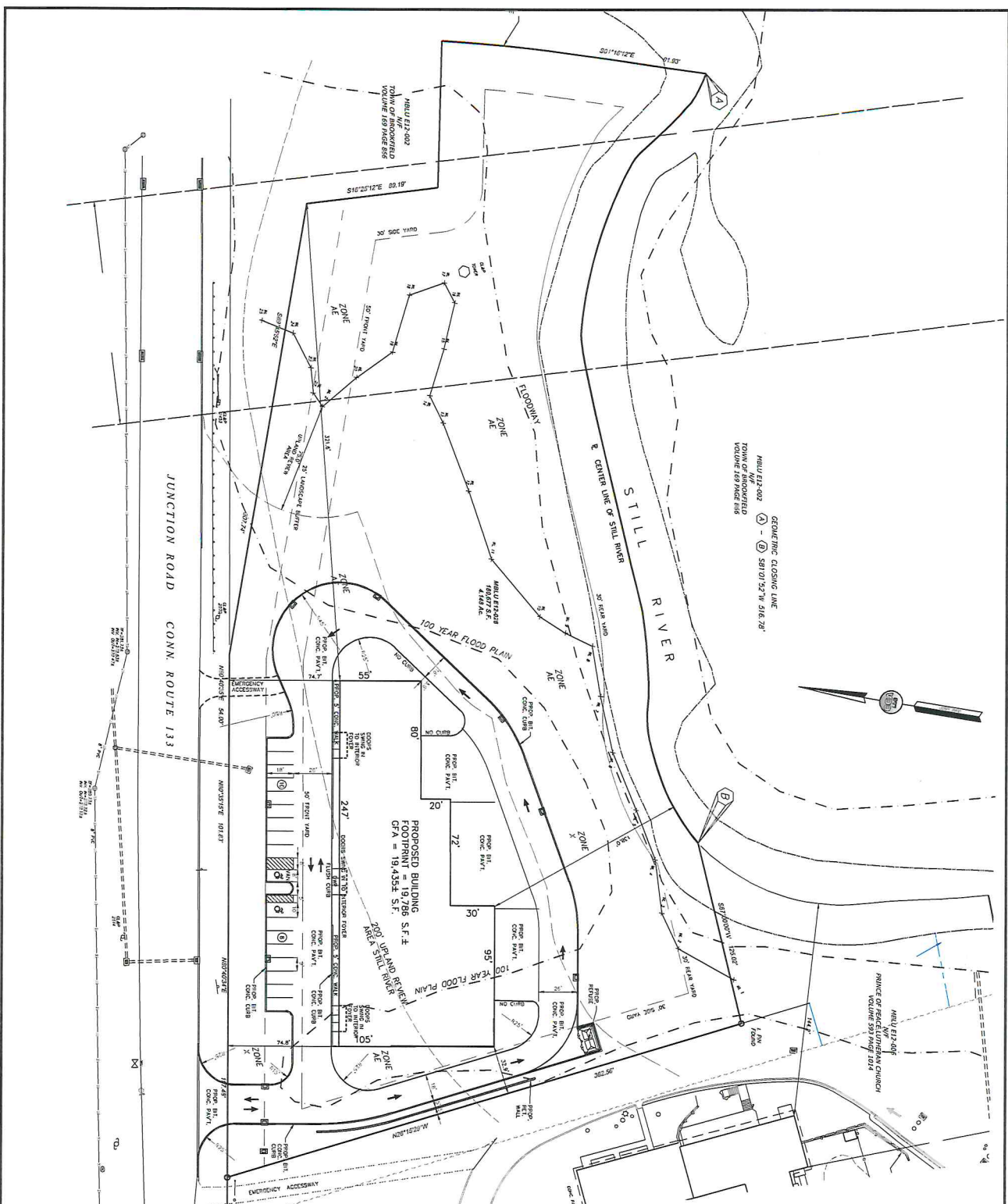


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ZONING TABLE

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
AE	AE	10,000 S.F.	100 FT.	100 FT.	10 FT.	5 FT.	5 FT.	35 FT.	10%	10%	10%	10%
X	X	10,000 S.F.	100 FT.	100 FT.	10 FT.	5 FT.	5 FT.	35 FT.	10%	10%	10%	10%

PERMITTED IN HEIGHT OVERLAY ZONE

HEIGHT OVERLAY ZONE	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
HO-1	10,000 S.F.	100 FT.	100 FT.	10 FT.	5 FT.	5 FT.	35 FT.	10%	10%	10%	10%

PARKING TABLE

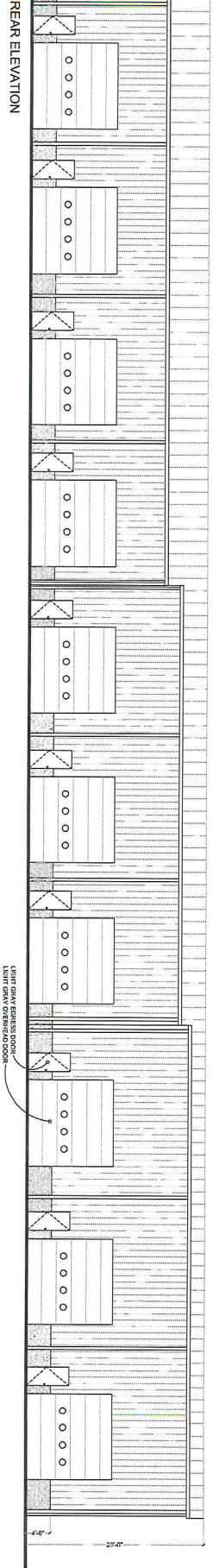
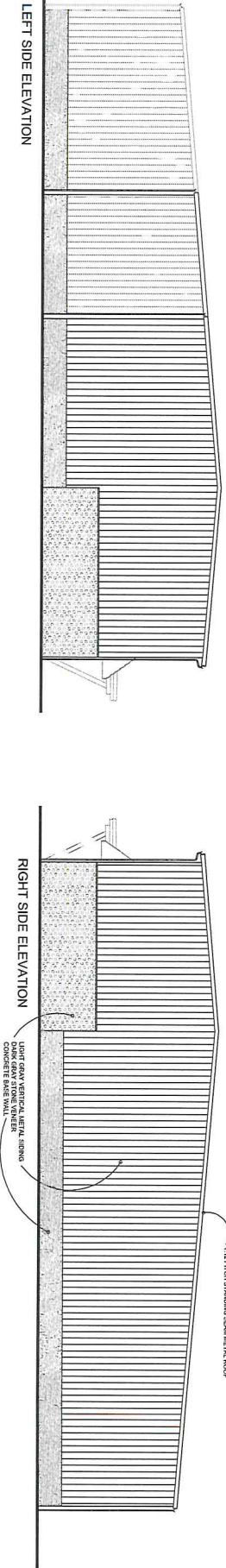
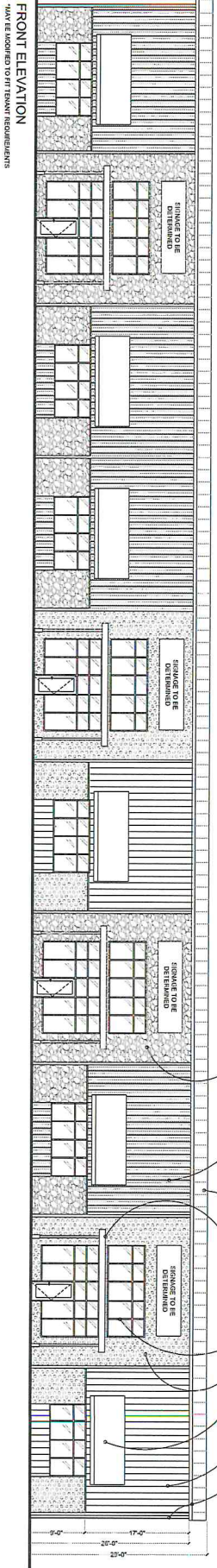
TYPE OF BUILDING	REQUIRED	PROPOSED
OFFICE	1 PER 1,000 S.F.	1 PER 1,000 S.F.
RETAIL	1 PER 200 S.F.	1 PER 200 S.F.
RESTAURANT	1 PER 200 S.F.	1 PER 200 S.F.
AMUSEMENT	1 PER 200 S.F.	1 PER 200 S.F.
RECREATION	1 PER 200 S.F.	1 PER 200 S.F.
INDUSTRIAL	1 PER 200 S.F.	1 PER 200 S.F.
WAREHOUSE	1 PER 200 S.F.	1 PER 200 S.F.
TRUCK TRAILER STORAGE	1 PER 200 S.F.	1 PER 200 S.F.
OTHER	1 PER 200 S.F.	1 PER 200 S.F.

- NOTES:**
1. THIS PLAN IS A PRELIMINARY PLAN AND IS NOT TO BE USED FOR CONSTRUCTION.
 2. THE PROPOSED BUILDING SHALL BE SUBJECT TO ALL APPLICABLE ZONING REGULATIONS AND ORDINANCES.
 3. THE PROPOSED BUILDING SHALL BE SUBJECT TO ALL APPLICABLE ENVIRONMENTAL REGULATIONS AND ORDINANCES.
 4. THE PROPOSED BUILDING SHALL BE SUBJECT TO ALL APPLICABLE HEALTH AND SAFETY REGULATIONS AND ORDINANCES.
 5. THE PROPOSED BUILDING SHALL BE SUBJECT TO ALL APPLICABLE FIRE AND LIFE SAFETY REGULATIONS AND ORDINANCES.
 6. THE PROPOSED BUILDING SHALL BE SUBJECT TO ALL APPLICABLE ELECTRICAL REGULATIONS AND ORDINANCES.
 7. THE PROPOSED BUILDING SHALL BE SUBJECT TO ALL APPLICABLE MECHANICAL REGULATIONS AND ORDINANCES.
 8. THE PROPOSED BUILDING SHALL BE SUBJECT TO ALL APPLICABLE PLUMBING REGULATIONS AND ORDINANCES.
 9. THE PROPOSED BUILDING SHALL BE SUBJECT TO ALL APPLICABLE GAS REGULATIONS AND ORDINANCES.
 10. THE PROPOSED BUILDING SHALL BE SUBJECT TO ALL APPLICABLE ELEVATOR REGULATIONS AND ORDINANCES.
 11. THE PROPOSED BUILDING SHALL BE SUBJECT TO ALL APPLICABLE ACCESSIBILITY REGULATIONS AND ORDINANCES.
 12. THE PROPOSED BUILDING SHALL BE SUBJECT TO ALL APPLICABLE SIGN REGULATIONS AND ORDINANCES.
 13. THE PROPOSED BUILDING SHALL BE SUBJECT TO ALL APPLICABLE LIGHTING REGULATIONS AND ORDINANCES.
 14. THE PROPOSED BUILDING SHALL BE SUBJECT TO ALL APPLICABLE SOUND REGULATIONS AND ORDINANCES.
 15. ALL DISTURBED AREAS SHALL BE RESTORED TO ORIGINAL OR BETTER CONDITION.
 16. THE PROPOSED BUILDING SHALL BE SUBJECT TO ALL APPLICABLE TREE PRESERVATION REGULATIONS AND ORDINANCES.
 17. THE PROPOSED BUILDING SHALL BE SUBJECT TO ALL APPLICABLE HISTORIC PRESERVATION REGULATIONS AND ORDINANCES.
 18. THE PROPOSED BUILDING SHALL BE SUBJECT TO ALL APPLICABLE CULTURAL RESOURCE REGULATIONS AND ORDINANCES.
 19. THE PROPOSED BUILDING SHALL BE SUBJECT TO ALL APPLICABLE ARCHAEOPALEONTOLOGICAL REGULATIONS AND ORDINANCES.
 20. THE PROPOSED BUILDING SHALL BE SUBJECT TO ALL APPLICABLE PALEONTOLOGICAL REGULATIONS AND ORDINANCES.
 21. THE PROPOSED BUILDING SHALL BE SUBJECT TO ALL APPLICABLE GEOLOGICAL REGULATIONS AND ORDINANCES.
 22. THE PROPOSED BUILDING SHALL BE SUBJECT TO ALL APPLICABLE SEISMOLOGICAL REGULATIONS AND ORDINANCES.
 23. THE PROPOSED BUILDING SHALL BE SUBJECT TO ALL APPLICABLE CLIMATE REGULATIONS AND ORDINANCES.
 24. THE PROPOSED BUILDING SHALL BE SUBJECT TO ALL APPLICABLE AIR QUALITY REGULATIONS AND ORDINANCES.
 25. THE PROPOSED BUILDING SHALL BE SUBJECT TO ALL APPLICABLE WATER QUALITY REGULATIONS AND ORDINANCES.
 26. THE PROPOSED BUILDING SHALL BE SUBJECT TO ALL APPLICABLE SOIL CONSERVATION REGULATIONS AND ORDINANCES.
 27. THE PROPOSED BUILDING SHALL BE SUBJECT TO ALL APPLICABLE WETLANDS REGULATIONS AND ORDINANCES.
 28. THE PROPOSED BUILDING SHALL BE SUBJECT TO ALL APPLICABLE WILDLIFE REGULATIONS AND ORDINANCES.
 29. THE PROPOSED BUILDING SHALL BE SUBJECT TO ALL APPLICABLE PLANT REGULATIONS AND ORDINANCES.
 30. THE PROPOSED BUILDING SHALL BE SUBJECT TO ALL APPLICABLE INSECT REGULATIONS AND ORDINANCES.
 31. THE PROPOSED BUILDING SHALL BE SUBJECT TO ALL APPLICABLE DISEASE REGULATIONS AND ORDINANCES.
 32. THE PROPOSED BUILDING SHALL BE SUBJECT TO ALL APPLICABLE PEST REGULATIONS AND ORDINANCES.
 33. THE PROPOSED BUILDING SHALL BE SUBJECT TO ALL APPLICABLE NUISANCE REGULATIONS AND ORDINANCES.
 34. THE PROPOSED BUILDING SHALL BE SUBJECT TO ALL APPLICABLE ANTI-DISCRIMINATION REGULATIONS AND ORDINANCES.
 35. THE PROPOSED BUILDING SHALL BE SUBJECT TO ALL APPLICABLE FAIR HOUSING REGULATIONS AND ORDINANCES.
 36. THE PROPOSED BUILDING SHALL BE SUBJECT TO ALL APPLICABLE AFFORDABLE HOUSING REGULATIONS AND ORDINANCES.
 37. THE PROPOSED BUILDING SHALL BE SUBJECT TO ALL APPLICABLE HOMELESSNESS REGULATIONS AND ORDINANCES.
 38. THE PROPOSED BUILDING SHALL BE SUBJECT TO ALL APPLICABLE SENIORS REGULATIONS AND ORDINANCES.
 39. THE PROPOSED BUILDING SHALL BE SUBJECT TO ALL APPLICABLE CHILDREN REGULATIONS AND ORDINANCES.
 40. THE PROPOSED BUILDING SHALL BE SUBJECT TO ALL APPLICABLE YOUTH REGULATIONS AND ORDINANCES.
 41. THE PROPOSED BUILDING SHALL BE SUBJECT TO ALL APPLICABLE ADULTS REGULATIONS AND ORDINANCES.
 42. THE PROPOSED BUILDING SHALL BE SUBJECT TO ALL APPLICABLE FAMILIES REGULATIONS AND ORDINANCES.
 43. THE PROPOSED BUILDING SHALL BE SUBJECT TO ALL APPLICABLE COMMUNITY REGULATIONS AND ORDINANCES.
 44. THE PROPOSED BUILDING SHALL BE SUBJECT TO ALL APPLICABLE ECONOMIC DEVELOPMENT REGULATIONS AND ORDINANCES.
 45. THE PROPOSED BUILDING SHALL BE SUBJECT TO ALL APPLICABLE INFRASTRUCTURE REGULATIONS AND ORDINANCES.
 46. THE PROPOSED BUILDING SHALL BE SUBJECT TO ALL APPLICABLE TRANSPORTATION REGULATIONS AND ORDINANCES.
 47. THE PROPOSED BUILDING SHALL BE SUBJECT TO ALL APPLICABLE UTILITIES REGULATIONS AND ORDINANCES.
 48. THE PROPOSED BUILDING SHALL BE SUBJECT TO ALL APPLICABLE ENERGY REGULATIONS AND ORDINANCES.
 49. THE PROPOSED BUILDING SHALL BE SUBJECT TO ALL APPLICABLE CLIMATE CHANGE REGULATIONS AND ORDINANCES.
 50. THE PROPOSED BUILDING SHALL BE SUBJECT TO ALL APPLICABLE SUSTAINABILITY REGULATIONS AND ORDINANCES.

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.: 0004508P
 Sheet: 02
 Drawing: 1/1/18

CCAI
 CIVIL ENGINEERING & ARCHITECTURE
 4805 New Street Road
 Brookfield, CT 06804
 www.ccaiconsulting.com



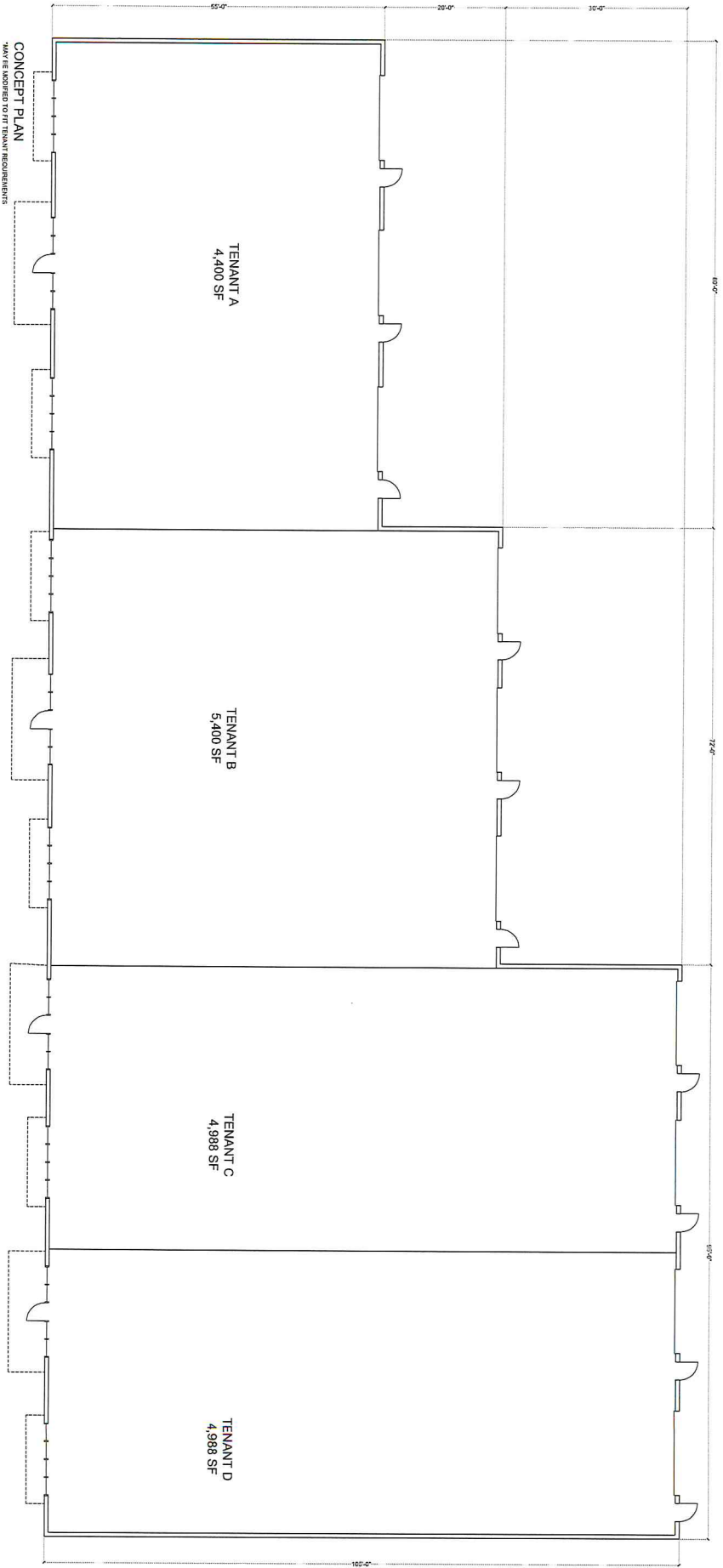
BULLGRAY HOLDINGS, LLC

103 JUNCTION ROAD



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





BULLGRAY HOLDINGS, LLC

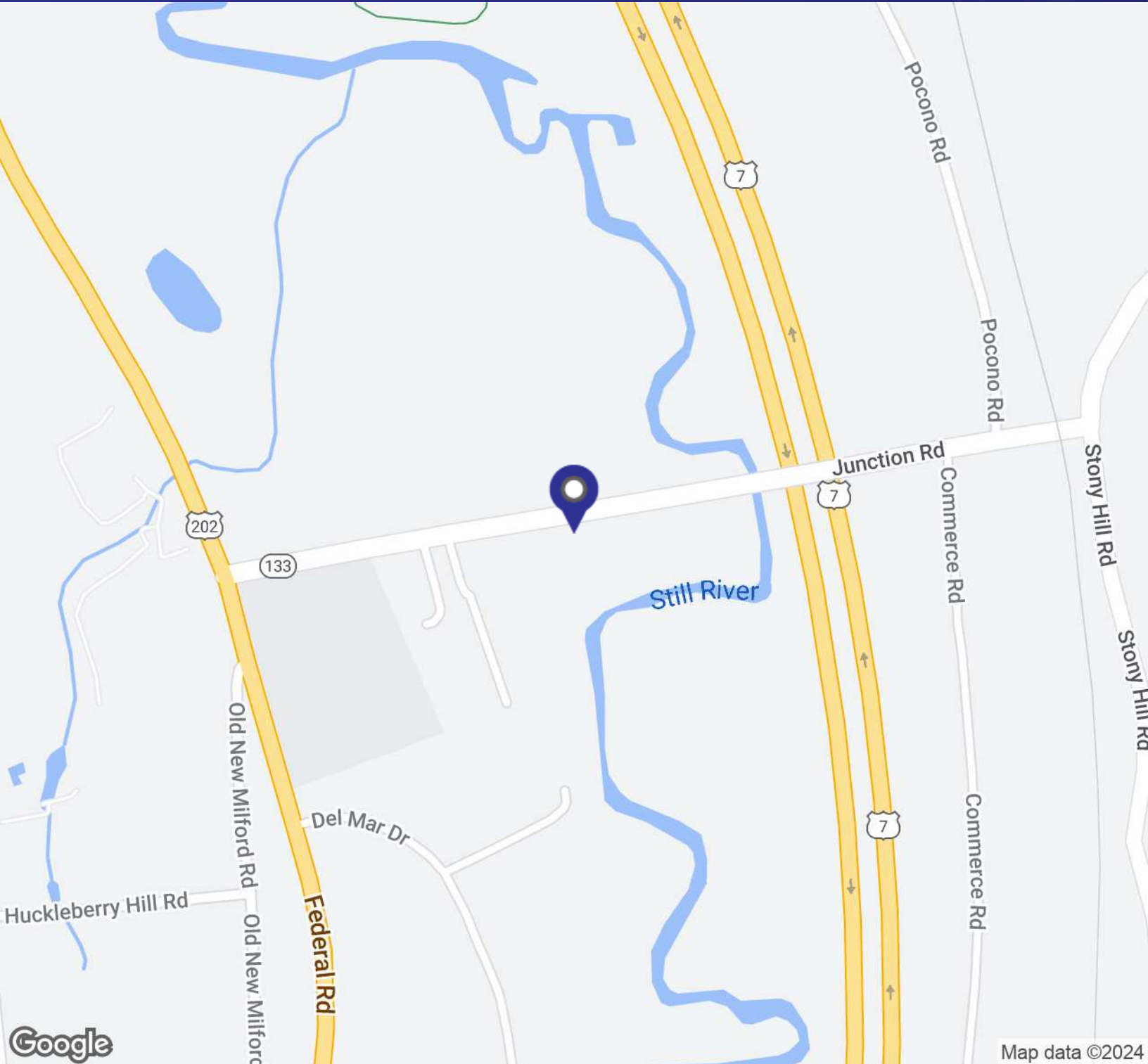
103 JUNCTION ROAD



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



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



MICK CONSALVO

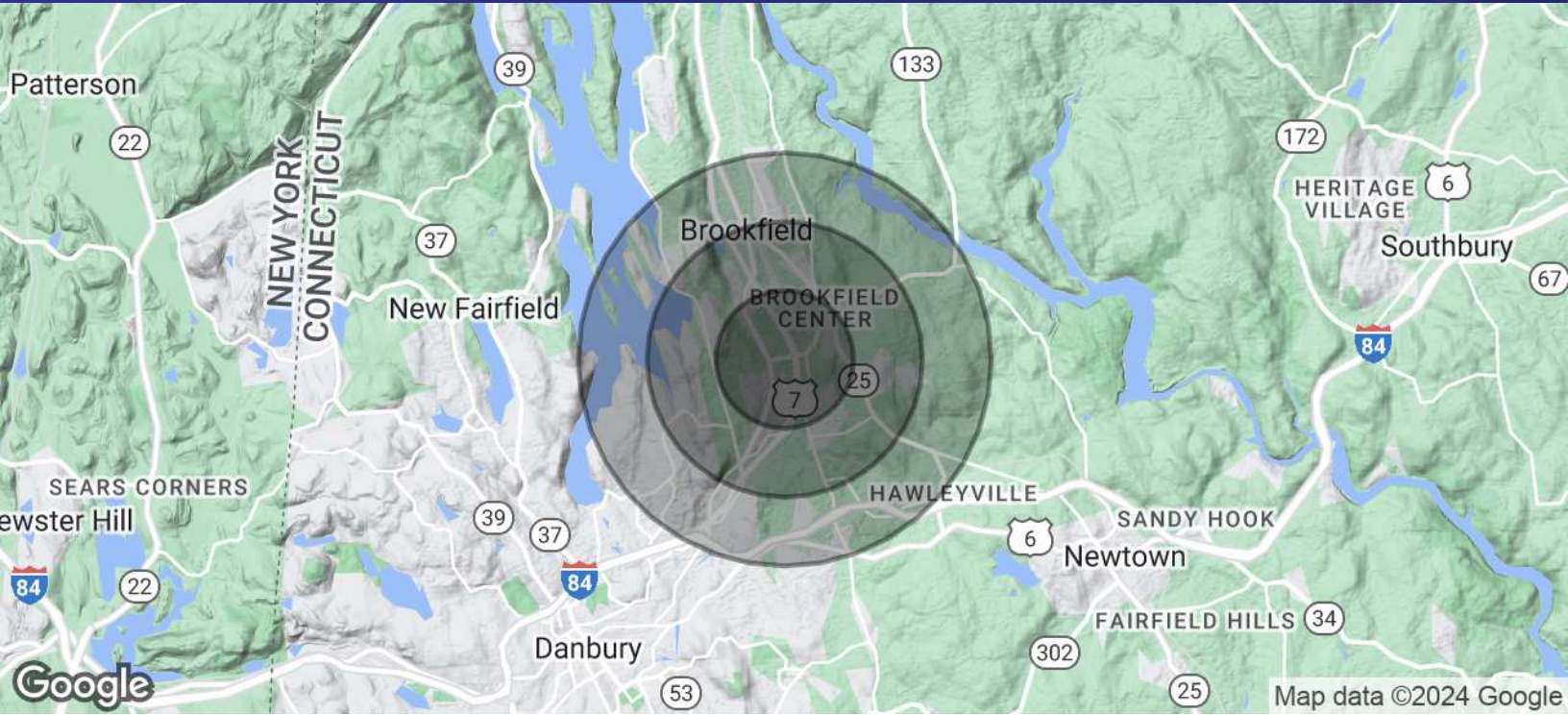
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FOR SALE // 103 JUNCTION ROAD, BROOKFIELD CT (RT. 133)



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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