

~ FOR LEASE ~



TOWER REALTY CORP.

**HIGH BAY WAREHOUSE SPACE**



**559A Federal Road, Unit 4  
Brookfield, CT**

**Lease Price: \$11.95 NNN**

**Nets: \$2.90 per sq. ft.**

Immaculate, fully sprinklered warehouse space with racking in place. Unit features 4,200 sq. ft. warehouse with loading dock, wired for alarm, 600 sq. ft. office, 22 ft. ceilings. Ideal location with great visibility, and easy access to Route 7/202 and I-84.

Size:	+/- 4,800 Sq. Ft.
Layout:	600 Sq. Ft. Office 4,200 Sq. Ft. Warehouse
Loading:	1 Loading Dock
Power:	200 Amp, 3 Phase
Zoning:	I-1 Industrial
Ceiling Height:	22 Ft. Clear
Year Built:	1999
Heating:	Gas Heat in Warehouse
Cooling:	Center A/C in Office
Plumbing:	1 Bath
Sprinkler:	Yes
Utilities:	City Water and Sewer



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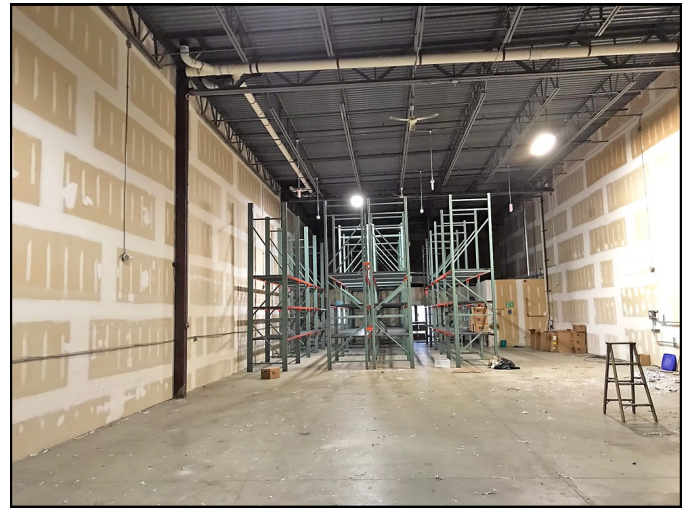
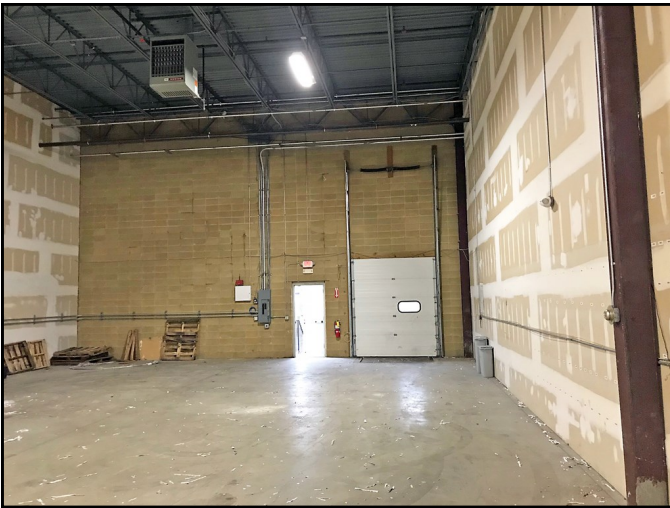
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**ADDITIONAL PHOTOS**

559A Federal Road, Unit 4  
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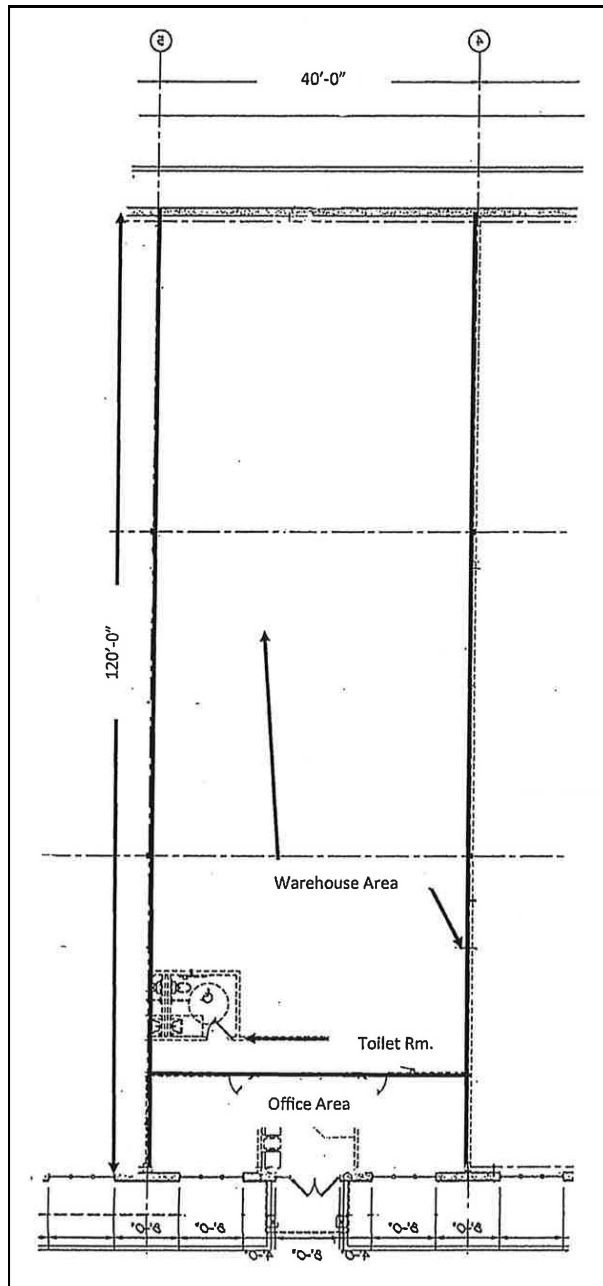
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# LAYOUT

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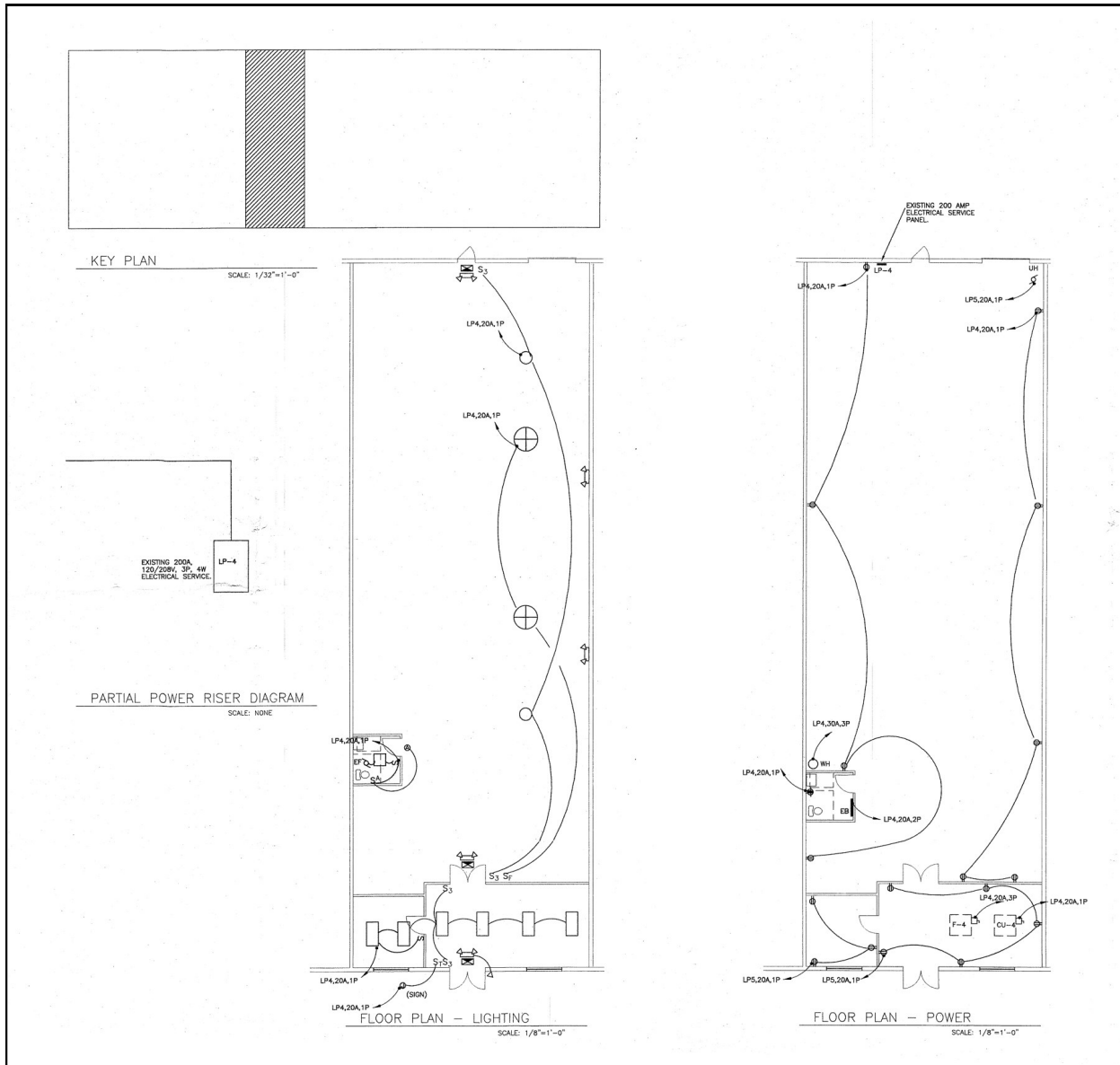
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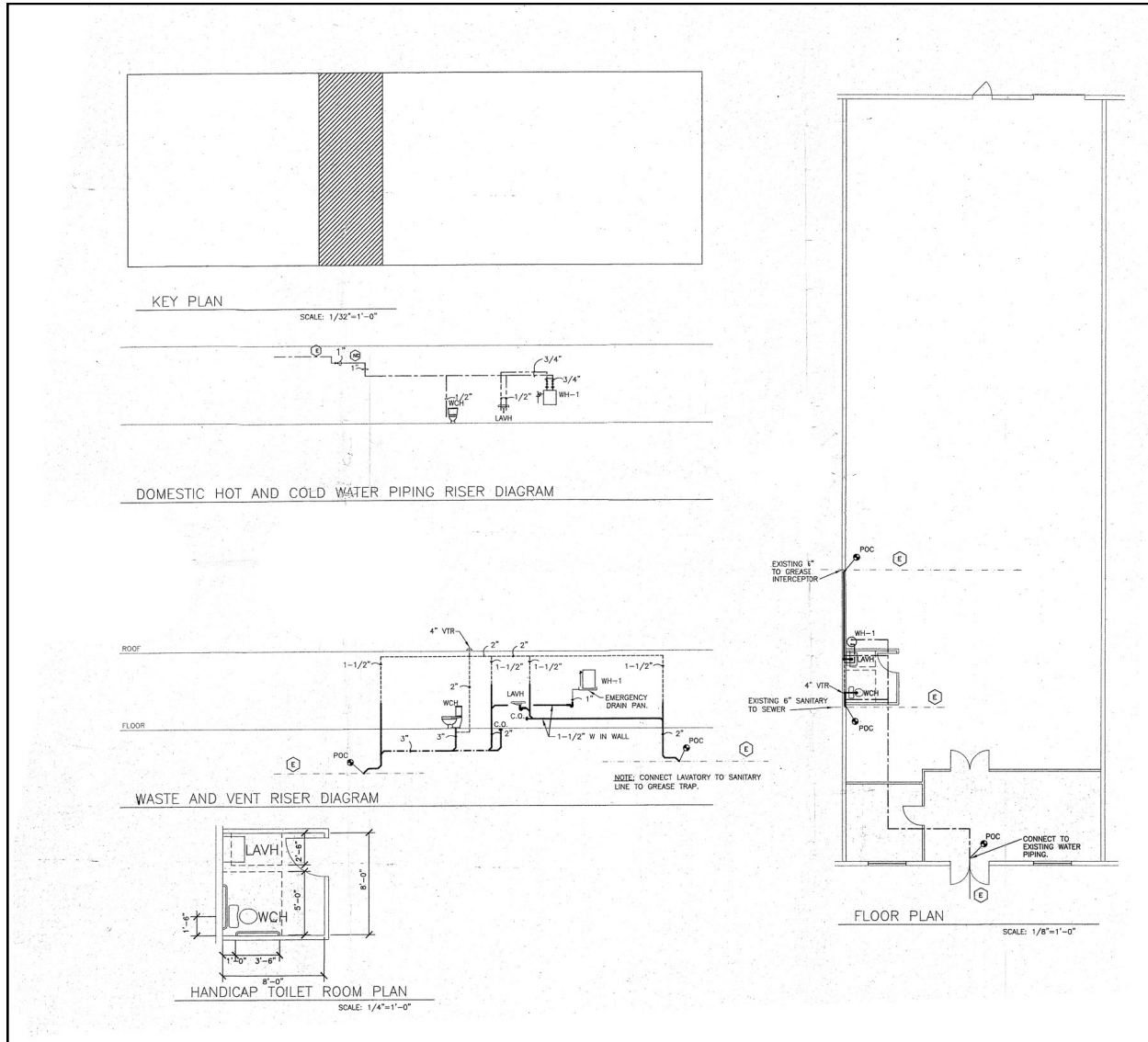
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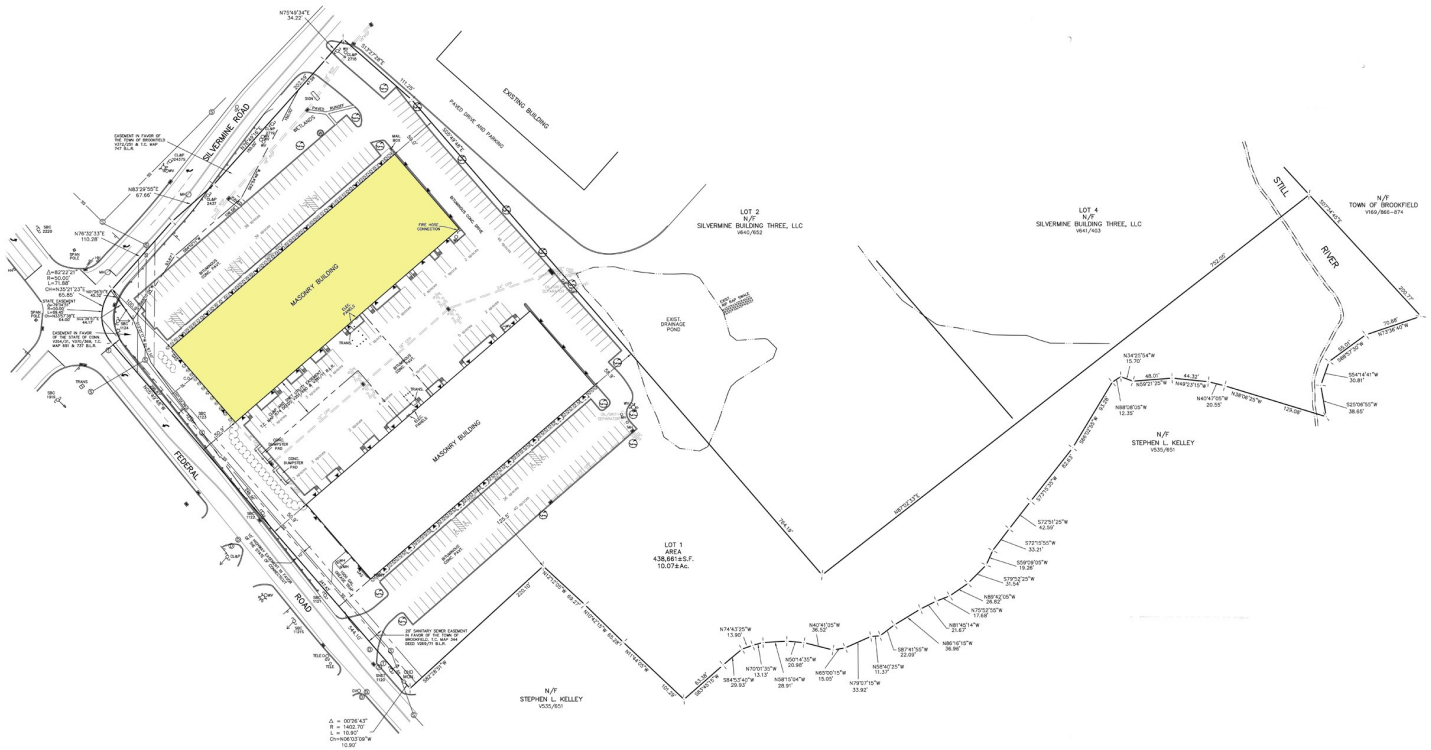
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# SITE PLAN

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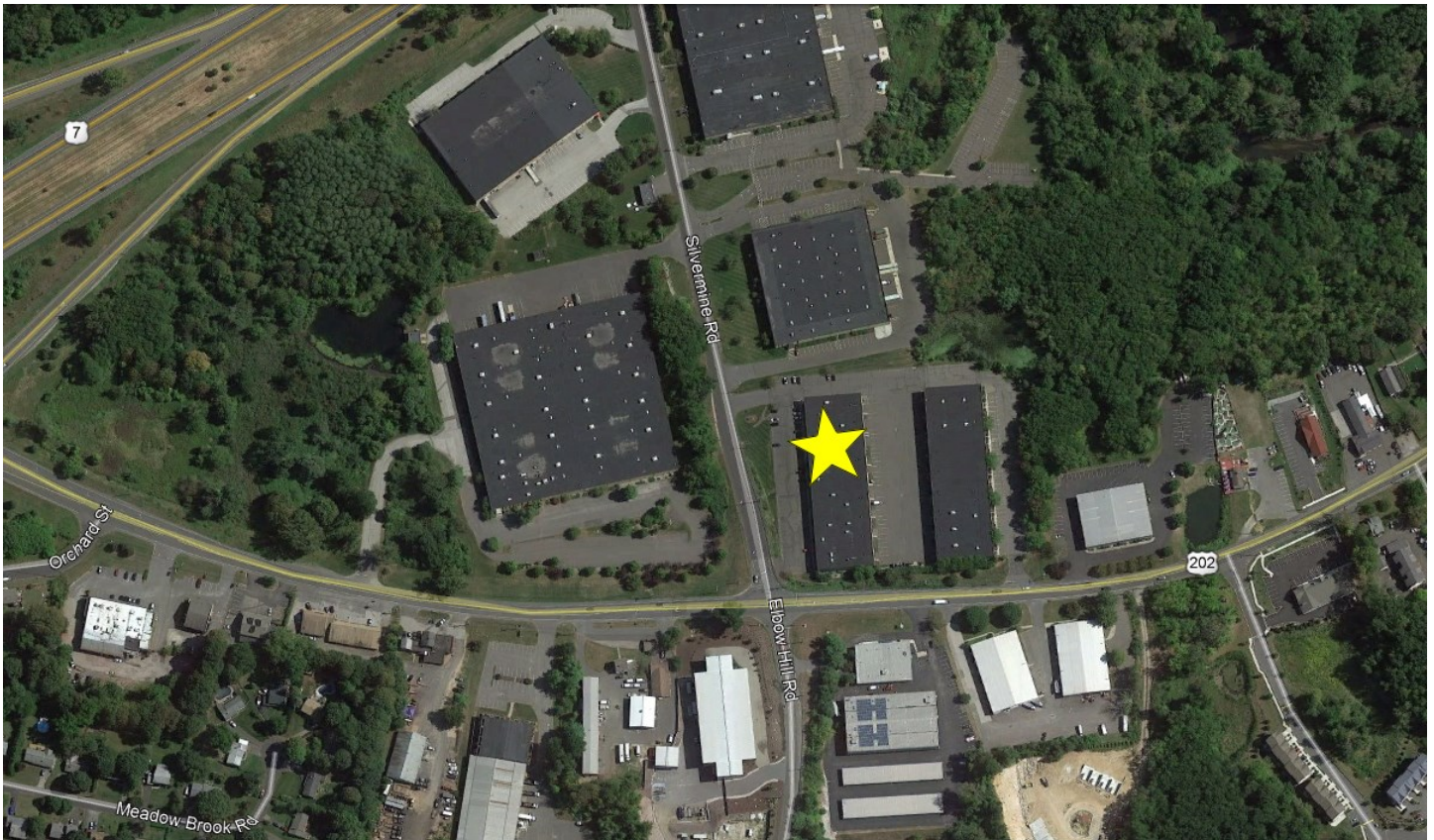
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## LOCATION MAP

559A FEDERAL ROAD, UNIT 4  
BROOKFIELD, CT



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