

~ FOR LEASE ~

HIGH BAY WAREHOUSE SPACE



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

Lease Price: \$11.95 NNN

Immaculate, fully sprinklered warehouse space with racking in place. Unit features 4,200 sq. ft. warehouse with loading dock, 600 sq. ft. office, and 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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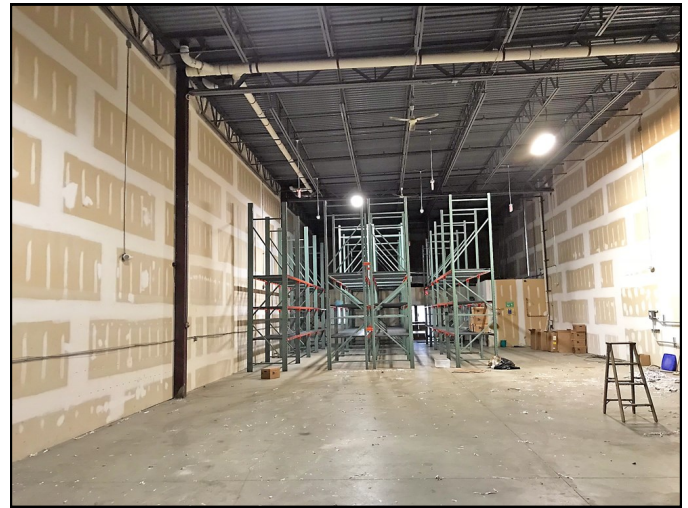
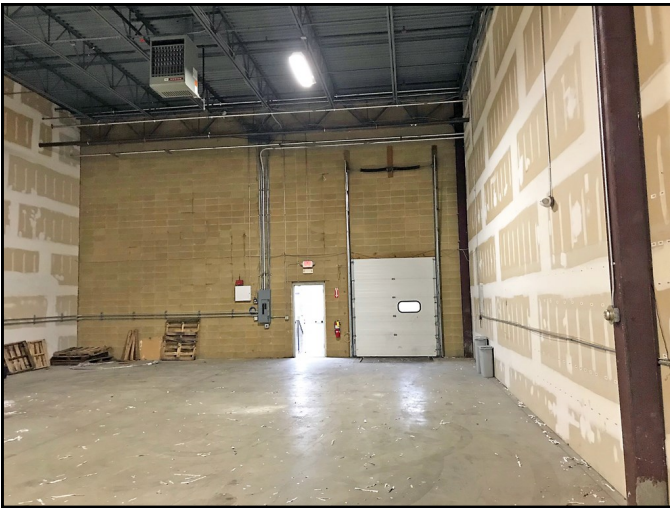
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No warranty of representation, expressed or implied is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental, sale or other conditions, withdrawal without notice, and to any special listing conditions imposed by our principals.

ADDITIONAL PHOTOS

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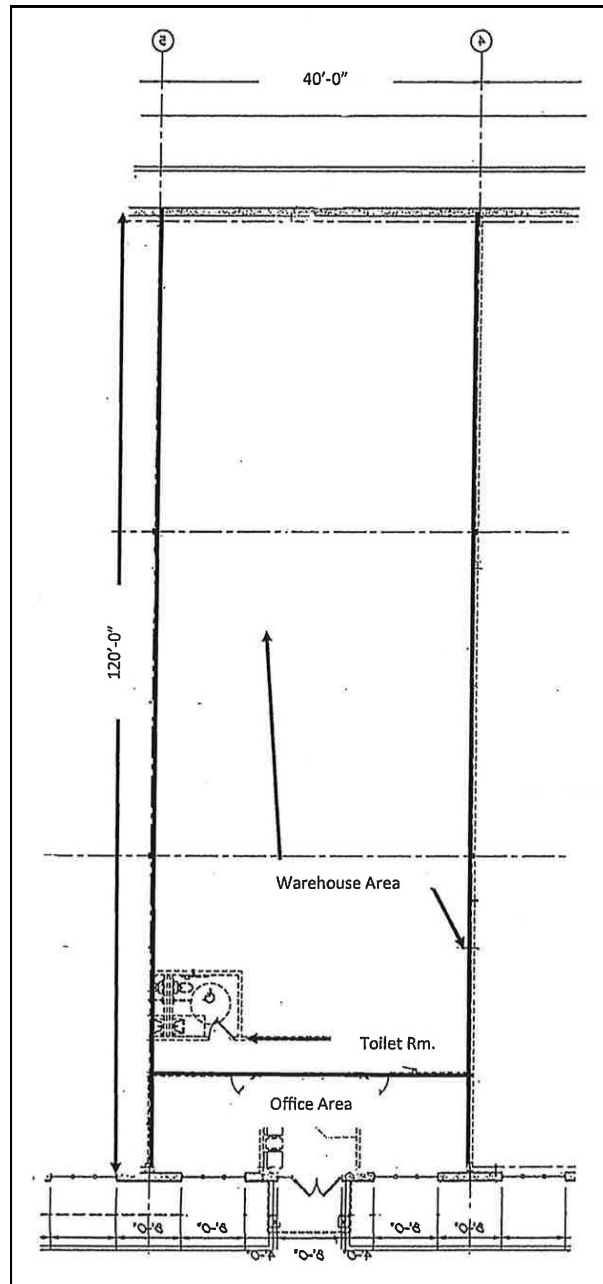
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LAYOUT

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TOWER REALTY CORP.



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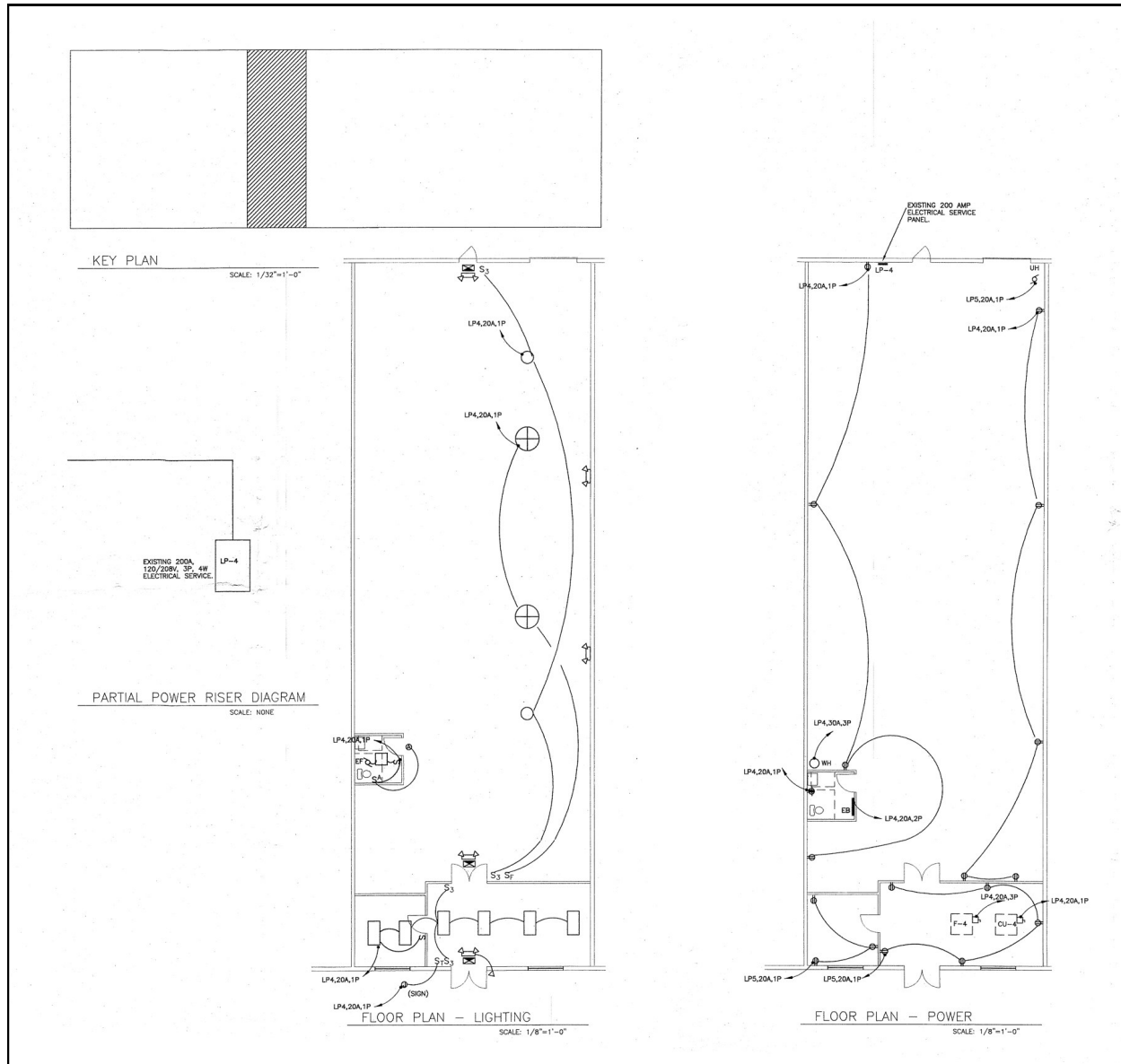


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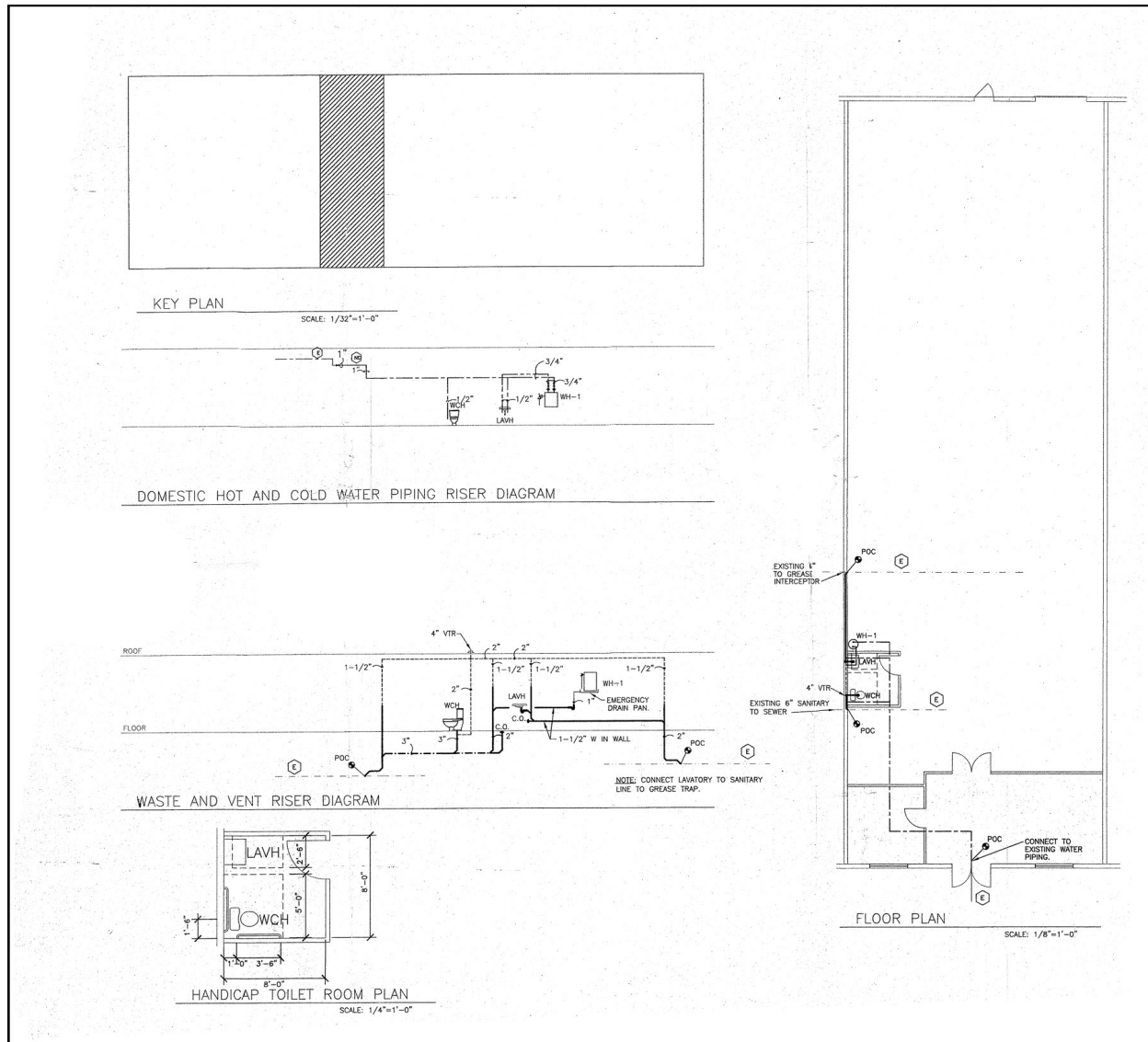
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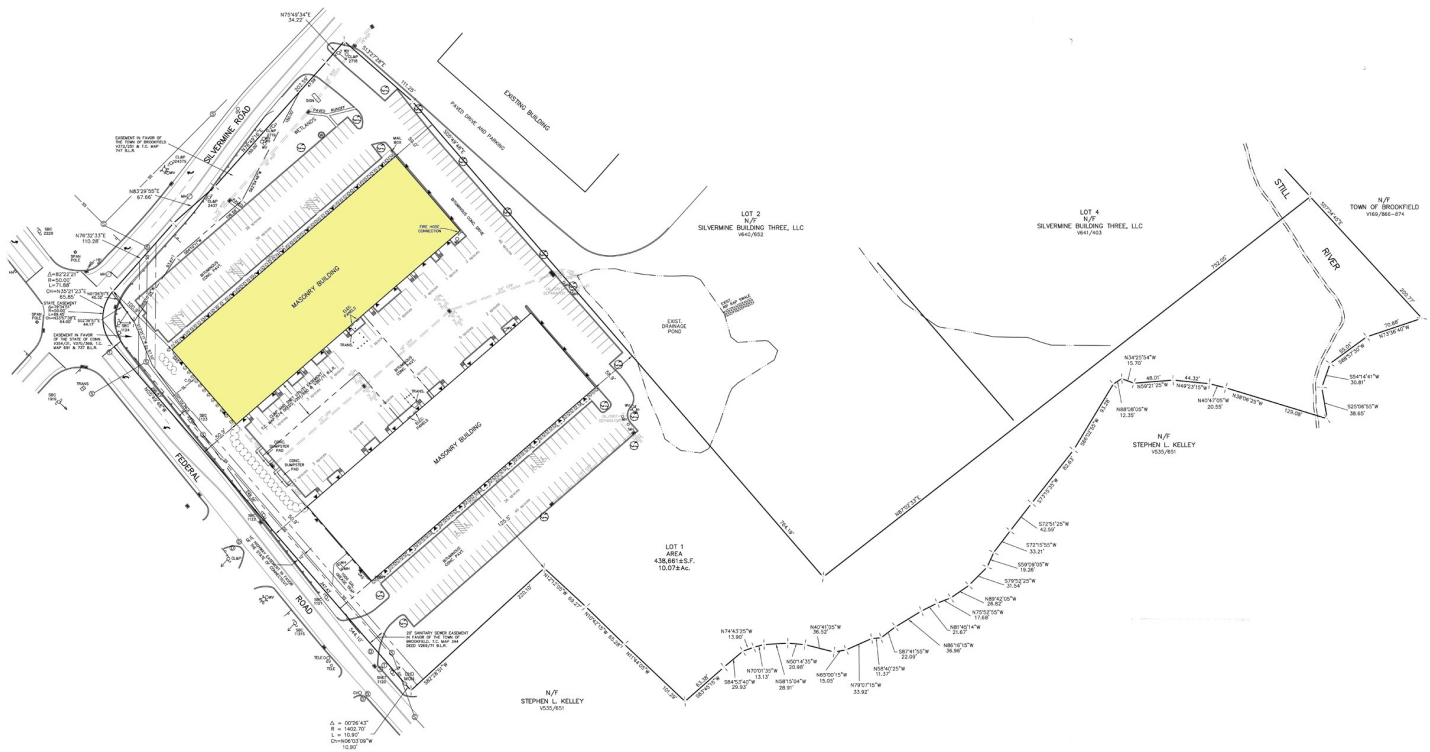
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SITE PLAN

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LOCATION MAP

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