

~ FOR LEASE ~



TOWER REALTY CORP.

**FULLY AIR CONDITIONED WAREHOUSE SPACE**



**559B Federal Road, Units 1 & 2  
Brookfield, CT**

**Lease Price: \$11.95 NNN**

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

Immaculate warehouse space featuring three loading docks, 22 ft. ceilings, full a/c, and security system with cameras in place. Ideal location with great visibility, and easy access to Route 7/202 and I-84.



- Size: +/- 14,400 Sq. Ft.
- Layout: +/- 1,700 sq. ft. office  
+/- 12,700 sq. ft. Warehouse
- Zoning: I-1 Industrial
- Year Built: 1999
- Loading: 3 Loading Docks with Levelers
- Electrical: 400 Amp, 3 Phase
- Ceiling Height: +/- 22 Ft. Clear
- Security: Security System with Cameras
- Heating: Gas Heat
- Cooling: Central A/C
- Plumbing: 2 Bath
- Sprinkler: Yes
- Utilities: City Water; Sewer, and Gas



**Mick Consalvo**  
203.241-5188  
mconsalvo@towercorp.com



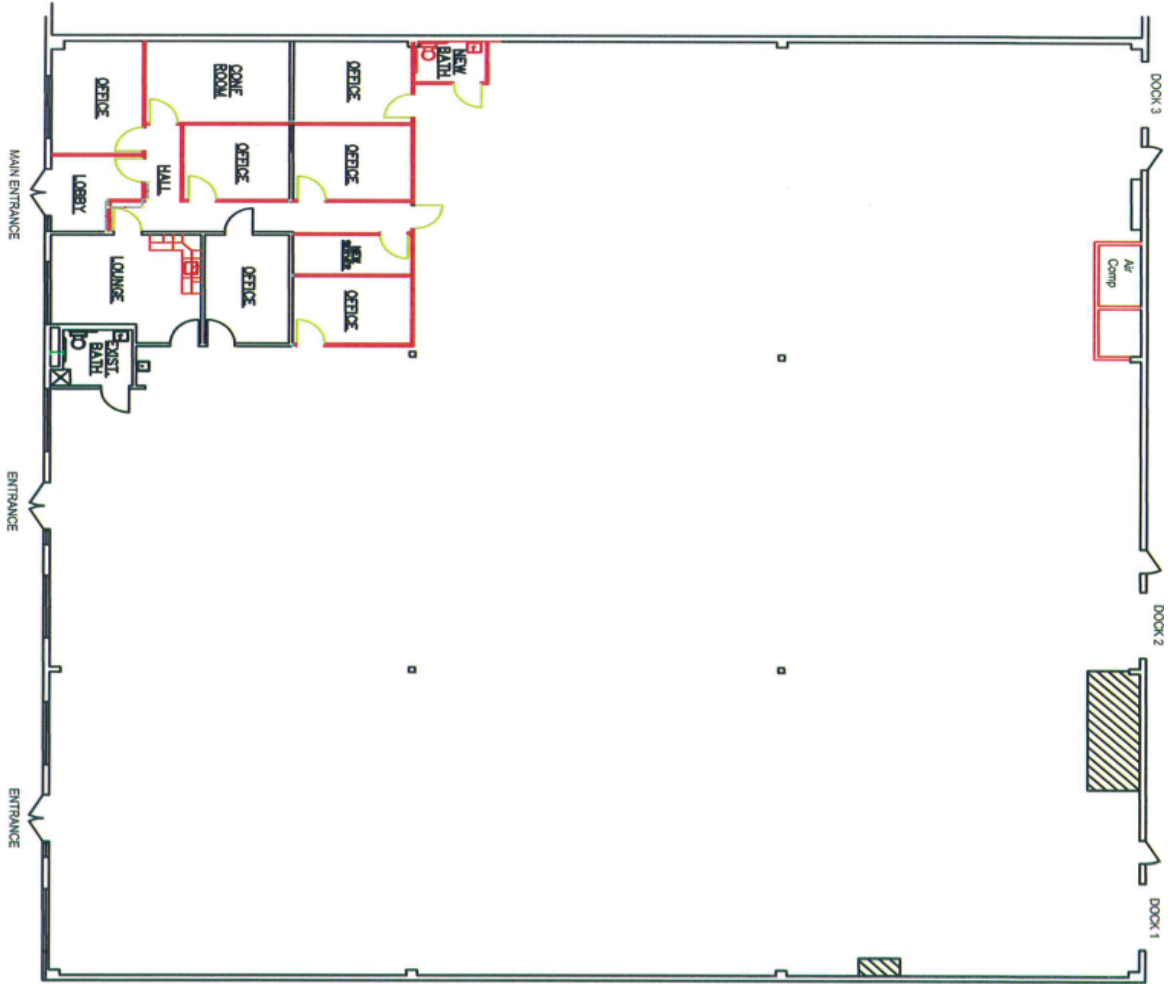
**Michael Dimyan**  
203.948-2891  
mdimyan@towercorp.com

Tower Realty Corp. / 246 Federal Rd., Suite D26, Brookfield, CT 06804 / [www.towercorp.com](http://www.towercorp.com)  
203-775-5000 Office / 203-546-7793 Fax

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# LAYOUT

559B Federal Road, Unit 1  
Brookfield, CT



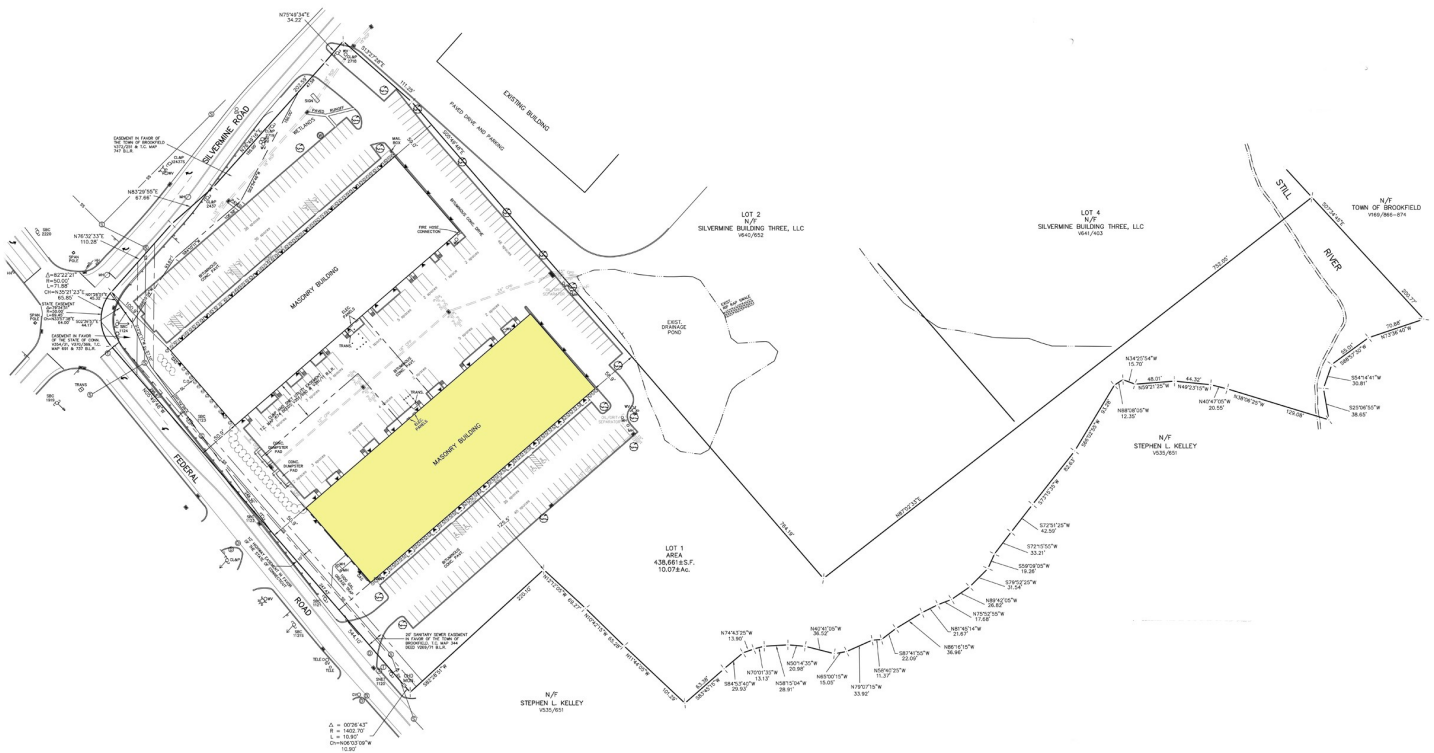
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# SITE PLAN

559B Federal Road,  
Brookfield, CT



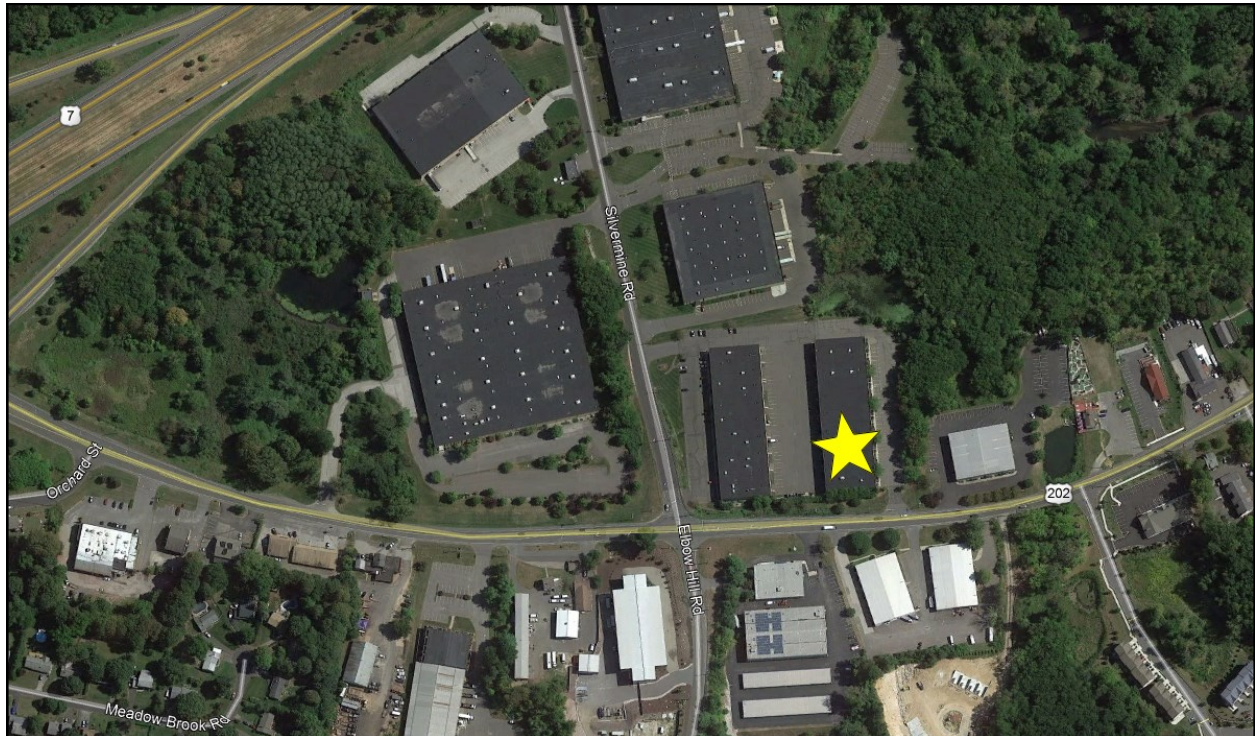
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## LOCATION MAP

559B FEDERAL ROAD, UNIT 1  
BROOKFIELD, CT



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