

~ **FOR LEASE** ~

FULLY AIR CONDITIONED WAREHOUSE SPACE



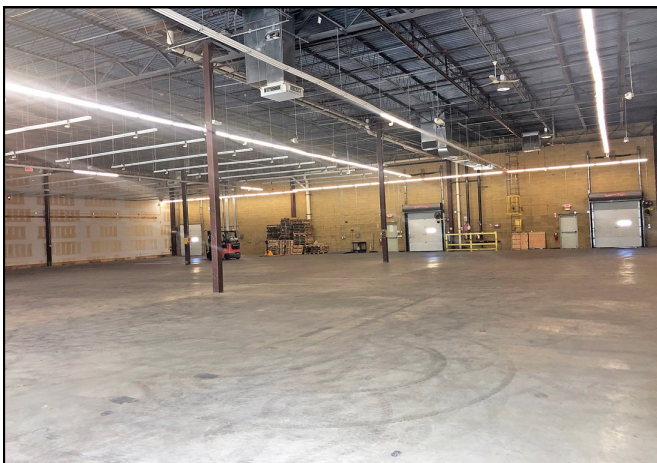
TOWER REALTY CORP.



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

Lease Price: \$11.95 NNN

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



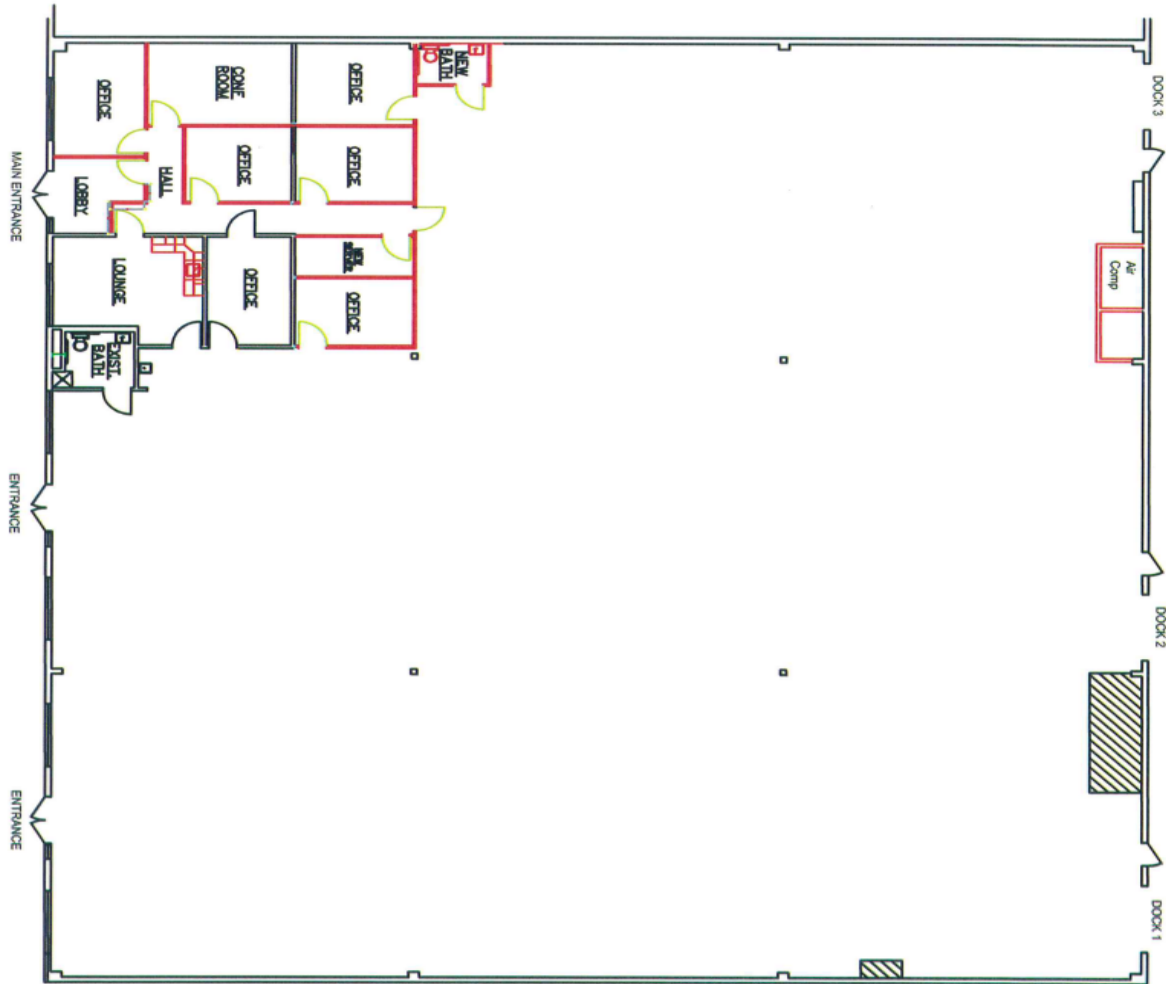
Michael Dimyan
203.948-2891
mdimyan@towercorp.com

**Tower Realty Corp. / 246 Federal Rd., Suite D26, Brookfield, CT 06804 / www.towercorp.com
203-775-5000 Office / 203-546-7793 Fax**

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LAYOUT

559B Federal Road, Unit 1
Brookfield, CT



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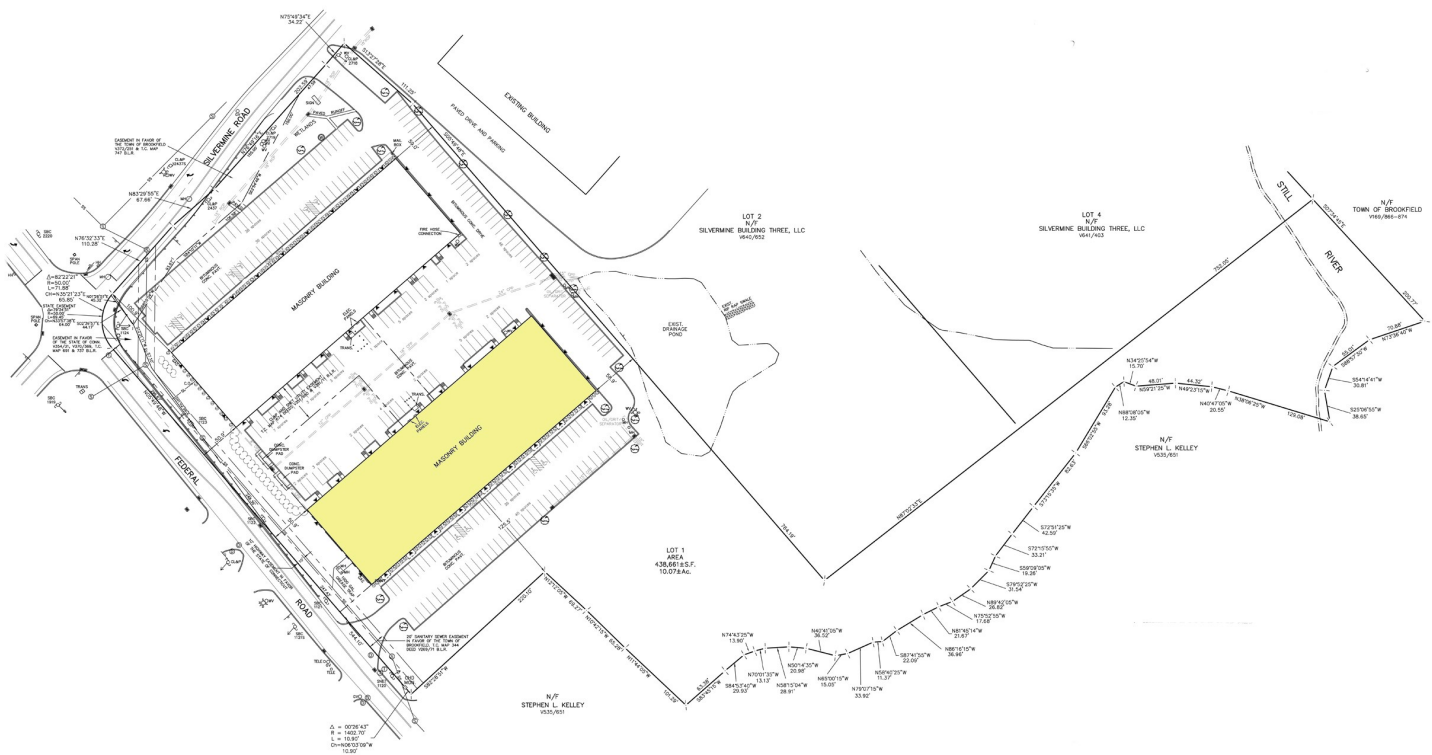


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SITE PLAN

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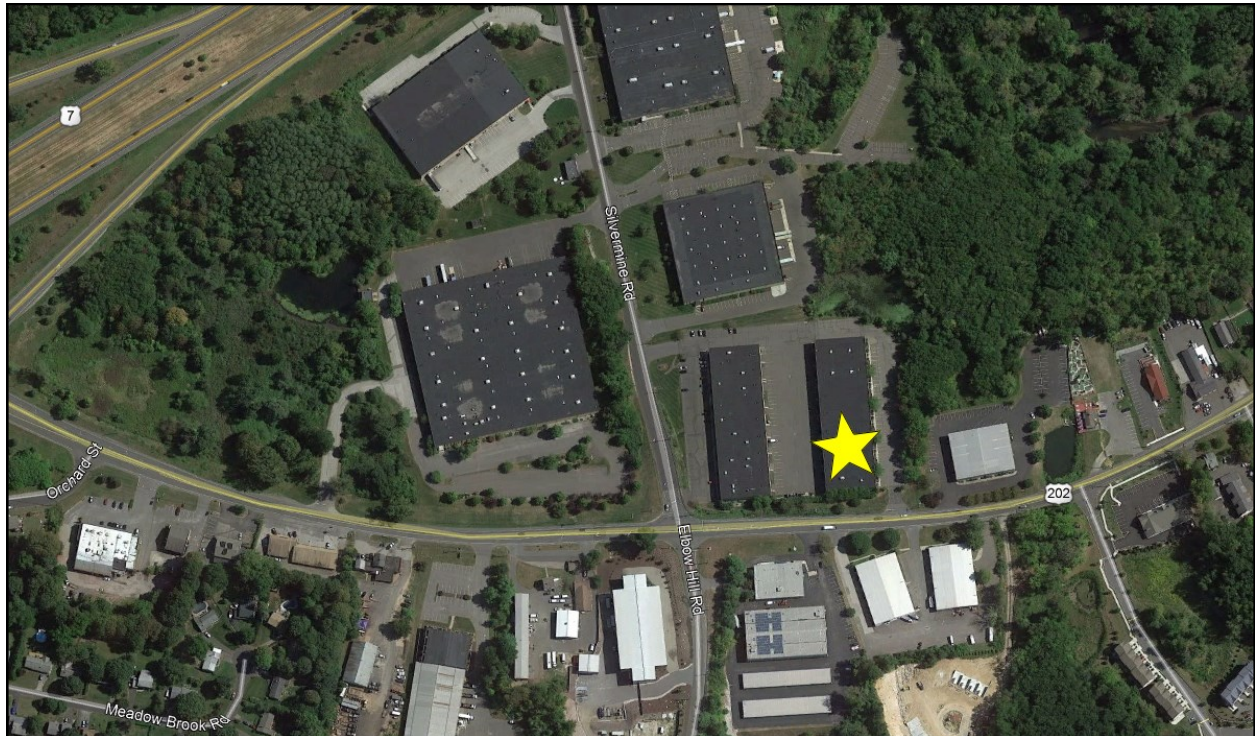


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LOCATION MAP

559B FEDERAL ROAD, UNIT 1
BROOKFIELD, CT



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