

FOR LEASE // NEW CONSTRUCTION READY FOR FALL 2025!



PROPERTY DESCRIPTION

New high bay warehouse with easy access to I84. Building features 22 ft clear ceilings, full sprinkler system, two loading docks, one drive in door, and 600 amp/ 3 phase power. Available Fall 2025!

PROPERTY HIGHLIGHTS

- Precast Panel Building
- Built 2024-2025
- 5.66 Acres
- 2 Loading Docks
- 1 Drive in Door
- Fully Sprinklered
- 800 Amp 3 Phase Power
- 22 Ft Clear Ceilings
- Propane Heat
- Full A/C
- Two Handicap Baths
- City Water & Sewer

113 SILVERMINE RD, BROOKFIELD, CT

Lease Rate:	\$14.00 SF/yr (NNN)
Available SF:	21,102 SF

DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Total Households	1,285	4,974	10,699
Total Population	3,130	12,222	25,167
Average HH Income	\$123,887	\$127,856	\$127,393



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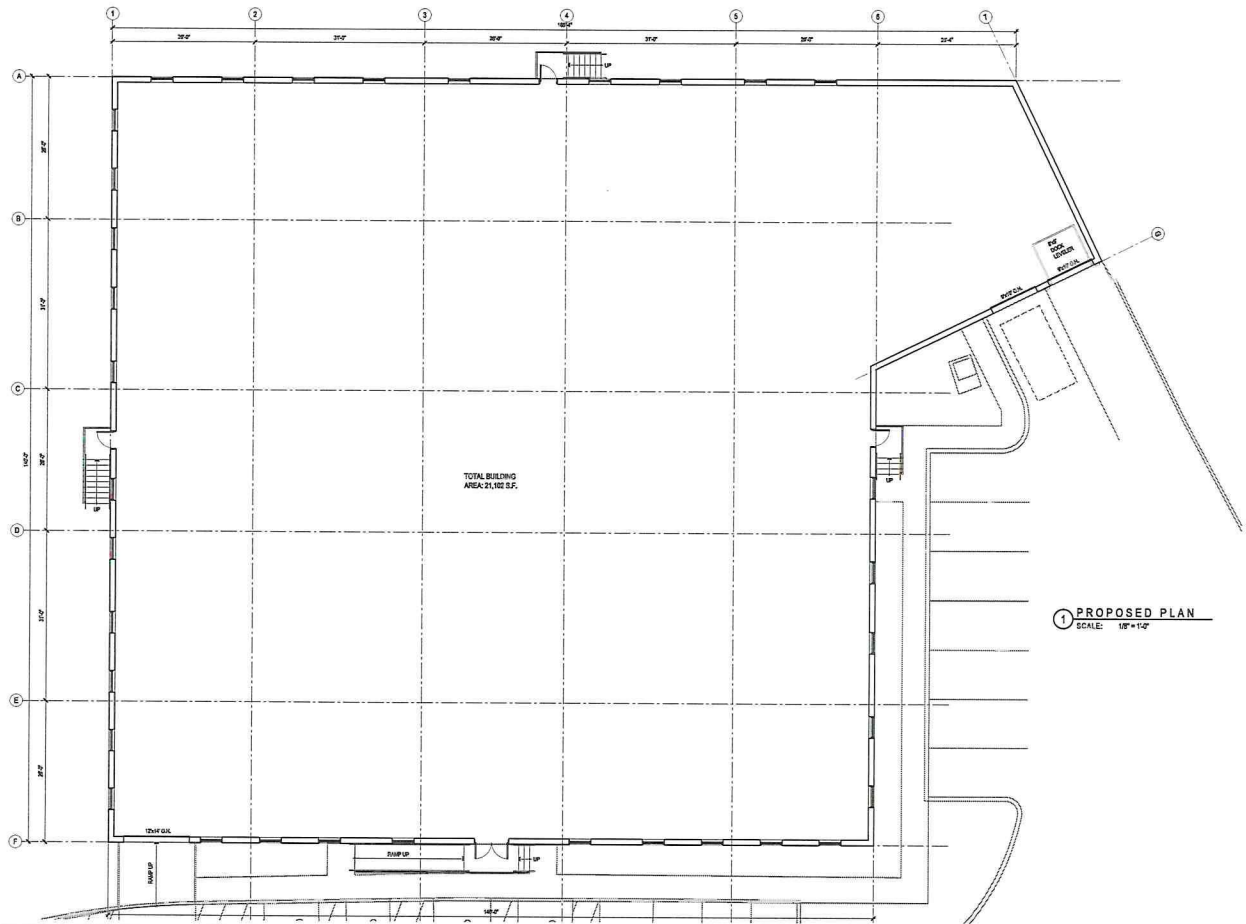
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H & R DESIGN, INC.
Facilities Design & Planning
50 Osborne Street Danbury, CT 06810
Phone: 203.790.9750 Fax: 203.790.6953

SILVERMINE BUILDING THREE, LLC

NEW BUILDING
113 SILVERMINE ROAD, BROOKFIELD, CT

DS102A

Scale: As Noted
Drawn By: T.J.
Date: 04/11/23



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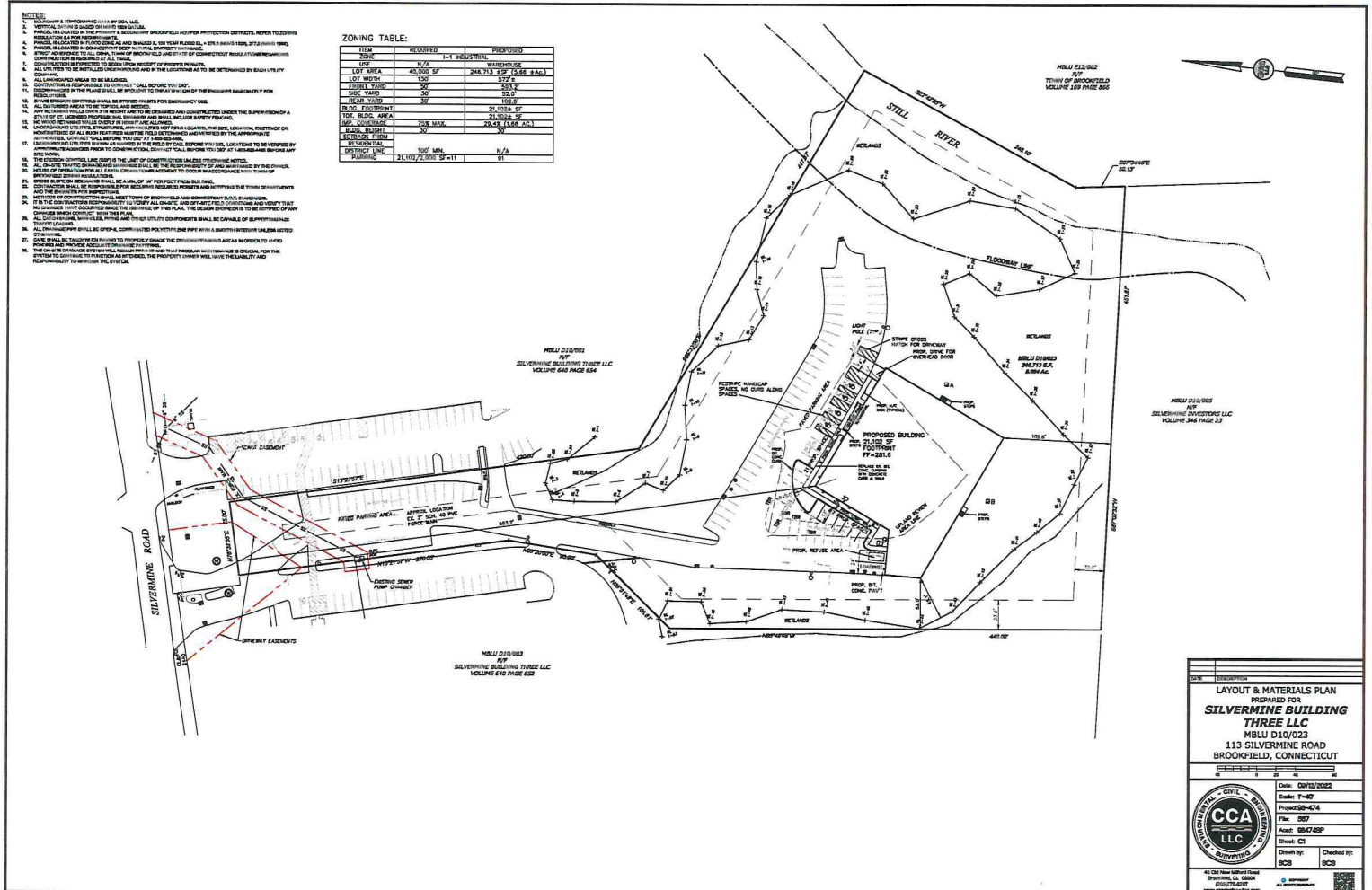
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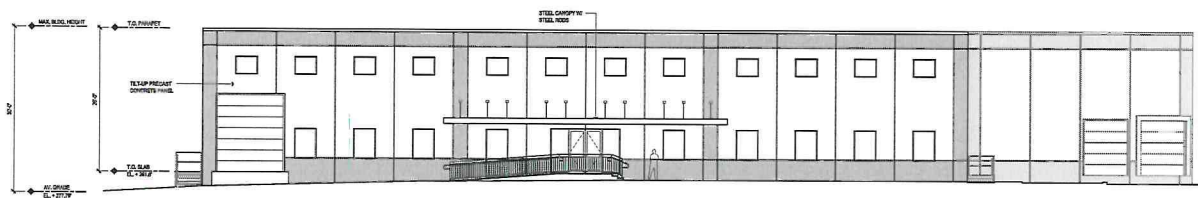


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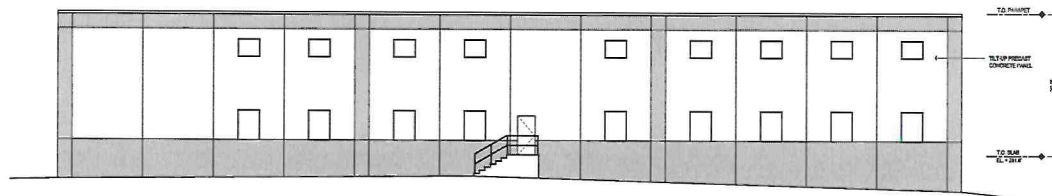


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1 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



2 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



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SILVERMINE BUILDING THREE, LLC

NEW BUILDING
113 SILVERMINE ROAD, BROOKFIELD, CT

DS102B

Scale: AS SHOWN
Drawn By: FZ
Date: 02/27/25



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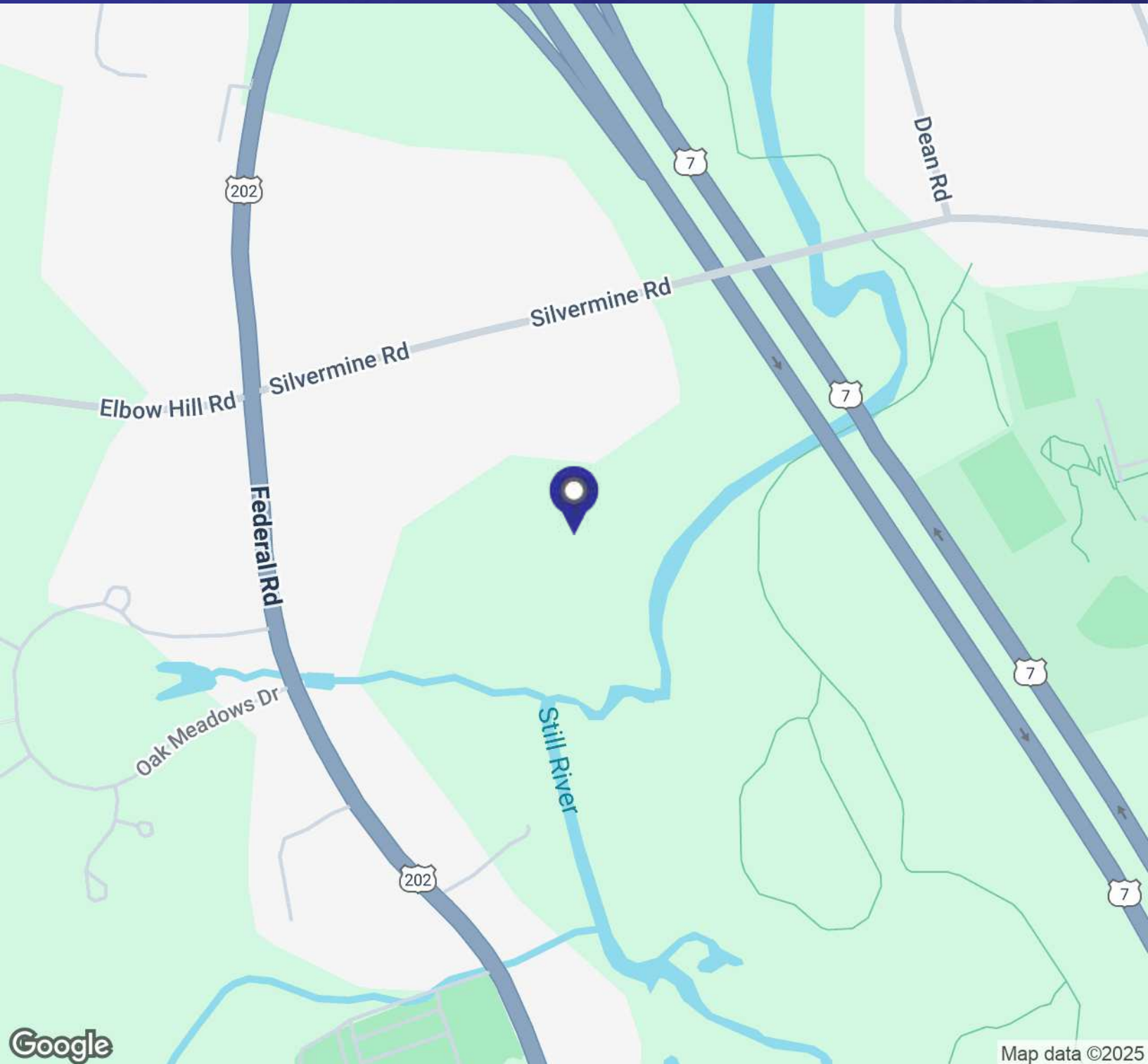
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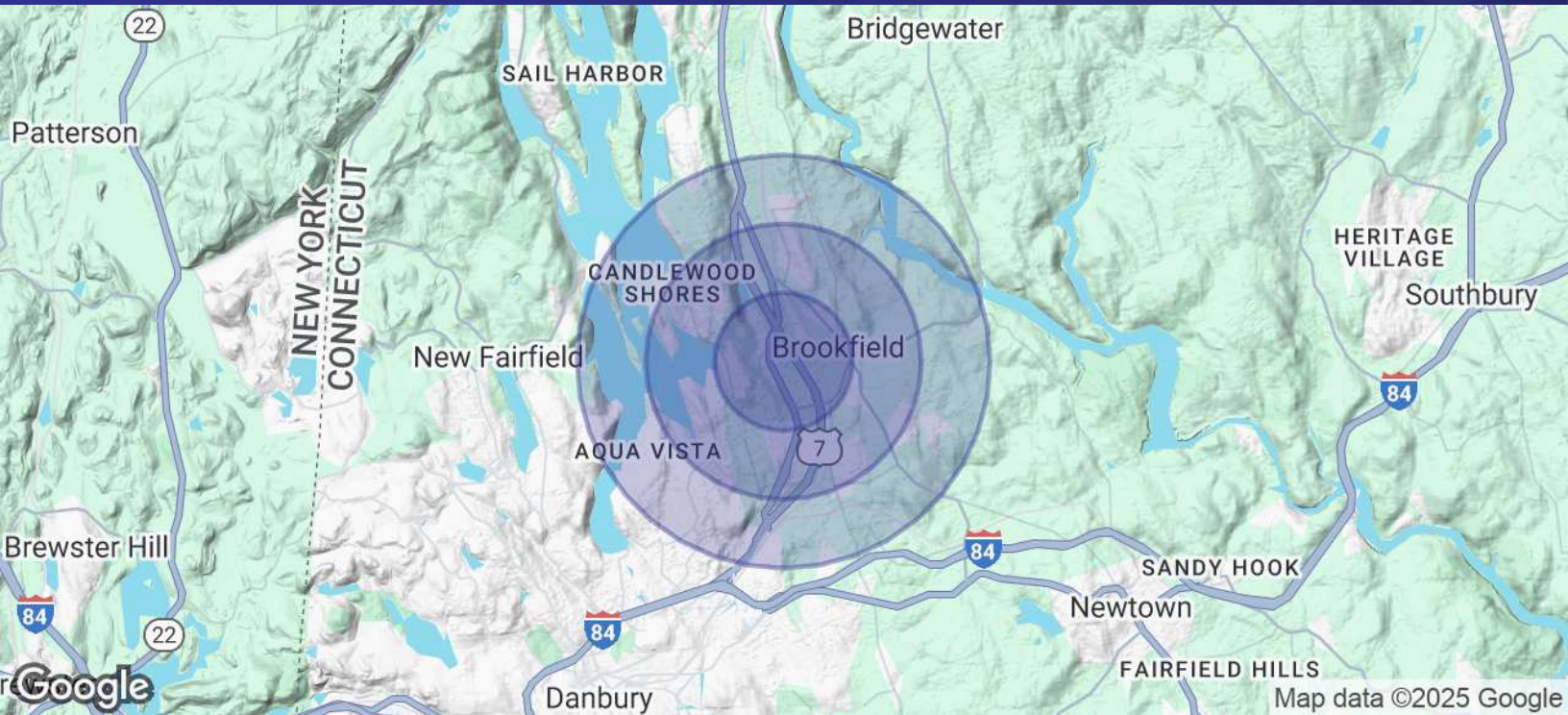
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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	3,130	12,222	25,167
Average Age	42.8	44.0	45.5
Average Age (Male)	40.4	42.5	44.4
Average Age (Female)	43.4	43.7	45.1

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	1,285	4,974	10,699
# of Persons per HH	2.4	2.5	2.4
Average HH Income	\$123,887	\$127,856	\$127,393
Average House Value	\$363,691	\$360,039	\$374,726

2020 American Community Survey (ACS)



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