

~ FOR LEASE ~



TOWER REALTY CORP.

FULLY AIR CONDITIONED WAREHOUSE SPACE



**559B Federal Road, Units 1, 2 & 3
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: | +/- 19,200 Sq. Ft. |
| Layout: | +/- 1,700 office
+/- 17,500 warehouse |
| Zoning: | I-1 Industrial |
| Year Built: | 1999 |
| Loading: | 3 Loading Docks with
Levelers, 1 Drive in door |
| Electrical: | 400 Amp, 3 Phase |
| Ceiling Height: | +/- 22 Ft. Clear |
| Security: | Security System with
Cameras |
| Heating: | Gas Heat |
| Cooling: | Central A/C (14,400 sq. ft.
is air conditioned |
| Plumbing: | 2 Baths |
| Sprinkler: | Yes |
| Utilities: | City Water; Sewer, and Gas |



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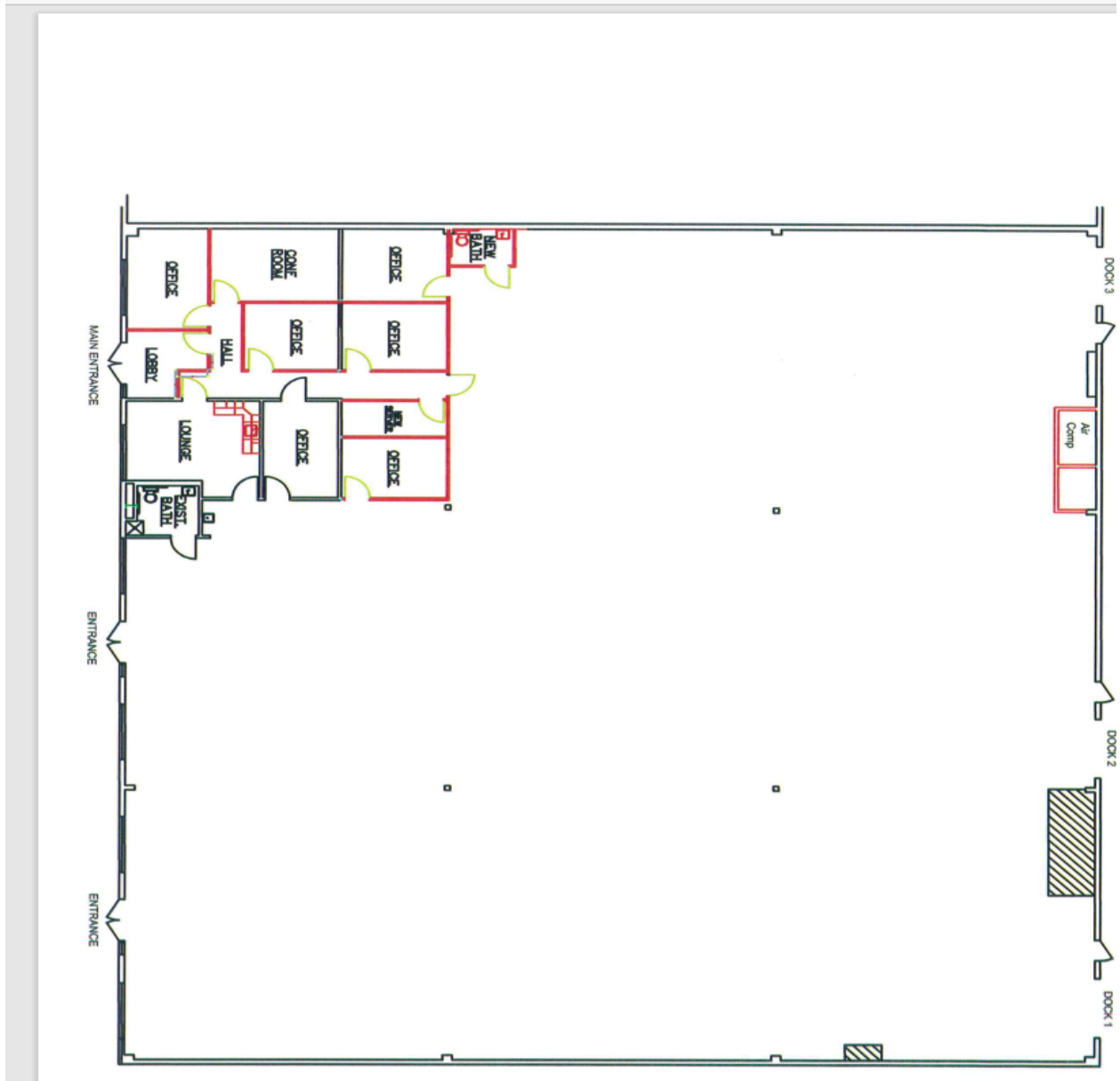
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LAYOUT

559B Federal Road, Unit 1
Brookfield, CT



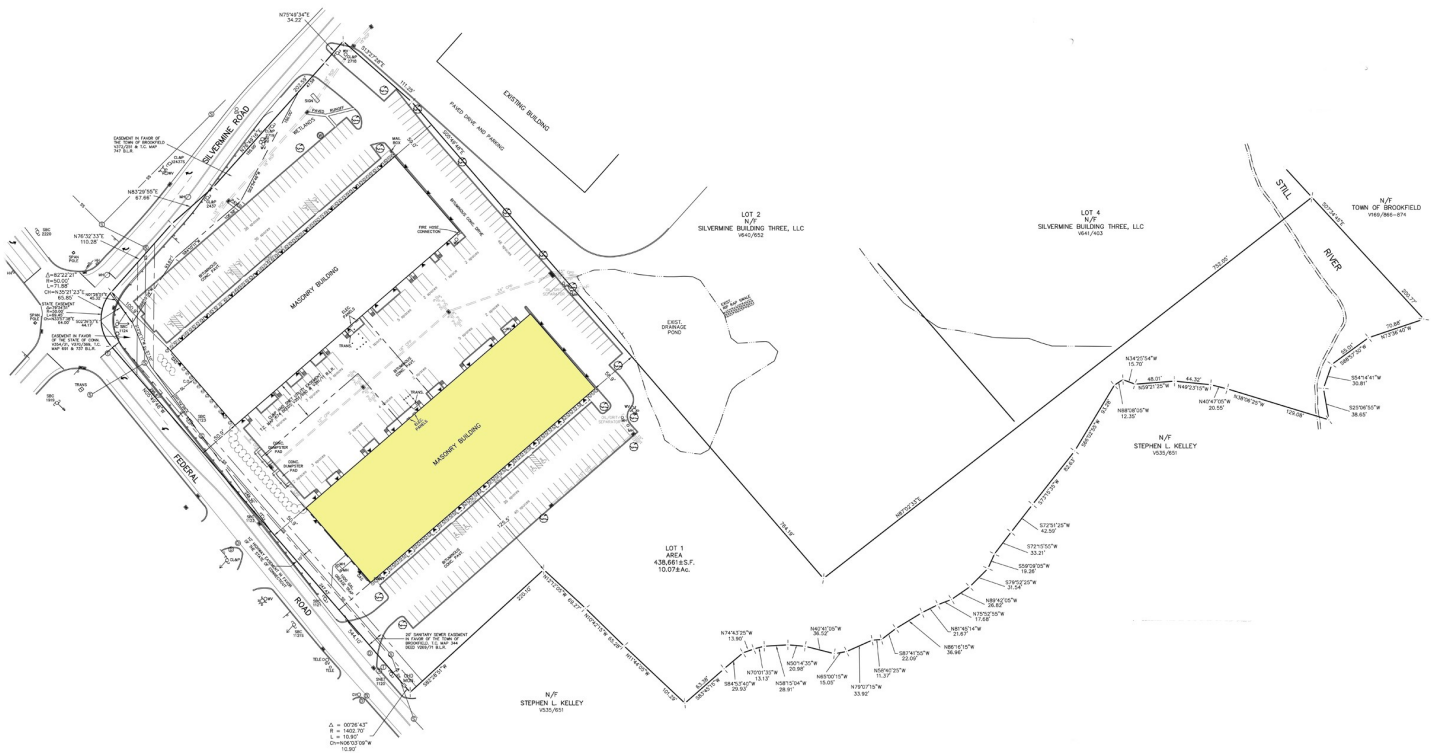
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SITE PLAN

559B Federal Road,
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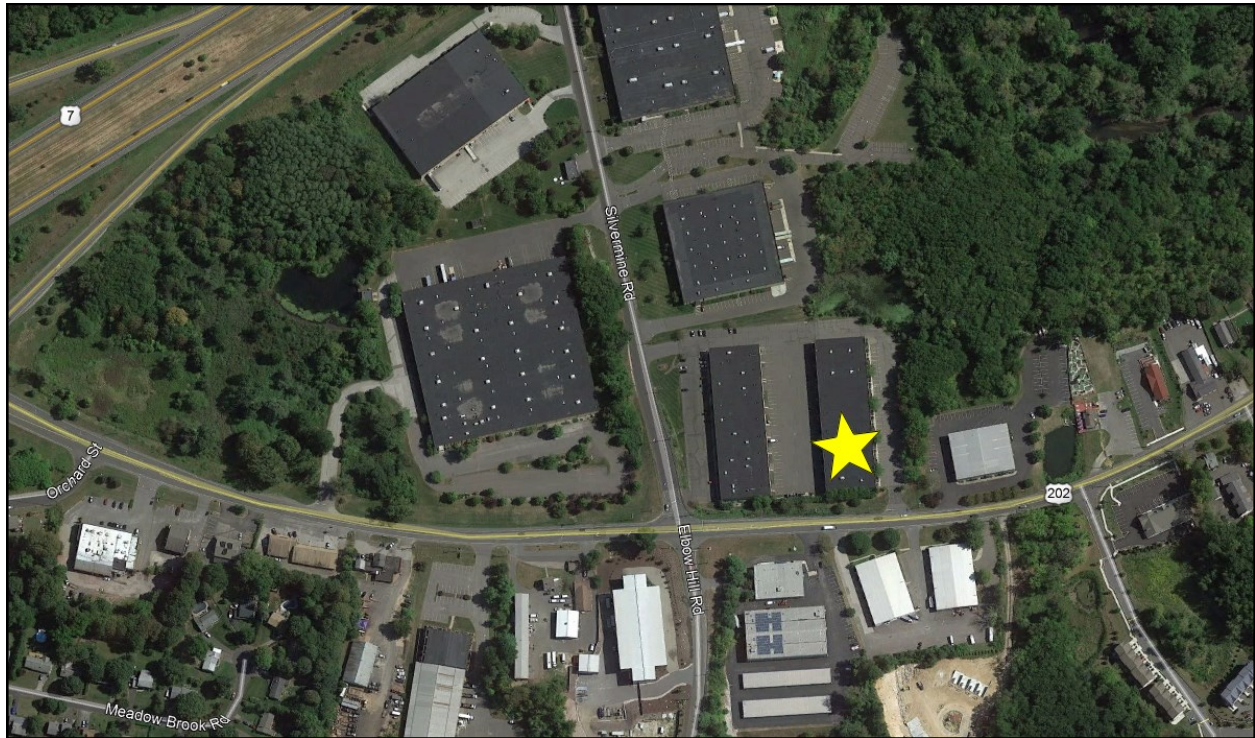
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LOCATION MAP

559B FEDERAL ROAD, UNIT 1
BROOKFIELD, CT



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