

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, one loading dock one drive in and 600 amp/ 3 phase power. Coming 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
- Gas Heat
- Central AC in Office
- 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



MICK CONSALVO

Broker

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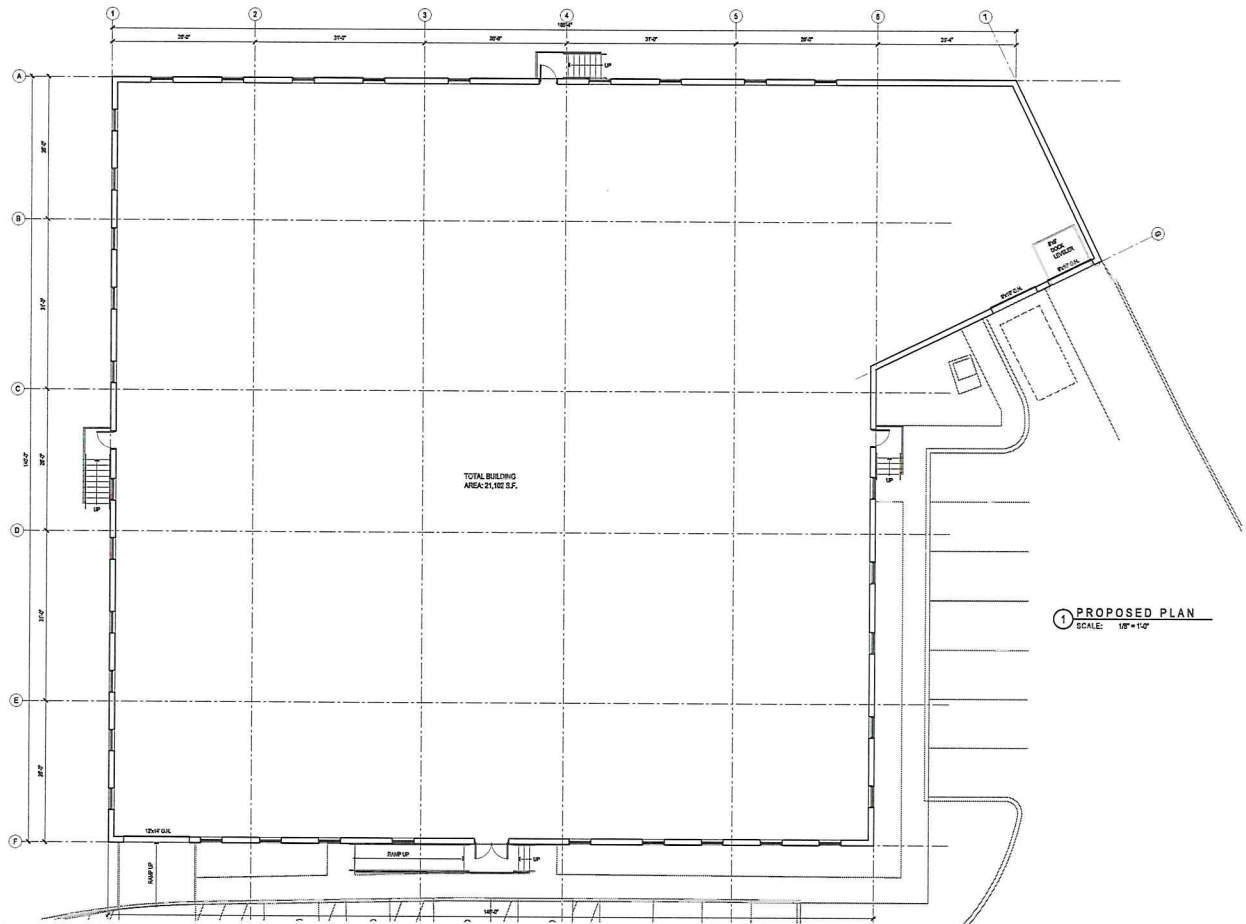
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H & R DESIGN, INC.
Facilities Design & Planning
50 Osborne Street Danbury, CT 06810
Phone: 203.790.9750 Fax: 203.790.6953

SILVERMINE BUILDING THREE, LLC

NEW BUILDING
113 SILVERMINE ROAD, BROOKFIELD, CT

DS102A

Scale: AS NOTED
Drawn By: TJ
Date: 04/13/23



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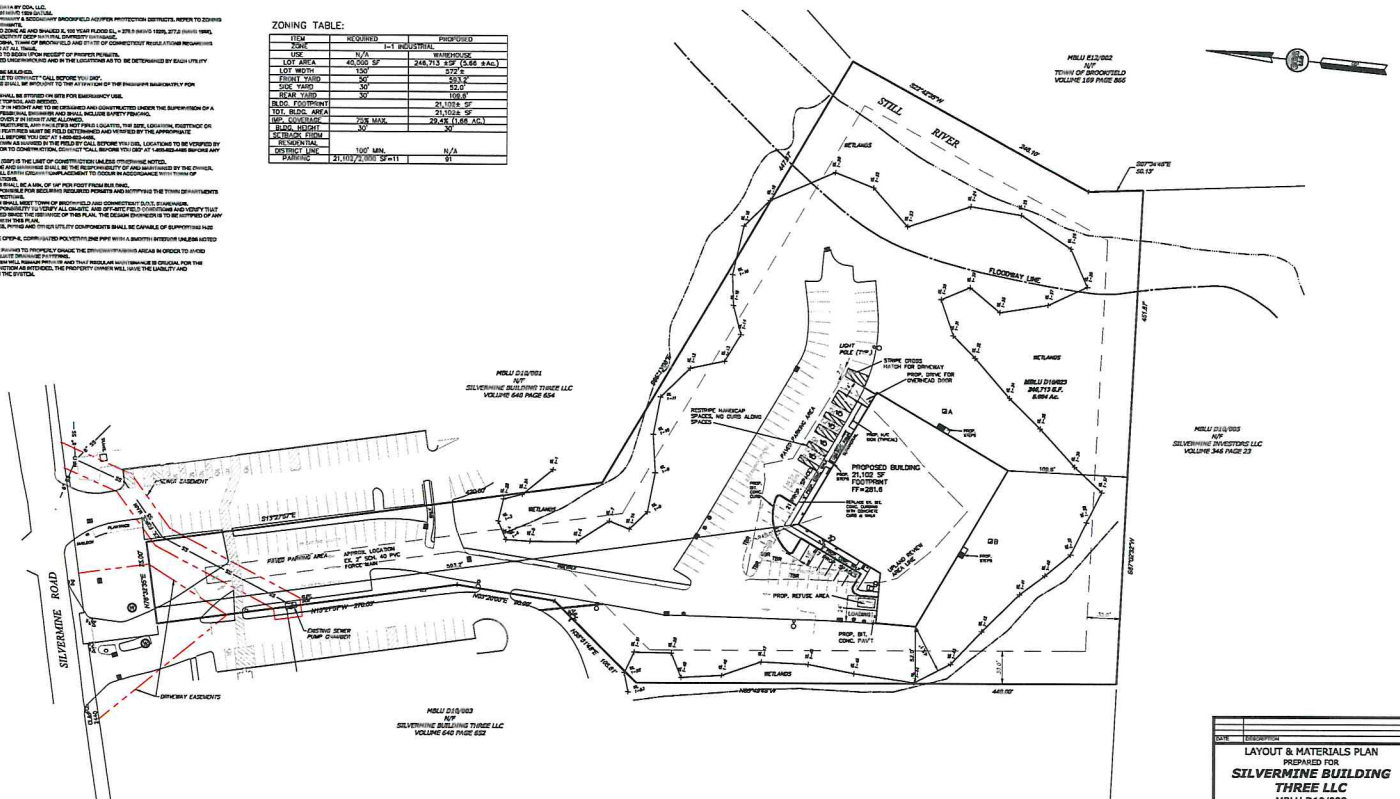
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ZONING TABLE:		
ITEM	REQUIRED	PROPOSED
NAME		I-1 INDUSTRIAL
USE	N/A	WAREHOUSE
LOT AREA	452.00 SF	248,713 ± SF (5.66 ± AC.)
LOT WIDTH	150'	272.8'
FRONT YARD	50'	52.0'
SIDE YARD	30'	32.0'
REAR YARD	50'	108.8'
BLDG. FOOTPRINT		21,102.6 SF
TOT. BLDG. AREA		21,102.6 SF
IMP. COV. AREA	25% MAX.	22.45 (1.66 AC.)
BLDG. HEIGHT	30'	30'
SETBACK FRNTM		
RESIDENTIAL	100' MIN.	N/A
DISTRICT LINE		
PARCEL NO.	21,002.2 ± SQ-11	91



DATE		EXPIRATION	
LAYOUT & MATERIALS PLAN PREPARED FOR SILVERMINE BUILDING THREE LLC MBLU D10/023 113 SILVERMINE ROAD BROOKFIELD, CONNECTICUT			
10		30	

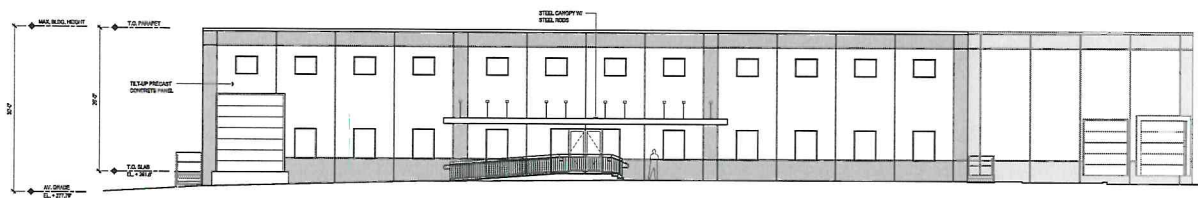


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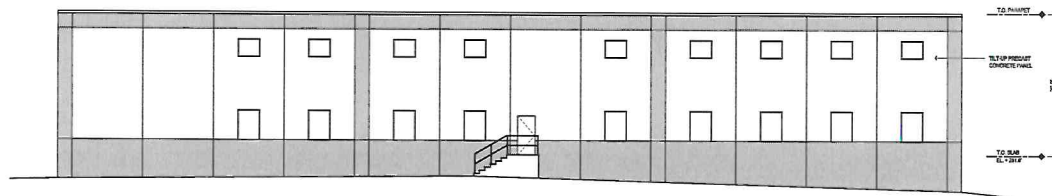


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① NORTH ELEVATION
SCALE: 1/8" = 1'-0"



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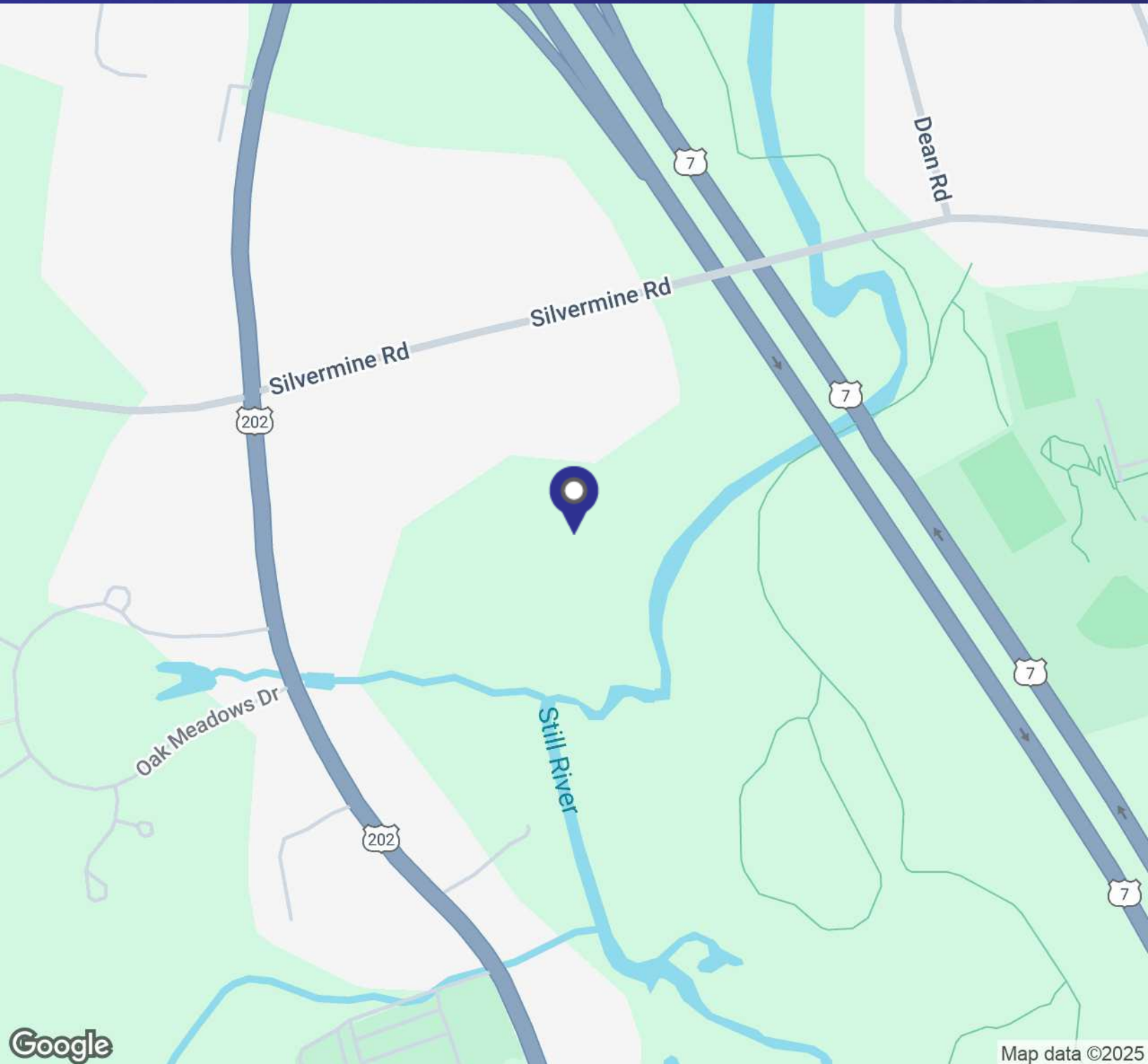
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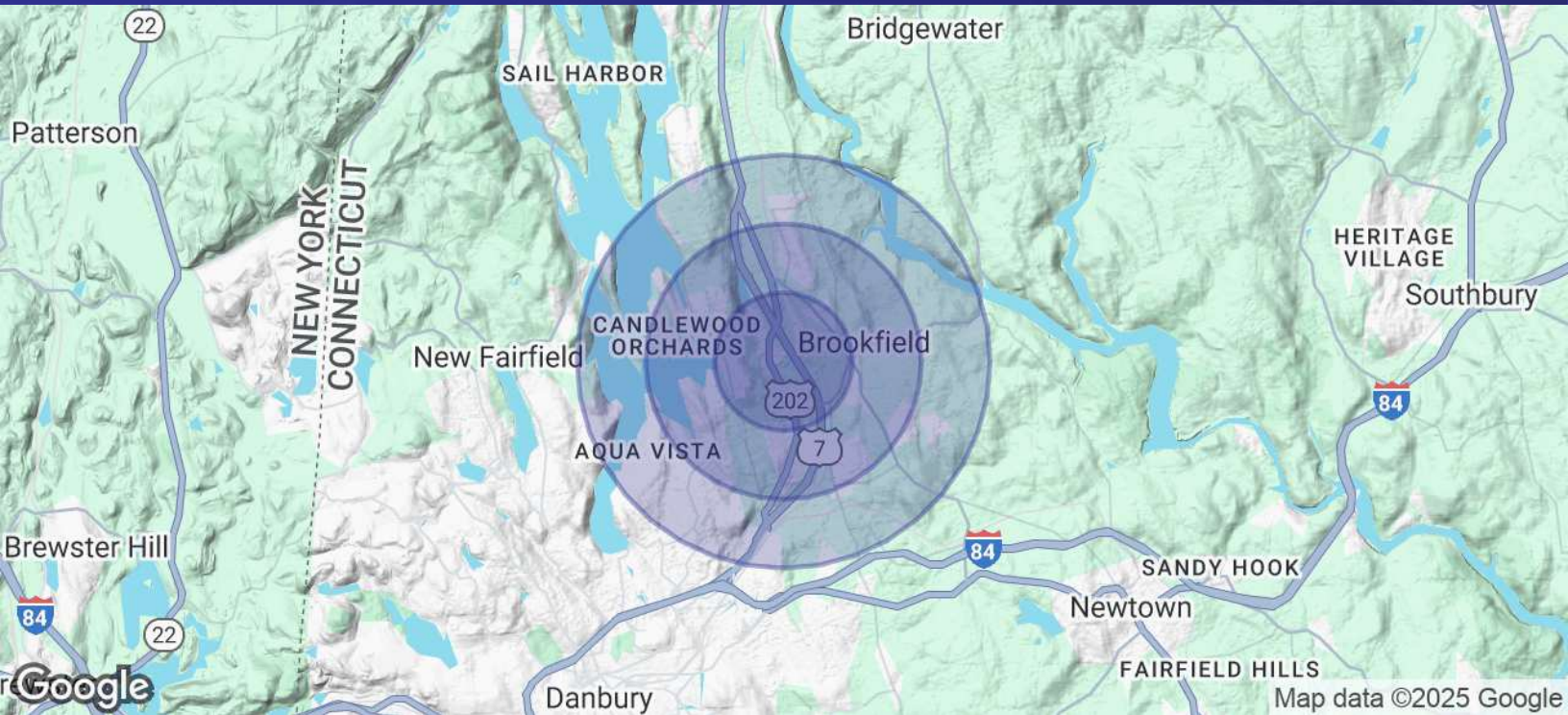
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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	3,130	12,222	25,167
Average Age	42.8	44.0	45.5
Average Age (Male)	40.4	42.5	44.4
Average Age (Female)	43.4	43.7	45.1

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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