

FOR LEASE // WAREHOUSE SPACE (NEW CONSTRUCTION)



PROPERTY DESCRIPTION

NEW CONSTRUCTION! Ideal space for warehouse, distribution, assembly, R&D or light manufacturing. Great location on Rt. 7 with easy access to I-84!

PROPERTY HIGHLIGHTS

- Construction: Metal with Glass Front
- Zoning: C-GN
- Electrical: 200 Amp, 3 Phase
- Ceiling Height: +/- 25 Ft
- Loading: 14' x 14' Drive-In Door Per Unit, Shared Loading Dock
- Heating: Gas Heat
- Plumbing: Handicap Bath
- Utilities: City Water, Sewer + Gas
- 16x12 Office with Window
- Slop Sink

2 PRODUCTION DR, BROOKFIELD, CT

Lease Rate:	\$3,800/month + Utilities (Gross)
Number of Units:	1
Available SF:	2,592 SF
Building Size:	18,000 SF

DEMOGRAPHICS	0.5 MILES	1 MILE	1.5 MILES
Total Households	347	1,198	2,349
Total Population	851	3,053	6,032
Average HH Income	\$150,763	\$137,314	\$135,119



MICK CONSALVO

Broker

203.241.5188

mconsalvo@towercorp.com



TOMMY CONSALVO

Broker

203.482.5792

tconsalvo@towercorp.com

FOR LEASE // WAREHOUSE SPACE (NEW CONSTRUCTION)

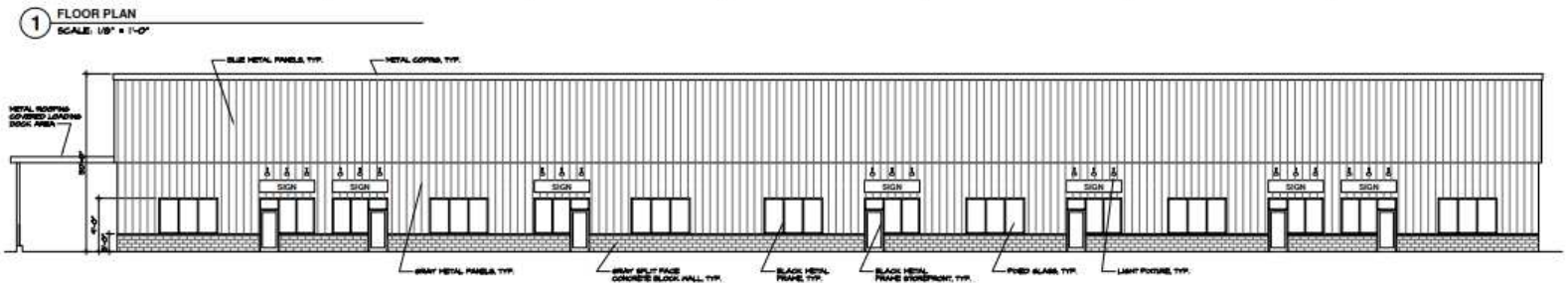


MICK CONSALVO
Broker
203.241.5188
mconsalvo@towercorp.com



TOMMY CONSALVO
Broker
203.482.5792
tconsalvo@towercorp.com

FOR LEASE // WAREHOUSE SPACE (NEW CONSTRUCTION)



MICK CONSALVO

Broker

203.241.5188

mconsalvo@towercorp.com



TOMMY CONSALVO

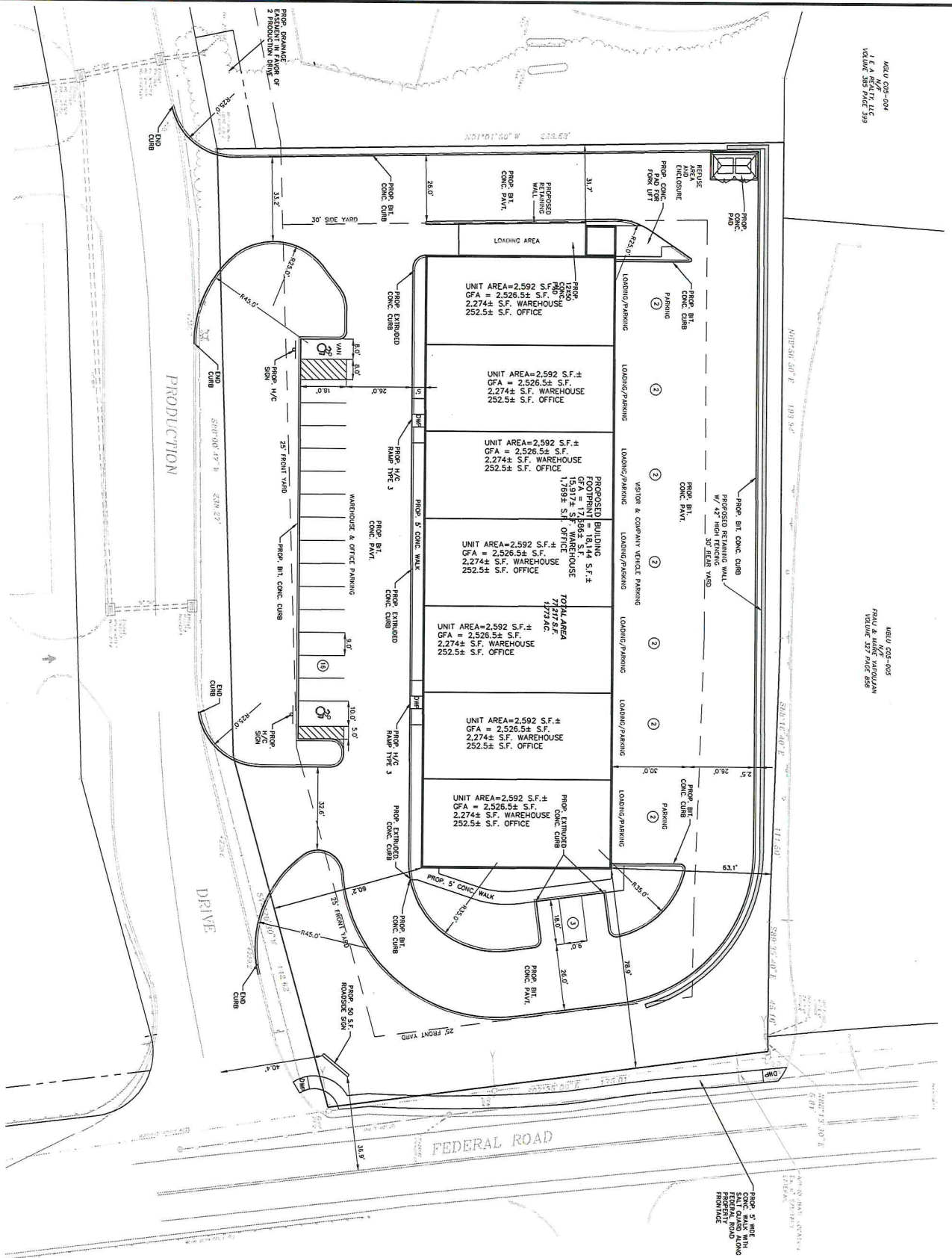
Broker

203.482.5792

tconsalvo@towercorp.com

MEU 005-004
N/E 1/4, T1C
100' x 300' x 300'

MEU 005-005
N/E 1/4, T1C
100' x 300' x 300'

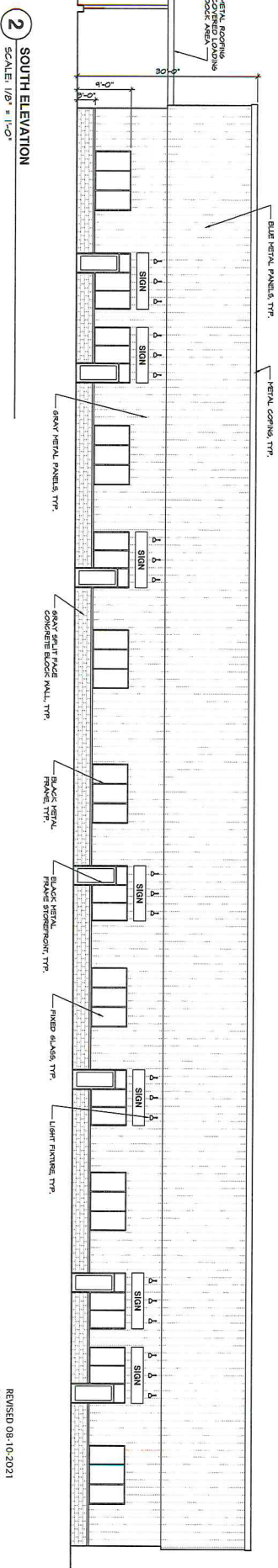
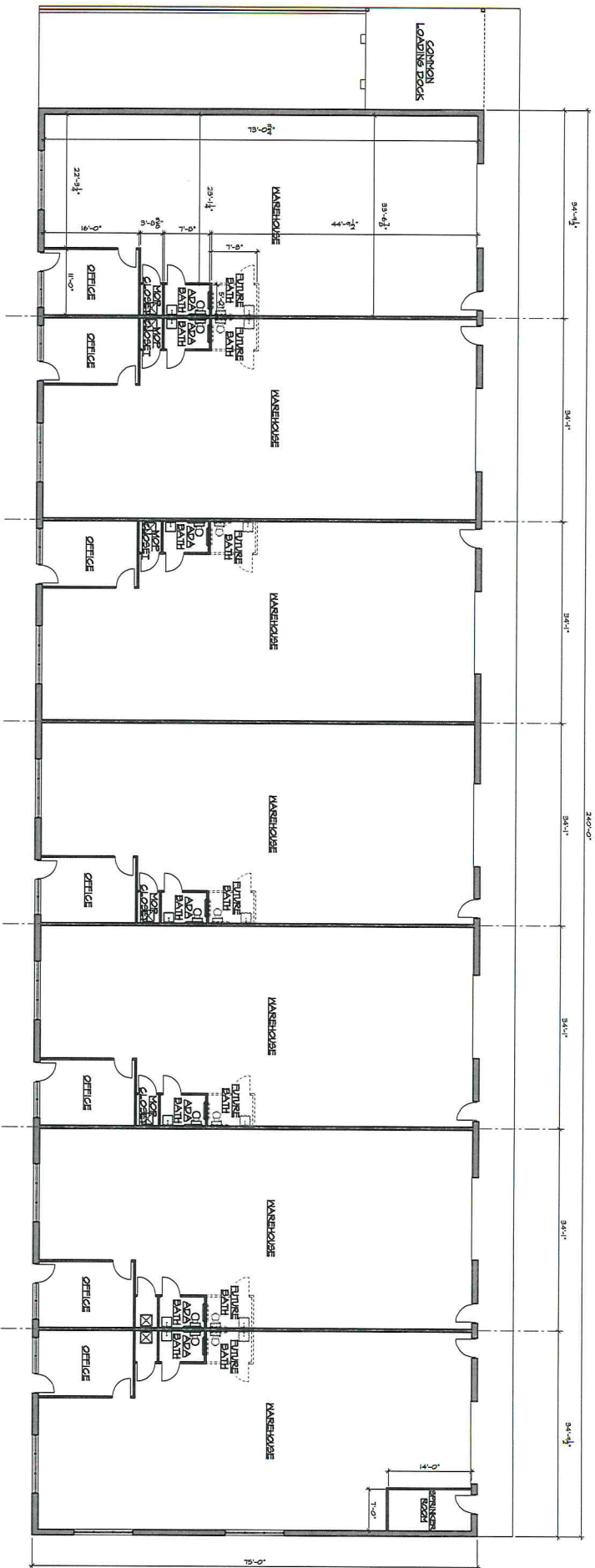


PARKING TABLE:

ITEM	TYPE	AMOUNT
1	CONC. DRIVE	100.00
2	CONC. DRIVE	100.00
3	CONC. DRIVE	100.00
4	CONC. DRIVE	100.00
5	CONC. DRIVE	100.00
6	CONC. DRIVE	100.00
7	CONC. DRIVE	100.00
8	CONC. DRIVE	100.00
9	CONC. DRIVE	100.00
10	CONC. DRIVE	100.00
11	CONC. DRIVE	100.00
12	CONC. DRIVE	100.00
13	CONC. DRIVE	100.00
14	CONC. DRIVE	100.00
15	CONC. DRIVE	100.00
16	CONC. DRIVE	100.00
17	CONC. DRIVE	100.00
18	CONC. DRIVE	100.00
19	CONC. DRIVE	100.00
20	CONC. DRIVE	100.00
21	CONC. DRIVE	100.00
22	CONC. DRIVE	100.00
23	CONC. DRIVE	100.00
24	CONC. DRIVE	100.00
25	CONC. DRIVE	100.00
26	CONC. DRIVE	100.00
27	CONC. DRIVE	100.00

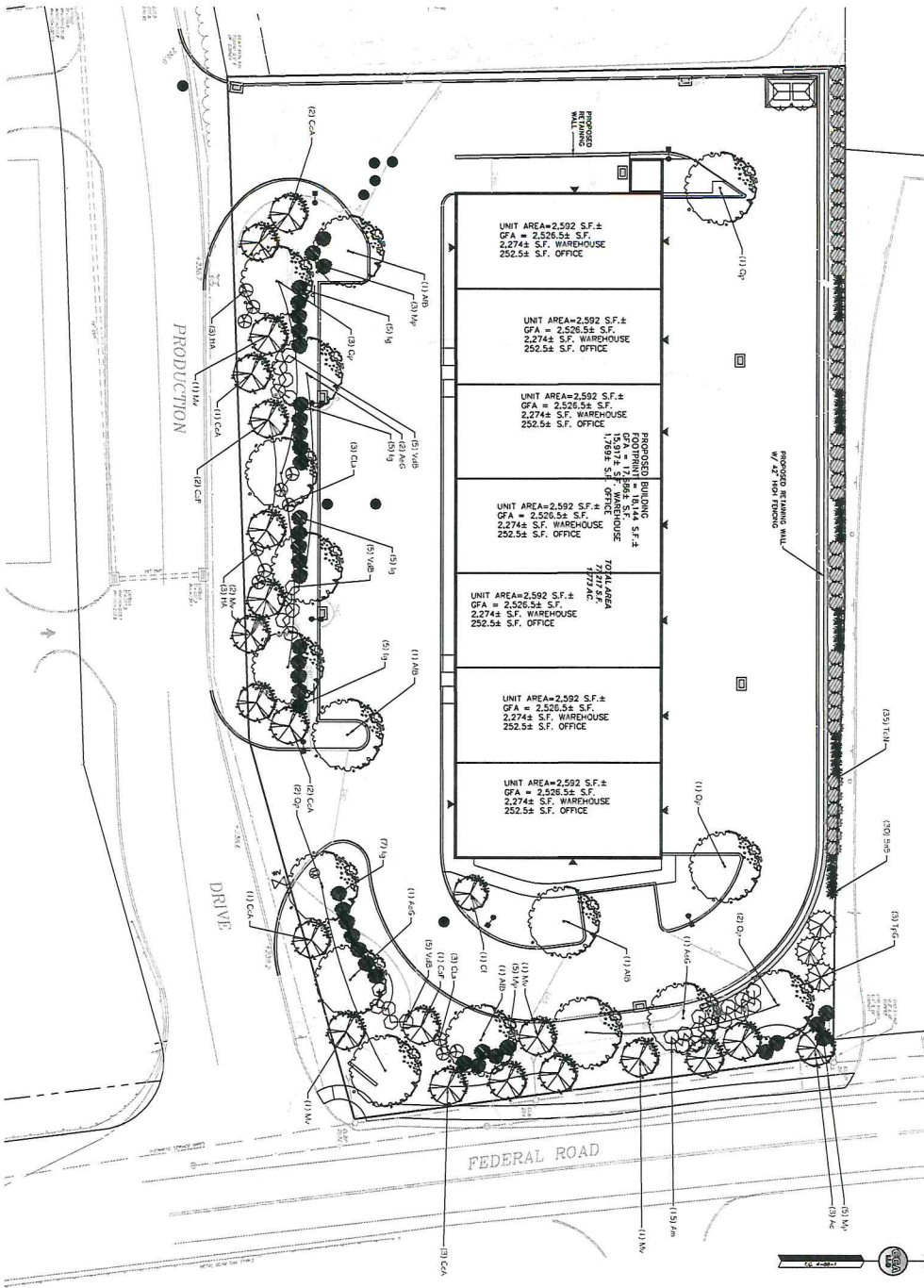
NOTES:

1. ALL DIMENSIONS ARE IN FEET AND INCHES.
2. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE DRIVE.
3. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE DRIVE.
4. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE DRIVE.
5. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE DRIVE.
6. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE DRIVE.
7. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE DRIVE.
8. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE DRIVE.
9. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE DRIVE.
10. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE DRIVE.
11. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE DRIVE.
12. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE DRIVE.
13. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE DRIVE.
14. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE DRIVE.
15. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE DRIVE.
16. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE DRIVE.
17. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE DRIVE.
18. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE DRIVE.
19. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE DRIVE.
20. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE DRIVE.
21. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE DRIVE.
22. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE DRIVE.
23. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE DRIVE.
24. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE DRIVE.
25. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE DRIVE.
26. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE DRIVE.
27. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE DRIVE.



Elevated Design Works, LLC 17 Biddford Lane New Milford, CT 06776 Tel: 860.389.1000 Email: bdsdesignworks@gmail.com		SCHEMATIC DESIGN FLOOR PLAN FRONT ELEVATION		NEW WAREHOUSE BUILDING 7 TENANTS 484-484A FEDERAL ROAD BROOKFIELD, CONNECTICUT	
Drawn by	CS	Checked by	BD	Date	05-24-21
Scale	As noted	Job No.	1166	SD-1	

REVISED 08-10-2021
REVISED 07-19-2021

[illegible]

NOTE:

1. SEE DRAWING N2 FOR PLANTING DETAILS AND NOTES.

FINE LAWN GRASS SEED MIX
 30% UNION KENTUCKY BLUE GRASS
 40% KENTUCKY BLUE GRASS
 20% PENNAMA RED FESCUE
 10% ANNUAL RYEGRASS

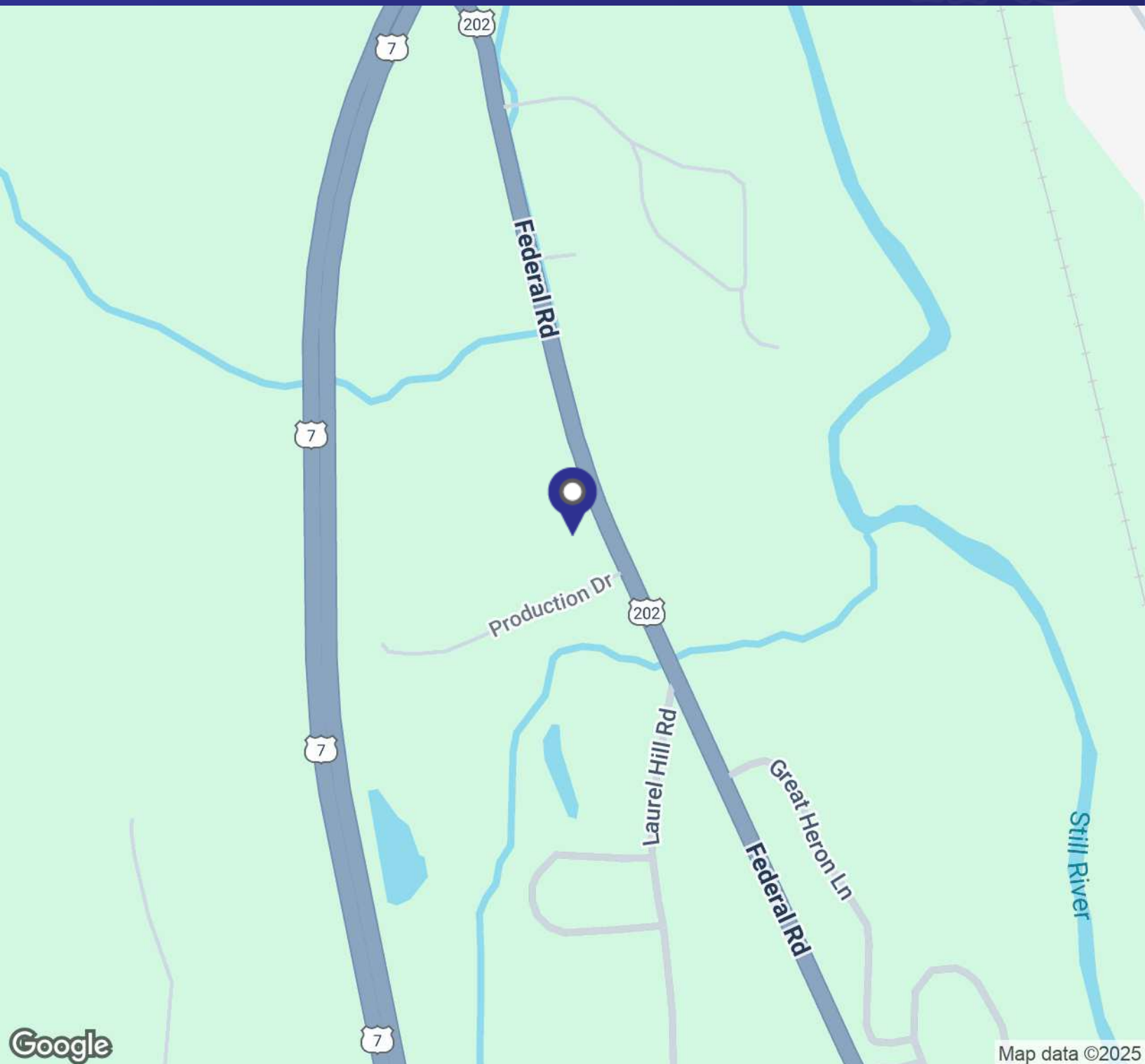
NOTE:
 ALL DISTURBED AREAS & THOSE
 AREAS NOT PLANTED WITH TREES
 OR SHRUBS TO BE TOPSOILED (4"
 MIN.) & SEEDED OR SOODED, TYP.

DATE	12/15/2015	TIME	10:00 AM
BY	J. J. WATKINS		
PROJECT	LANDSCAPE PLAN		
PREPARED FOR	PMD PROPERTIES, LLC 065-006, 065-007 & 065-022 984-984A FEDERAL ROAD & 2 PRODUCTION DRIVE BROOKFIELD, CONNECTICUT		
DATE	6/20/15	SCALE	1" = 20'
DRAWN BY	006-00000	PROJ NO	006-00000
CHECKED BY	006-00000	REV NO	006-00000
APPROVED BY	006-00000	APPROVED	006-00000
DATE	6/20/15	DATE	6/20/15
BY	J. J. WATKINS	BY	J. J. WATKINS

CCA Engineering LLC
 1000 Main Street
 Suite 200
 Wallingford, CT 06495
 Phone: 203-261-1111
 Fax: 203-261-1112
 Email: info@cca-engineering.com
 Website: www.cca-engineering.com

ALL RIGHTS RESERVED
 11/15/2015

FOR LEASE // WAREHOUSE SPACE (NEW CONSTRUCTION)



MICK CONSALVO

Broker

203.241.5188

mconsalvo@towercorp.com



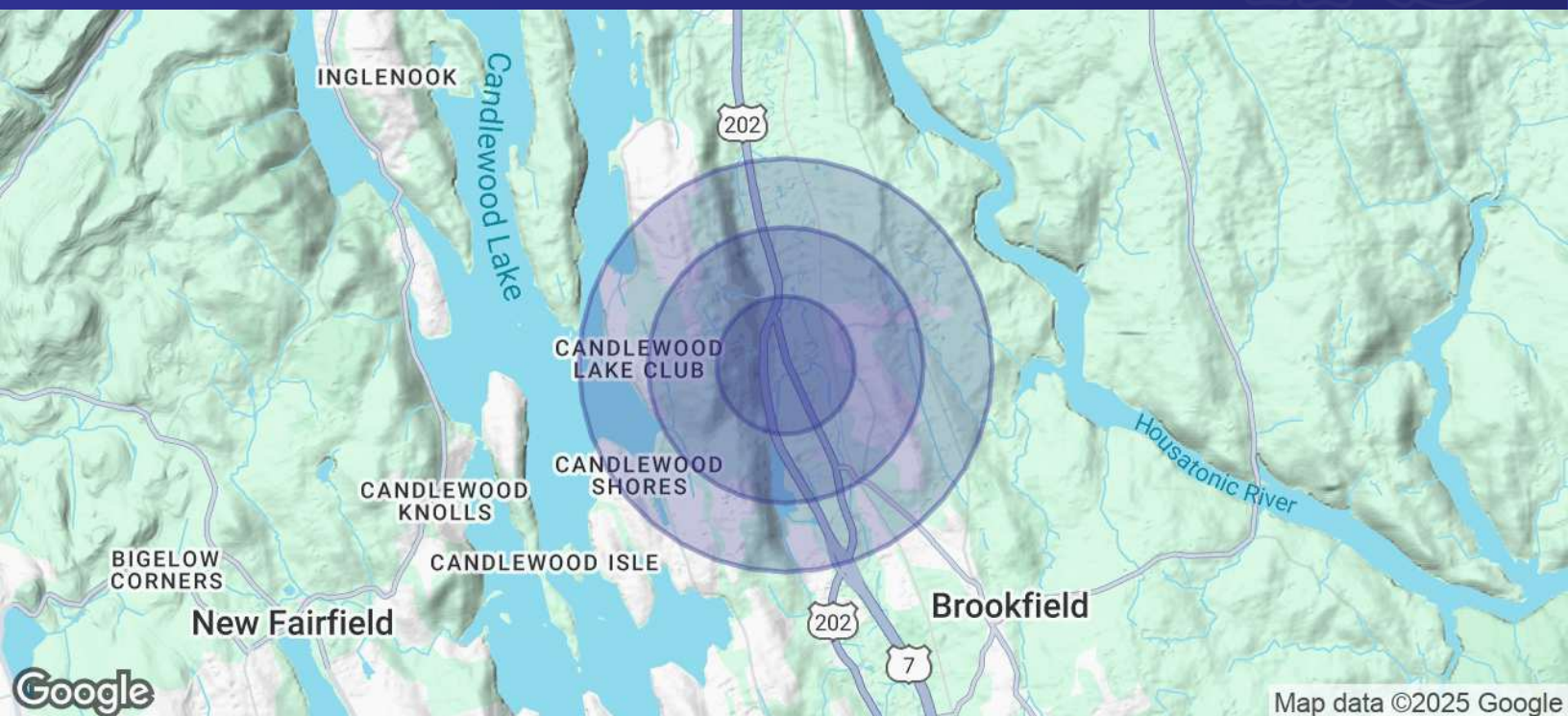
TOMMY CONSALVO

Broker

203.482.5792

tconsalvo@towercorp.com

FOR LEASE // WAREHOUSE SPACE (NEW CONSTRUCTION)



POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	851	3,053	6,032
Average Age	48.2	45.2	43.1
Average Age (Male)	39.2	40.5	40.6
Average Age (Female)	51.7	46.4	43.5

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	347	1,198	2,349
# of Persons per HH	2.5	2.5	2.6
Average HH Income	\$150,763	\$137,314	\$135,119
Average House Value	\$409,912	\$399,952	\$403,801

2020 American Community Survey (ACS)



MICK CONSALVO

Broker

203.241.5188

mconsalvo@towercorp.com



TOMMY CONSALVO

Broker

203.482.5792

tconsalvo@towercorp.com