

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:	\$3,400/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	186	809	2,146
Total Population	451	2,073	5,562
Average HH Income	\$197,355	\$167,885	\$165,439



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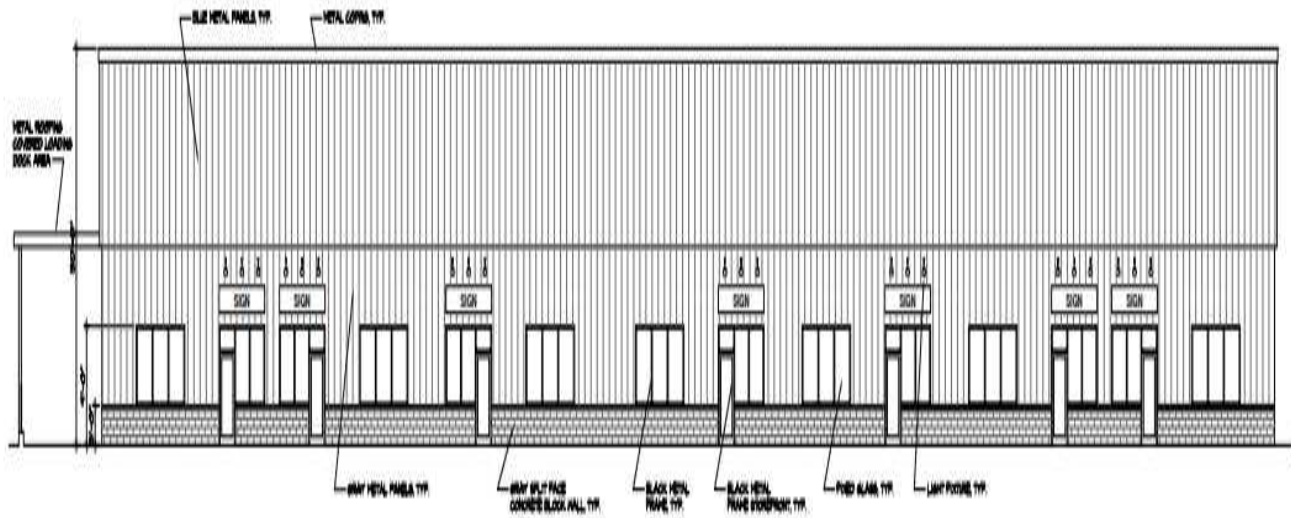


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2 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

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

Elevated Design Works, LLC BBS Design, LLC 17 Northwood Lane	SCHEMATIC DESIGN FLOOR PLAN	NEW WAREHOUSE BUILDING 7 TENANTS	<table><tr><td>Drawn by</td><td>CB</td><td rowspan="3">Drawing No.</td></tr><tr><td>Checked by</td><td>BD</td></tr><tr><td>Date</td><td>04.26.21</td></tr></table>	Drawn by	CB	Drawing No.	Checked by	BD	Date	04.26.21
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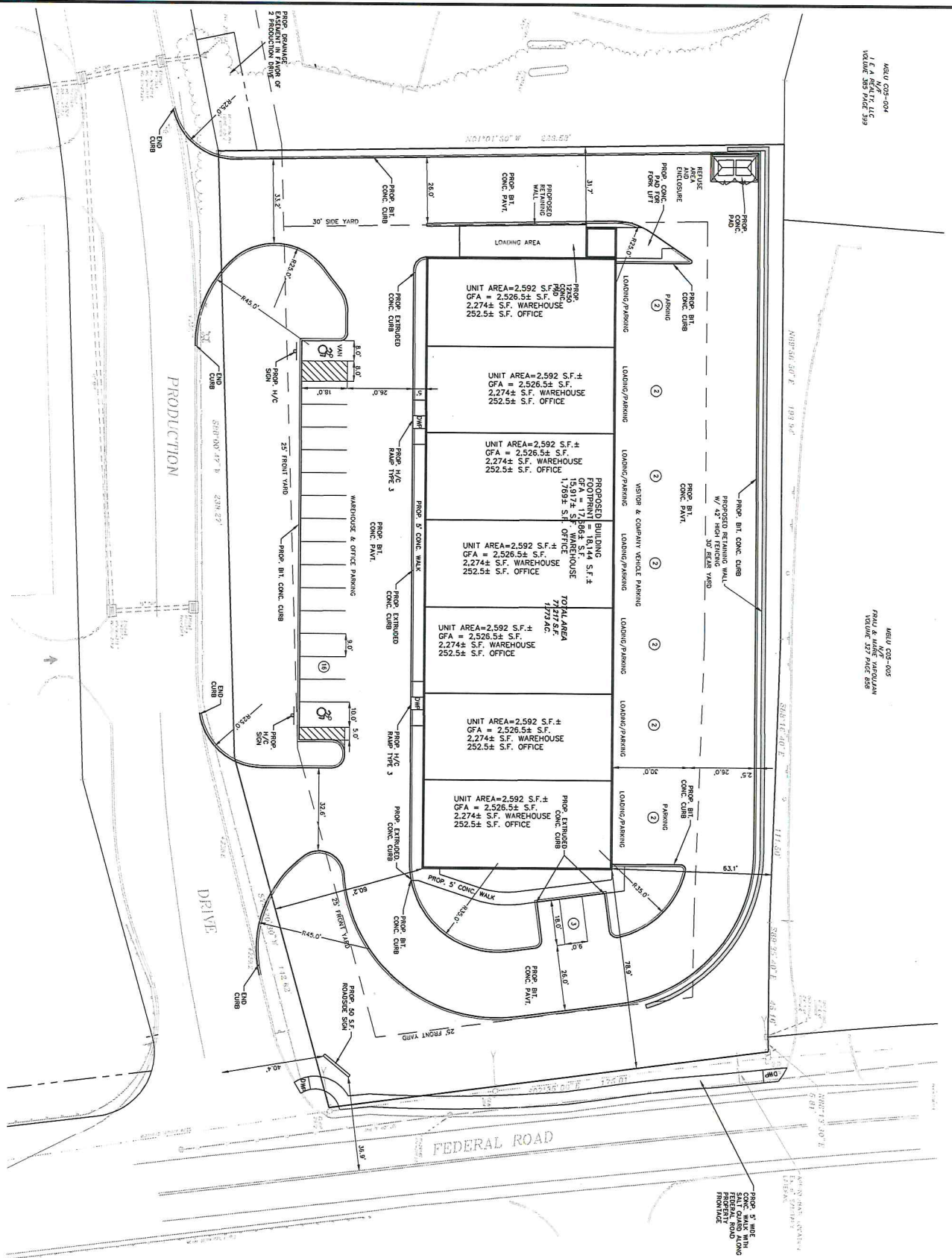
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MEU 005-004
N/E 1/4, T1C
100' x 300' x 300'

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

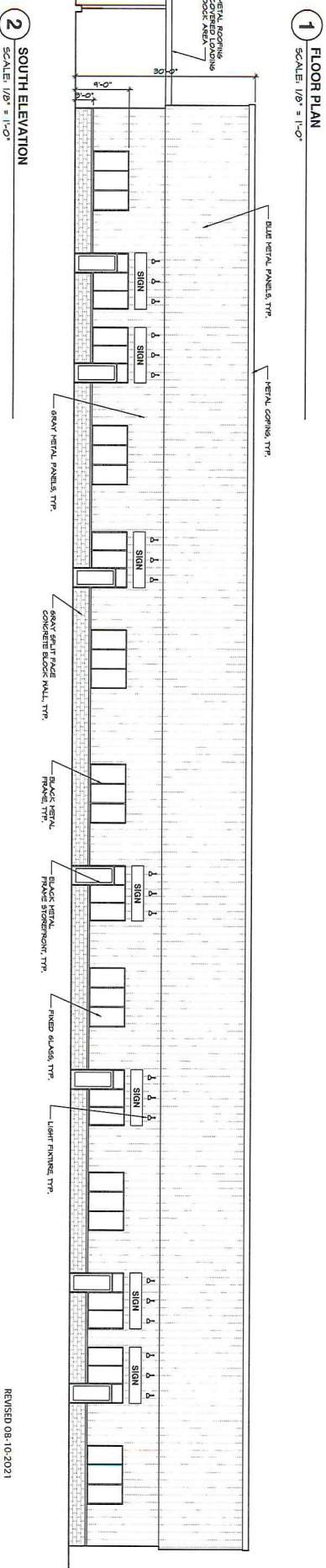
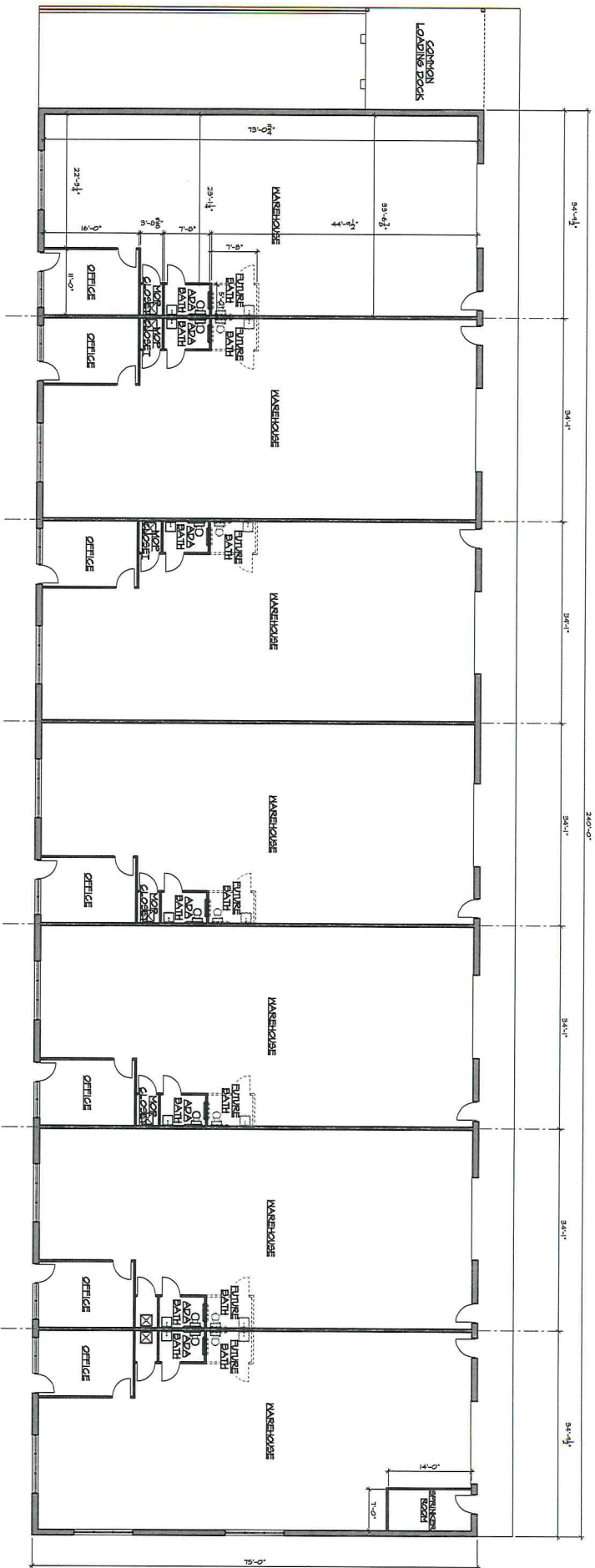


PARKING TABLE:

ITEM	TYPE	AREA
1	CONC. DRIVE	100' x 300'
2	CONC. DRIVE	100' x 300'
3	CONC. DRIVE	100' x 300'
4	CONC. DRIVE	100' x 300'
5	CONC. DRIVE	100' x 300'
6	CONC. DRIVE	100' x 300'
7	CONC. DRIVE	100' x 300'
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17	CONC. DRIVE	100' x 300'
18	CONC. DRIVE	100' x 300'
19	CONC. DRIVE	100' x 300'
20	CONC. DRIVE	100' x 300'
21	CONC. DRIVE	100' x 300'
22	CONC. DRIVE	100' x 300'
23	CONC. DRIVE	100' x 300'
24	CONC. DRIVE	100' x 300'
25	CONC. DRIVE	100' x 300'
26	CONC. DRIVE	100' x 300'
27	CONC. DRIVE	100' x 300'

NOTES:

1. ALL DRIVEWAYS TO BE CONCRETE.
2. ALL DRIVEWAYS TO BE 12" MIN. THICK.
3. ALL DRIVEWAYS TO BE 12" MIN. THICK.
4. ALL DRIVEWAYS TO BE 12" MIN. THICK.
5. ALL DRIVEWAYS TO BE 12" MIN. THICK.
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26. ALL DRIVEWAYS TO BE 12" MIN. THICK.
27. ALL DRIVEWAYS TO BE 12" MIN. THICK.



Elevated Design Works, LLC BBS Design, LLC 17 Biddford Lane New Milford, CT 06776 Tel: 203.798.0066 E-mail: bbsdesignworks@gmail.com		SCHEMATIC DESIGN FLOOR PLAN FRONT ELEVATION		NEW WAREHOUSE BUILDING 7 TENANTS 484-484A FEDERAL ROAD BROOKFIELD, CONNECTICUT	
Drawn by	CE	Drawing No.	SD-1		
Checked by	BD	Date			
Scale	As noted	Job No.			
		1166			

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

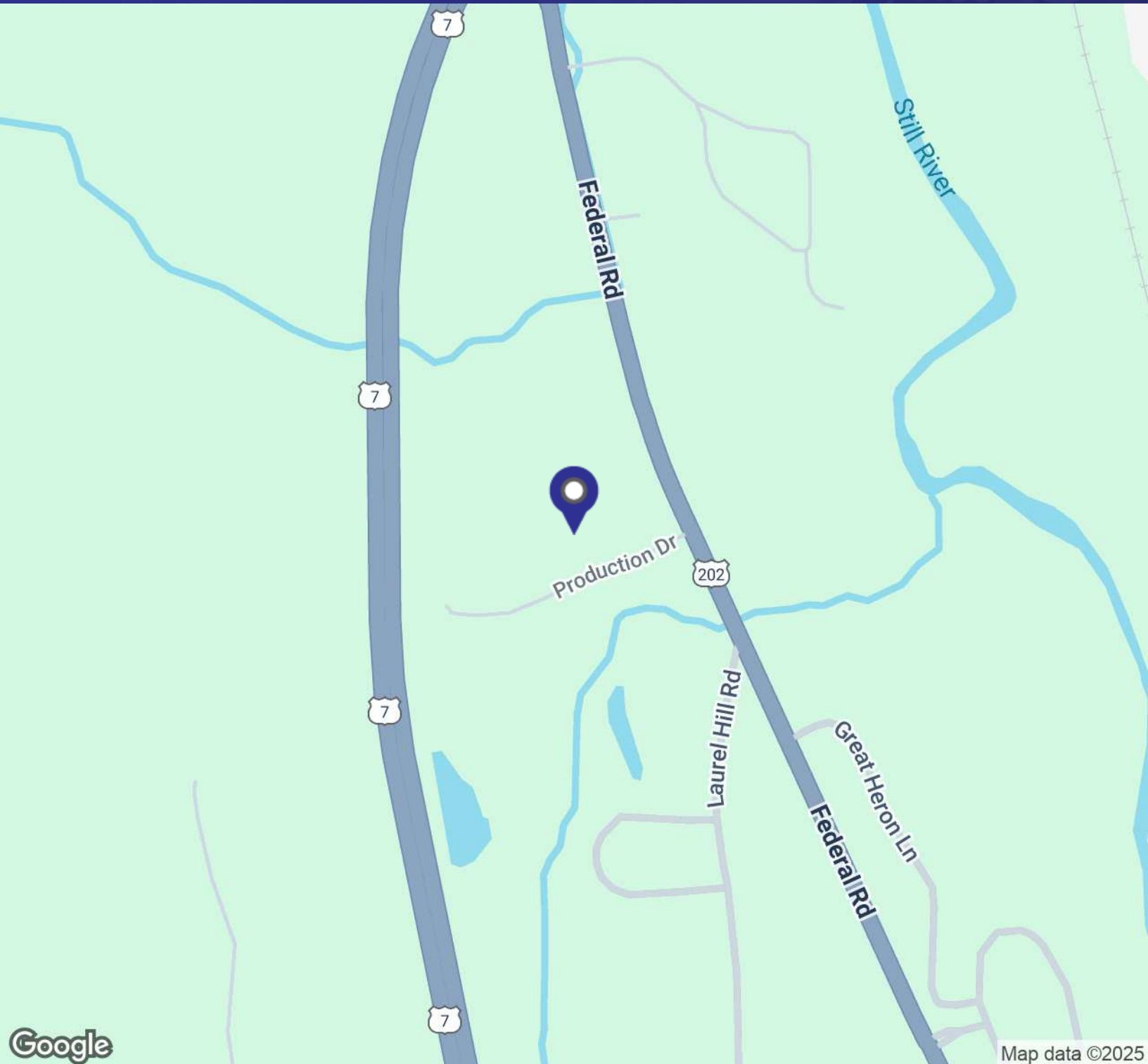


FINE LAWN GRASS SEED MIX
30% MEDICINE HENCKY BLUE GRASS
40% REDTONGUE BLUE GRASS
20% PERLWAVE HED FESCUE
10% ANNUAL RITCOMASS

NOTE:
ALL DISTURBED AREAS & THOSE AREAS NOT PLANTED WITH TREES OR SHRUBS TO BE TOP-SOILED (4" MIN.) & SEEDED OR SOODED. 17%.

PLANT SCHEDULE				SOIL BROWNCANES			
CANOPY TREES		CROWNHANE		TRIZ	ROOT	GYT	
01	Acacia 10m	Acacia 10m	Acacia 10m	3.5x3.5m	B1B	4	
02	Acacia 10m	Acacia 10m	Acacia 10m	3.5x3.5m	B1B	4	
03	Acacia 10m	Acacia 10m	Acacia 10m	3.5x3.5m	B1B	4	
04	Acacia 10m	Acacia 10m	Acacia 10m	3.5x3.5m	B1B	4	
05	Acacia 10m	Acacia 10m	Acacia 10m	3.5x3.5m	B1B	4	
06	Acacia 10m	Acacia 10m	Acacia 10m	3.5x3.5m	B1B	4	
07	Acacia 10m	Acacia 10m	Acacia 10m	3.5x3.5m	B1B	4	
08	Acacia 10m	Acacia 10m	Acacia 10m	3.5x3.5m	B1B	4	
09	Acacia 10m	Acacia 10m	Acacia 10m	3.5x3.5m	B1B	4	
10	Acacia 10m	Acacia 10m	Acacia 10m	3.5x3.5m	B1B	4	
11	Acacia 10m	Acacia 10m	Acacia 10m	3.5x3.5m	B1B	4	
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28	Acacia 10m	Acacia 10m	Acacia 10m	3.5x3.5m	B1B	4	
29	Acacia 10m	Acacia 10m	Acacia 10m	3.5x3.5m	B1B	4	
30	Acacia 10m	Acacia 10m	Acacia 10m	3.5x3.5m	B1B	4	
31	Acacia 10m	Acacia 10m	Acacia 10m	3.5x3.5m	B1B	4	
32	Acacia 10m	Acacia 10m	Acacia 10m	3.5x3.5m	B1B	4	
33	Acacia 10m	Acacia 10m	Acacia 10m	3.5x3.5m	B1B	4	
34	Acacia 10m	Acacia 10m	Acacia 10m	3.5x3.5m	B1B	4	
35	Acacia 10m	Acacia 10m	Acacia 10m	3.5x3.5m	B1B	4	
36	Acacia 10m	Acacia 10m	Acacia 10m	3.5x3.5m	B1B	4	
37	Acacia 10m	Acacia 10m	Acacia 10m	3.5x3.5m	B1B	4	
38	Acacia 10m	Acacia 10m	Acacia 10m	3.5x3.5m	B1B	4	
39	Acacia 10m	Acacia 10m	Acacia 10m	3.5x3.5m	B1B	4	
40	Acacia 10m	Acacia 10m	Acacia 10m	3.5x3.5m	B1B	4	
41	Acacia 10m	Acacia 10m	Acacia 10m	3.5x3.5m	B1B	4	
42	Acacia 10m	Acacia 10m	Acacia 10m	3.5x3.5m	B1B	4	
43	Acacia 10m	Acacia 10m	Acacia 10m	3.5x3.5m	B1B	4	
44	Acacia 10m	Acacia 10m	Acacia 10m	3.5x3.5m	B1B	4	
45	Acacia 10m	Acacia 10m	Acacia 10m	3.5x3.5m	B1B	4	
46	Acacia 10m	Acacia 10m	Acacia 10m	3.5x3.5m	B1B	4	
47	Acacia 10m	Acacia 10m	Acacia 10m	3.5x3.5m	B1B	4	

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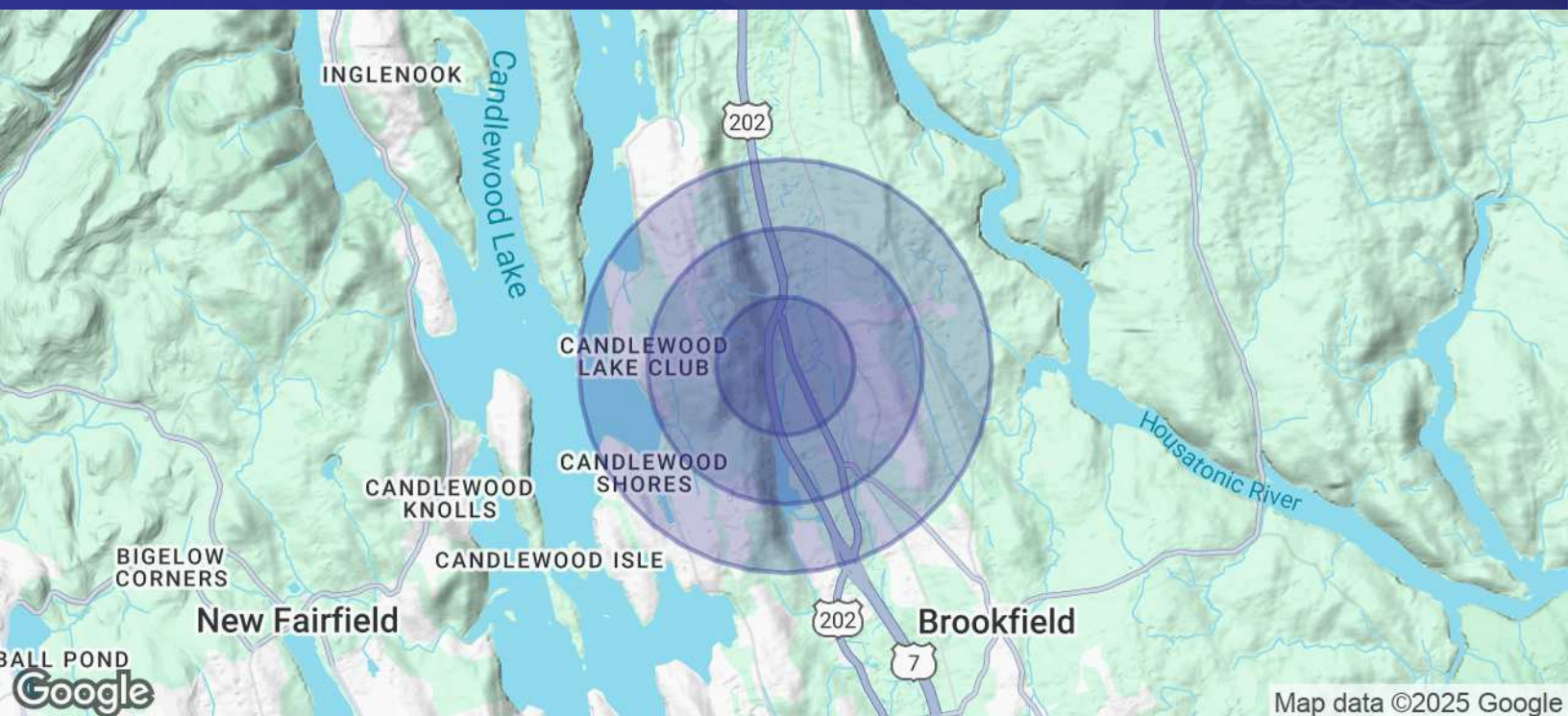
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POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	451	2,073	5,562
Average Age	48	44	44
Average Age (Male)	46	43	43
Average Age (Female)	49	45	44

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	186	809	2,146
# of Persons per HH	2.4	2.6	2.6
Average HH Income	\$197,355	\$167,885	\$165,439
Average House Value	\$556,385	\$533,513	\$538,935

Demographics data derived from AlphaMap



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