

FOR LEASE // 61 COMMERCE DRIVE, BROOKFIELD CT



PROPERTY DESCRIPTION

Immaculate 20,248 Sq Ft free standing industrial/manufacturing building. Layout has reception, windowed office with conference room, large bullpen area, manufacturing and warehouse. Property features: Full AC, one (1) loading dock, potential to add a second, one (1) 10' drive in door, new LED lighting, ESD Waxed VCT flooring, +/- 70 parking spaces, 600 amp 3 phase power, cafeteria and 12.7' ceilings. Ideal for an industrial and manufacturing use. Easy access to I84

OFFERING SUMMARY

Lease Rate:	\$11.95 SF/yr (NNN)
Nets:	+/- \$3.00
Available SF:	20,248 SF
Lot Size:	1.44 Acres

DEMOGRAPHICS	1.3 MILES	3.5 MILES	6 MILES
Total Households	2,228	15,732	48,609
Total Population	5,584	41,779	132,358
Average HH Income	\$176,110	\$167,137	\$137,074



MICK CONSALVO

Broker

203.241.5188

mconsalvo@towercorp.com



JOE DIMYAN

Broker

203.313.3920

jdimyan@towercorp.com

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PROPERTY HIGHLIGHTS

- Free Standing Building
- One (1) Drive in Door
- One (1) Loading Dock (Potential to add a second)
- +/- 70 Parking Spaces
- 2 New Boilers
- ESD Waxed VCT Flooring
- New LED Lighting
- Cafeteria
- Compressor on Site
- Access Control Key Fob Building
- Water/ Air Lines (copper piping)
- 12.7' Clear Ceiling Heights
- 600 Amp 3 Phase Power
- City Water
- Septic
- Oil Heat
- Central AC



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Parking lot



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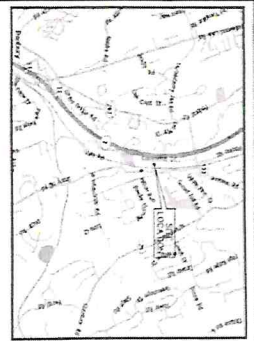
Broker

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LOCATION MAP

SCALE 1" = 2000'



- [illegible]

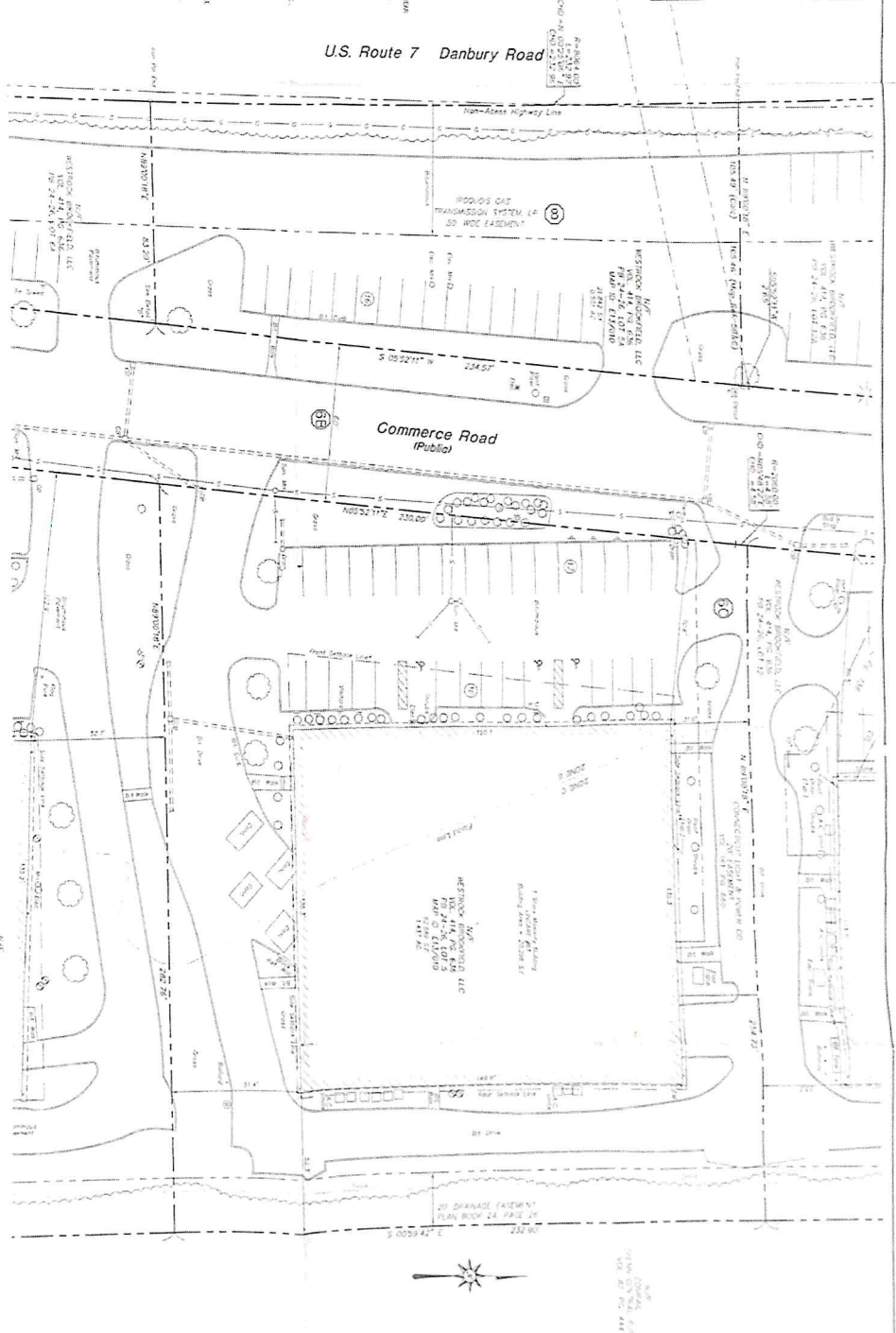
BULK AREA REQUIREMENTS

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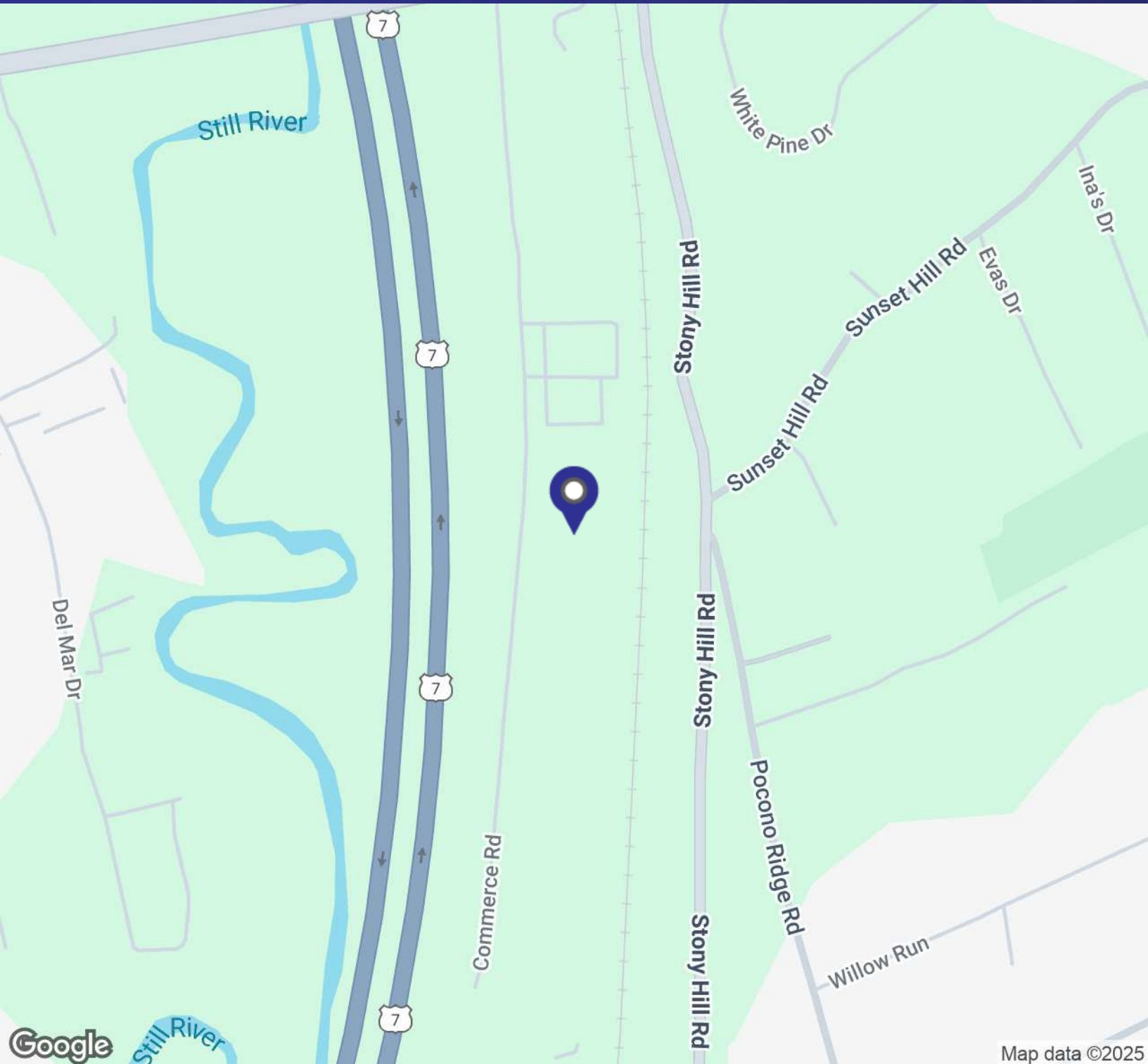
DETAIL B



TITLE COMMITMENT INFORMATION (51, 61 AND 71 COMMERCE ROAD)

[illegible]

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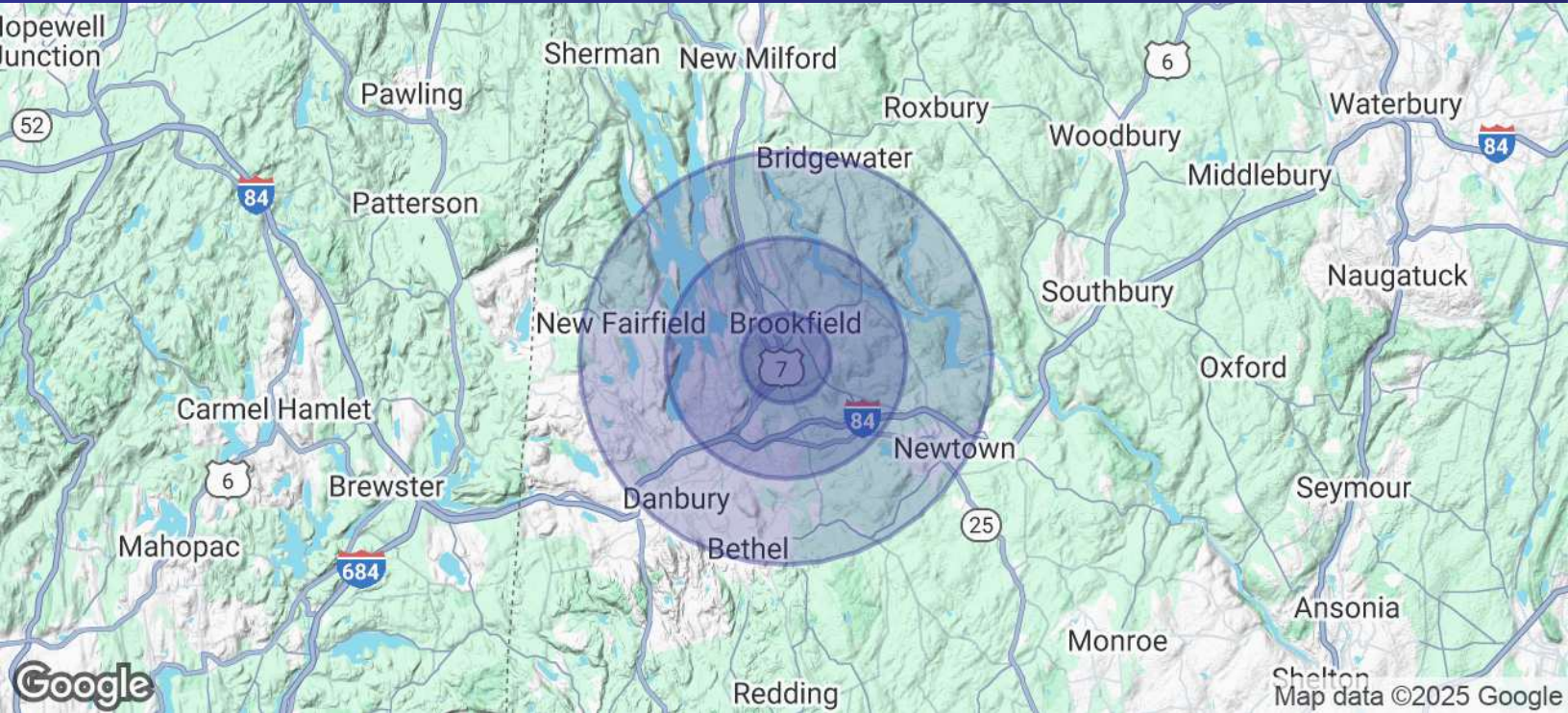
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POPULATION	1.3 MILES	3.5 MILES	6 MILES
Total Population	5,584	41,779	132,358
Average Age	44	44	41
Average Age (Male)	43	42	40
Average Age (Female)	46	45	43

HOUSEHOLDS & INCOME	1.3 MILES	3.5 MILES	6 MILES
Total Households	2,228	15,732	48,609
# of Persons per HH	2.5	2.7	2.7
Average HH Income	\$176,110	\$167,137	\$137,074
Average House Value	\$531,248	\$497,469	\$452,080

Demographics data derived from AlphaMap



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