TOWER REALTY CORPORATION

PROPERTY SUMMARY

**FOR LEASE** // INDUSTRIAL SPACE | 24' CEILINGS, DRIVE-IN & LOADING DOCK

# 1087 Federal Rd, Unit 6, Brookfield, CT






## PROPERTY DESCRIPTION

Well-maintained 2,782-square-foot industrial/manufacturing space available for lease. This single-story unit is ideal for warehouse, manufacturing, light industrial, or operational uses. The unit is alarmed and equipped with 200-amp, three-phase power, a generator (2013), and a slop sink. Building signage and excellent visibility on Route 7. Located immediately off Super 7 with easy access to I-84.

## PROPERTY HIGHLIGHTS

- Ideal for warehouse, manufacturing, or light industrial uses
- Well-maintained building constructed in 2003
- Zoned C-GN
- 24' warehouse ceiling height
- 200-amp, three-phase power
- Alarm system
- Gas heat and full air conditioning
- One bathroom and slop sink
- City water, sewer, and gas

| OFFERING SUMMARY | |
|---|---|
| Lease Rate: | $3,500 per month (NNN) |
| Available SF: | 2,782 SF |

| DEMOGRAPHICS | 1 MILE | 3 MILES | 5 MILES |
|---|---|---|---|
| Total Households | 918 | 6,090 | 16,730 |
| Total Population | 2,432 | 16,447 | 44,291 |
| Average HH Income | $171,431 | $173,662 | $168,980 |



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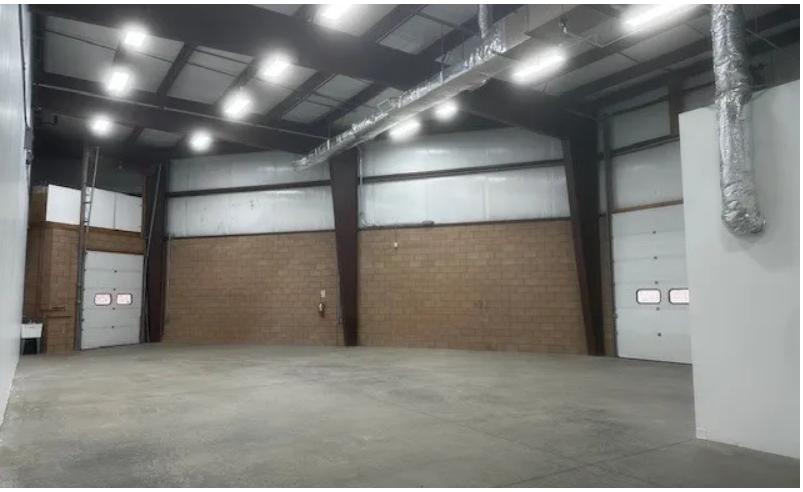


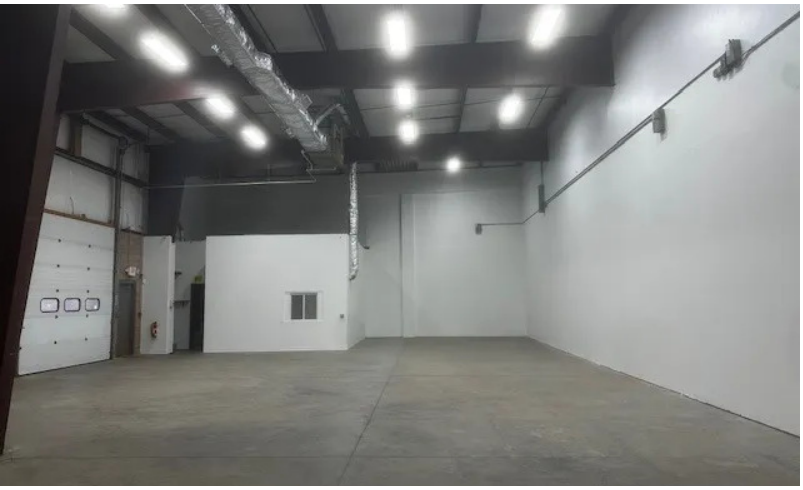
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| LOCATION INFORMATION | |
|---|---|
| Street Address | 1087 Federal Rd Ste 6 |
| City, State, Zip | Brookfield, CT 06804 |
| County | Fairfield |

## PROPERTY HIGHLIGHTS

- 2,782 SF industrial/manufacturing space for lease
- Ideal for warehouse, manufacturing, or light industrial uses
- Well-maintained building constructed in 2003
- Zoned C-GN
- 24' warehouse ceiling height
- 200-amp, three-phase power
- Alarm system
- Gas heat and full air conditioning
- One bathroom and slop sink
- City water, sewer, and gas
- One 12' x 12' drive-in door
- One loading dock
- Building signage and excellent Route 7 visibility
- Immediately off Super 7 with easy access to I-84



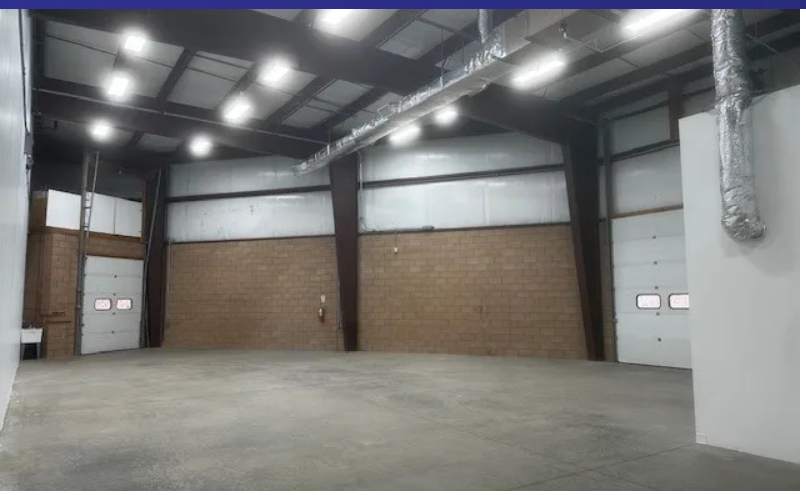
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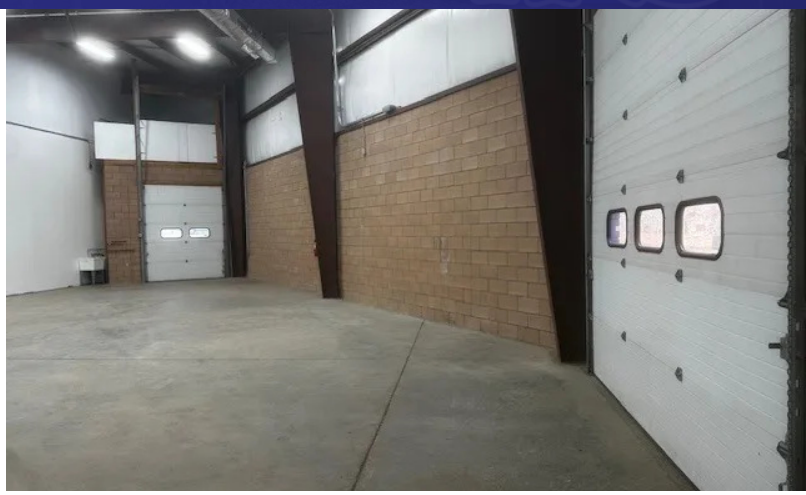


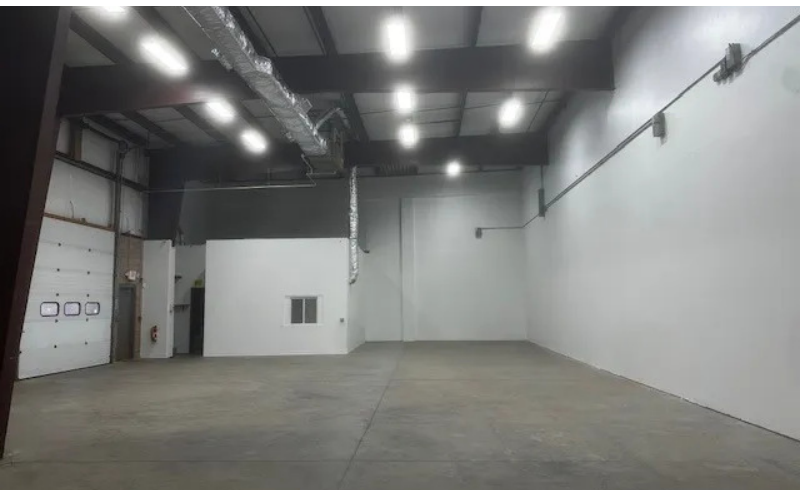
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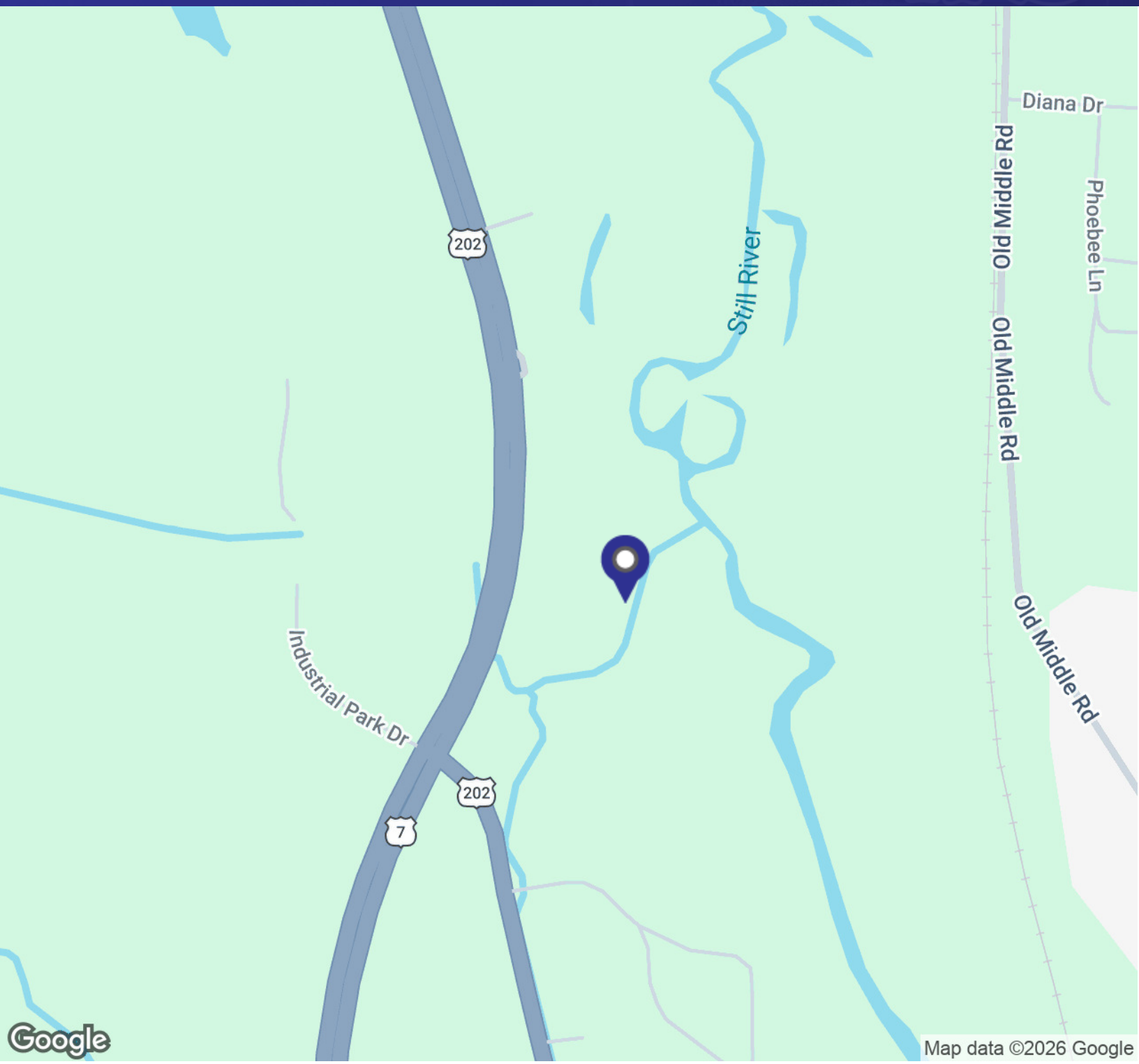
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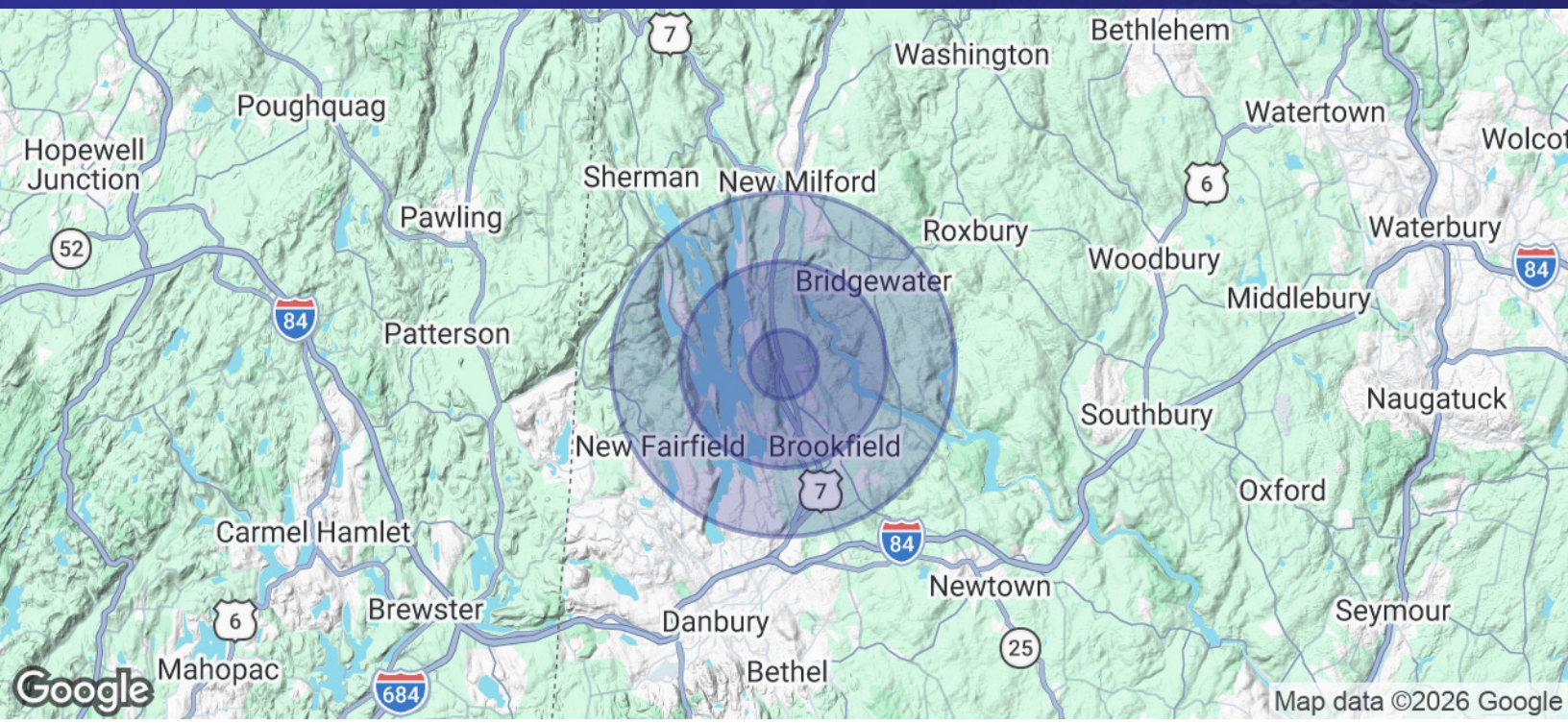

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| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|---|---|---|---|
| Total Population | 2,432 | 16,447 | 44,291 |
| Average Age | 46.3 | 45.3 | 46.2 |
| Average Age (Male) | 47.2 | 45.0 | 46.7 |
| Average Age (Female) | 42.6 | 43.9 | 44.2 |

| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
|---|---|---|---|
| Total Households | 918 | 6,090 | 16,730 |
| # of Persons per HH | 2.6 | 2.7 | 2.6 |
| Average HH Income | $171,431 | $173,662 | $168,980 |
| Average House Value | $534,838 | $503,501 | $470,034 |

*2023 American Community Survey (ACS)*



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