

FOR SALE // NEW INDUSTRIAL CONDOMINIUMS - BROOKFIELD, CT



PROPERTY DESCRIPTION

Introducing a brand-new four-unit industrial condominium building located in a prime Brookfield location with convenient access to Route 7 and I-84. This modern facility is designed to accommodate a wide range of business uses, offering flexibility, functionality, and excellent visibility.

The property features four units ranging from approximately 4,400 SF to 5,400 SF, with the ability to combine units to meet larger space requirements. Each unit offers high ceilings, drive-in overhead doors, sprinkler systems, 200-amp, three-phase power, efficient gas heat, and dedicated signage opportunities.

Ideal for light manufacturing, warehousing, distribution, service, and contractor uses, this professionally designed building provides easy access for employees, clients, and deliveries. Its strategic location ensures strong connectivity throughout Fairfield and Litchfield Counties and beyond.

This is a rare opportunity to secure modern industrial space in one of Brookfield's most desirable commercial corridors.

Projected Delivery Date Spring 2027!

OFFERING SUMMARY

| | |
|-------------------------|--------------------------------|
| Sale Prices: | Unit A: 4,400 SF - \$880,000 |
| | Unit B: 5,400 SF - \$1,080,000 |
| | Unit C: 4,988 SF - \$997,600 |
| | Unit D: 4,988 SF - \$997,600 |
| Number of Units: | 4 |
| Lot Size: | 4.15 Acres |
| Building Size: | 19,435 SF |

| DEMOGRAPHICS | 1 MILE | 3 MILES | 5 MILES |
|---------------------|---------------|----------------|----------------|
| Total Households | 1,368 | 10,671 | 29,910 |
| Total Population | 3,341 | 27,498 | 80,809 |
| Average HH Income | \$170,674 | \$173,382 | \$147,386 |



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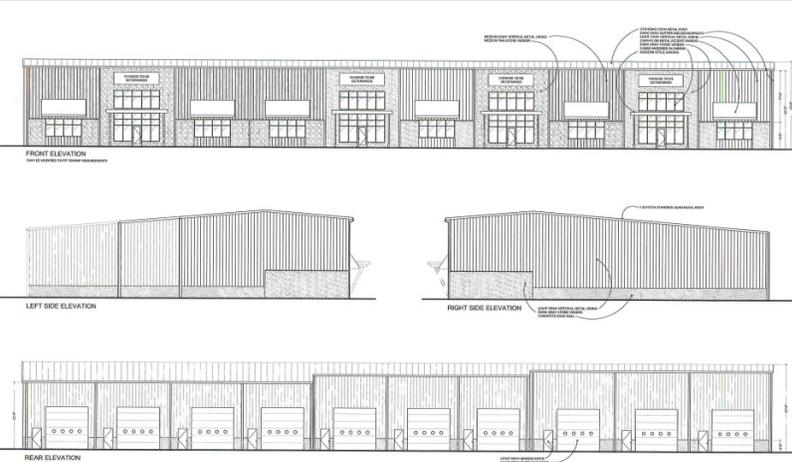
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PROPERTY HIGHLIGHTS

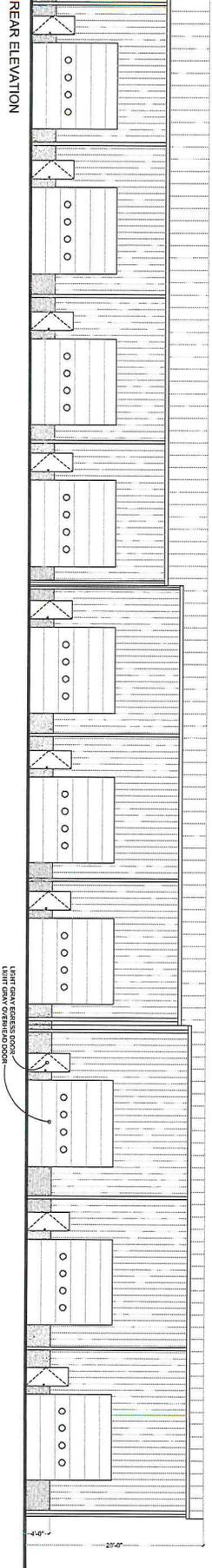
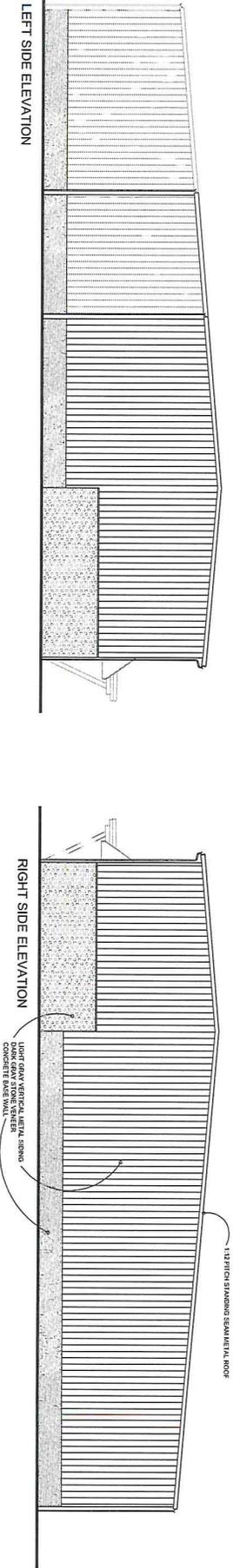
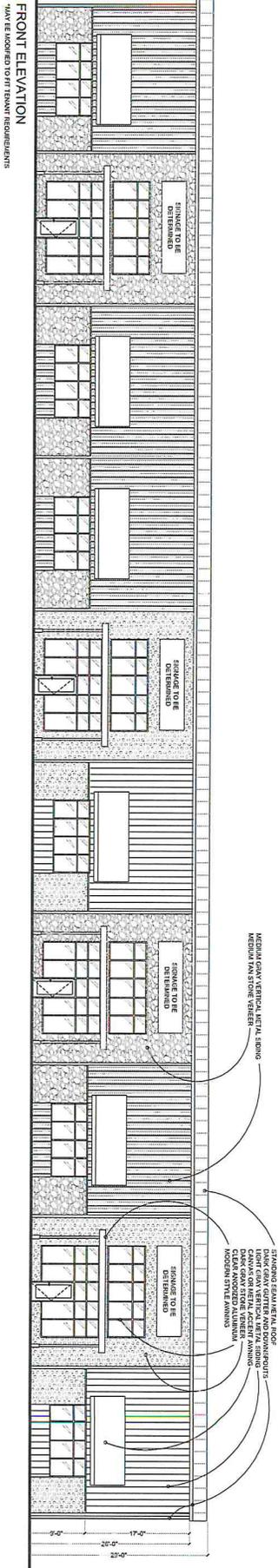
- Zone: I-1
- Frontage: 353 Ft
- Fully Sprinklered: Yes
- Ceiling Height: 22-24 Ft
- Parking: Approved 18 Car Parking
- Office: 10% Per Unit
- Power: 200 Amp 3 Phase
- Heating/Cooling: Gas Heat/AC in Office
- Loading: 14 Ft Drive In Door
- Utilities: City Water, Sewer + Gas
- Bathrooms: 1 Handicap Per Unit
- Potential Uses Include: Warehouse, Distribution, Assembly, Manufacturing and Research/Lab



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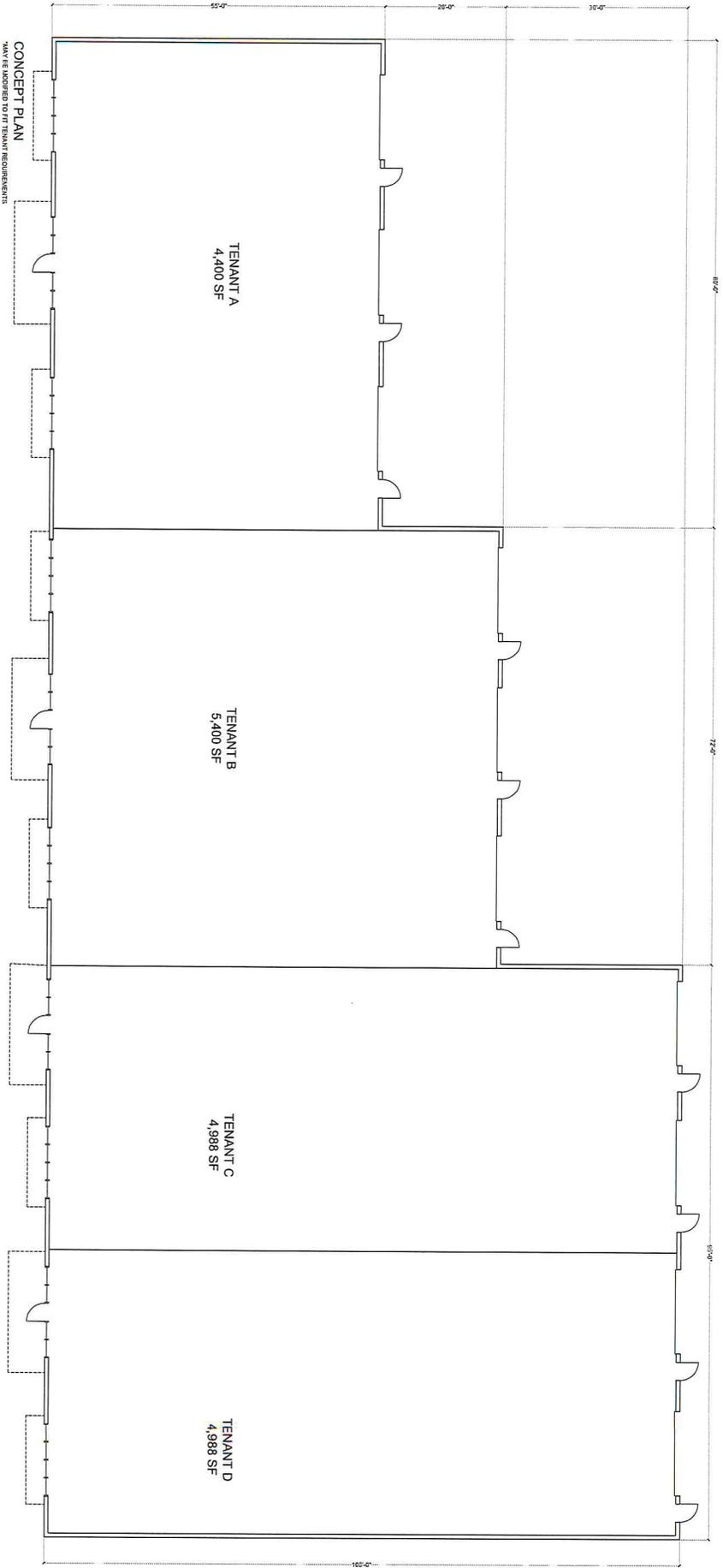
BULLGRAY HOLDINGS, LLC

103 JUNCTION ROAD



MAY 19, 2023
 SCALE 1/8" = 1'-0"
 BROOKFIELD, CT





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MAY 19, 2023
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Article 4 – Commercial and Industrial Districts

4.2 Permitted Uses

A. Permitted Uses Table

ZP = Zoning Permit Site = Site Plan SP = Special Permit, public hearing required

Table of Permitted Commercial and Industrial Uses

| 1. Community Services | CG-N | CG-S | C-1 | C-2 | MC | I-1 | CP | TCD |
|-------------------------------|-------------|-------------|------------|------------|-----------|------------|-----------|------------|
| a. Community service facility | Site | Site | Site | Site | SP | SP | SP | SP |

| 2. Institutional Uses | CG-N | CG-S | C-1 | C-2 | MC | I-1 | CP | TCD |
|------------------------------------------------------------------------------------------------------------------------------|-------------|-------------|------------|------------|-----------|------------|-----------|------------|
| a. Cemetery | SP | SP | SP | SP | | | | |
| b. Daycare (child and adult) | SP | SP | SP | SP | | SP | SP | SP |
| c. Places of worship/parish houses and centers, provided a minimum lot area of 120,000 square feet [amended eff. 2023-Oct-1] | SP | SP | SP | SP | SP | Site | SP | SP |
| d. Public buildings (state or federal) | SP | SP | SP | SP | SP | SP | SP | SP |
| e. Schools – public, private, preschools, training schools | SP | SP | SP | SP | SP | SP | SP | SP |
| f. Town of Brookfield buildings | Site | Site | Site | Site | Site | Site | SP | SP |

| 3. Dwellings and Residential Care | CG-N | CG-S | C-1 | C-2 | MC | I-1 | CP | TCD |
|------------------------------------------------------------------------------------------------------|-------------|-------------|------------|------------|-----------|------------|-----------|------------|
| a. One-family dwellings | ZP | ZP | | Site | ZP | | | Site* |
| b. Multi-family dwellings (see Section 3.14) | SP | SP | SP | SP | | | | SP* |
| c. Planned Age Restricted Community (PARC) (see Section 3.15) | SP | SP | SP | SP | | SP † | | SP* |
| d. Assisted living facility, congregate housing, continuing life care community, or nursing facility | SP | SP | SP | SP | | SP † | SP | SP |
| e. Residential dwelling units on floors other than the first floor in mixed-used buildings. | Site | Site | SP | SP | SP | | | Site |

* See Section 5.1 for limitations on one-family homes, PARCs, and Multi-Family Dwellings in the TCD Overlay Zone.

† Must abut a Residential district.

| 4. Agriculture and Animals | CG-N | CG-S | C-1 | C-2 | MC | I-1 | CP | TCD |
|-------------------------------------------------------|-------------|-------------|------------|------------|-----------|------------|-----------|------------|
| a. Kennels (see 4.4I) | SP | SP | SP | SP | | SP | | |
| b. Argiculture/farm stand (see 4.4B) | ZP | ZP | ZP | ZP | | ZP | Site | |
| c. Commercial livestock or poultry (4.4B) | ZP | ZP | ZP | ZP | | ZP | | |
| d. Greenhouses | Site | Site | Site | Site | | Site | Site | |
| e. Veterinary offices and animal hospitals (see 4.4I) | Site | Site | SP | Site | | SP | Site | SP |
| f. Riding stables, Boarding, & Livery | Site | Site | SP | Site | | SP | Site | SP |

| 5. Lodging | CG-N | CG-S | C-1 | C-2 | MC | I-1 | CP | TCD |
|---------------------------------------------------------------------------------------------------------------|-------------|-------------|------------|------------|-----------|------------|-----------|------------|
| a. Hotels/motels/inns, provided a minimum lot area of 80,000 square feet plus 2,000 square feet for each room | SP | SP | SP | SP | SP | SP | SP | SP |
| b. Bed and Breakfast | SP | SP | | SP | SP | | | SP |
| c. Conference centers as accessory uses to hotels/motels/inns | SP | SP | SP | SP | | SP | SP | SP |

Article 4 – Commercial and Industrial Districts

ZP = Zoning Permit Site = Site Plan SP = Special Permit, public hearing required

| 6. Retail Sales and Service | CG-N | CG-S | C-1 | C-2 | MC | I-1 | CP | TCD |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------|-------------|------------|------------|-----------|------------|-----------|------------|
| a. General retail (building footprint < 7,500 sq ft) | Site | Site | Site | Site | | Site | | SP* |
| b. General retail (building footprint ≥ 7,500 sq ft) | SP | SP | Site | SP | | SP | | SP* |
| c. Drive-thru facilities | SP | SP | SP | SP | SP | | | SP* |
| d. Outside storage or display of merchandise | SP | SP | SP | SP | SP | SP | | SP |
| e. Retail sale limited to commodities that are manufactured, processed, fabricated, or warehoused on the premises provided that the total floor area devoted to retail sales does not exceed 50% of gross floor area of all building on the premises. | SP | SP | SP | SP | | Site | SP | |
| f. Sale at wholesale of an commodity except live animals and commercial explosives. | SP | SP | Site | Site | | Site | Site | |
| g. Adult-oriented business (see 4.4A) | | | SP | | | | | |
| h. Alcohol (see 4.4C) | Site | Site | Site | Site | | | | Site |
| i. -deleted- [amended eff. 2024-May-10] | | | | | | | | |
| j. Artisan/Craftsman studio/shop | SP | SP | SP | SP | SP | SP | SP | SP |
| k. Automobile/boat/motorcycle/equipment sales and rental | SP | SP | Site | SP | SP | | | |
| l. Automobile and boat service (limited or general motor vehicle repair license) (see 4.4E) | SP | SP | SP | SP | SP | SP | SP | |
| m. Car wash, provided that all building and equipment is set back a minimum of 100 feet from the front lot line | SP | SP | SP | SP | SP | SP | | |
| n. Dry cleaner/laundry | SP | SP | SP | SP | | SP | SP | SP |
| o. Flower, nursery, garden centers | SP | SP | SP | SP | | | | SP |
| p. Gasoline sales/filling station | SP | SP | SP | SP | | | | |
| q. Parking garage (freestanding whether or not connected to another building) | SP | SP | SP | SP | | SP | SP | SP |
| r. Parking garage (under building) | SP | SP | SP | SP | SP | SP | SP | SP |
| s. Personal service business | Site | Site | Site | Site | SP | | | Site |
| t. Rental, equipment and supplies | Site | Site | Site | Site | SP | SP | Site | SP |
| u. Undertaking and funeral homes | SP | SP | SP | SP | | SP | | SP |
| v. Electric Vehicle Charging – EVC Station AC Level 1 and AC Level 2 & DC Fast Charging. (see Section 7.6 for additional requirements) [amended eff. 2022-Sep-2] | Site | Site | Site | Site | Site | Site | Site | SP |

* See Section 5.1 for special provisions regarding building footprints and Drive-Thrus in the TCD

| 7. Offices | CG-N | CG-S | C-1 | C-2 | MC | I-1 | CP | TCD |
|-------------------------------------------------------------------------------|-------------|-------------|------------|------------|-----------|------------|-----------|------------|
| a. Banks and financial institutions (bldg footprint < 5,000 sq ft) | Site | Site | Site | Site | | Site | Site | Site |
| a. Banks and financial institutions (bldg footprint ≥ 5,000 sq ft) | SP | SP | SP | SP | | SP | SP | SP |
| b. Medical and dental offices and laboratories (bldg footprint < 5,000 sq ft) | Site | Site | Site | Site | | Site | Site | Site |
| b. Medical and dental offices and laboratories (bldg footprint ≥ 5,000 sq ft) | SP | SP | SP | SP | | SP | SP | SP |
| c. Professional and business offices (bldg footprint < 5,000 sq ft) | Site | Site | Site | Site | | Site | Site | Site |
| c. Professional and business offices (bldg footprint ≥ 5,000 sq ft) | SP | SP | SP | SP | | SP | SP | SP |

| 8. Food and Beverage Establishments | CG-N | CG-S | C-1 | C-2 | MC* | I-1 | CP | TCD |
|---------------------------------------------------------------------------------------------------|-------------|-------------|------------|------------|------------|------------|-----------|------------|
| a. Fast-food restaurant | SP | SP | Site | Site | | SP | | SP |
| b. Sit-down restaurant | Site | Site | Site | Site | Site | | Site | Site |
| c. Limited-service restaurant | Site | Site | Site | Site | SP | SP | Site | Site |
| d. Outdoor dining accessory to a sit-down restaurant (see Section 6.9) [amended eff. 2020-Sep-15] | Site | Site | Site | Site | SP | | SP | SP |
| e. Tavern with a permit | Site | Site | Site | Site | SP | | SP | SP |
| f. Bar/café with a permit | SP | SP | Site | Site | SP | | SP | SP |
| g. Brewpub with brewery | SP | SP | SP | SP | | SP | SP | SP |
| h. Brewpub with microbrewery, microdistillery | SP | SP | SP | SP | SP | SP | SP | SP |
| i. Catering establishment where food is prepared for delivery and consumption off the premises | Site | Site | Site | Site | SP | SP | SP | SP |

Article 4 – Commercial and Industrial Districts

* See Section 5.1 for special provisions regarding building footprints in the TCD

ZP = Zoning Permit Site = Site Plan SP = Special Permit, public hearing required

| 9. Industrial | CG-N | CG-S | C-1 | C-2 | MC | I-1 | CP | TCD |
|--------------------------------------------------------------------------------------|-------------|-------------|------------|------------|-----------|------------|-----------|------------|
| a. Assembling, manufacturing, and processing of products, supplies, and/or equipment | SP | SP | SP | SP | | Site | Site | |
| b. Publishing and printing | SP | SP | SP | SP | | Site | Site | |
| c. Research laboratories (excluding medical laboratories) | SP | SP | SP | SP | | Site | Site | |
| d. Truck and bus terminals | | | | | | SP | | |
| e. Warehousing and distribution | SP | SP | SP | SP | | Site | Site | |
| f. Wholesale | SP | SP | SP | SP | | Site | Site | |

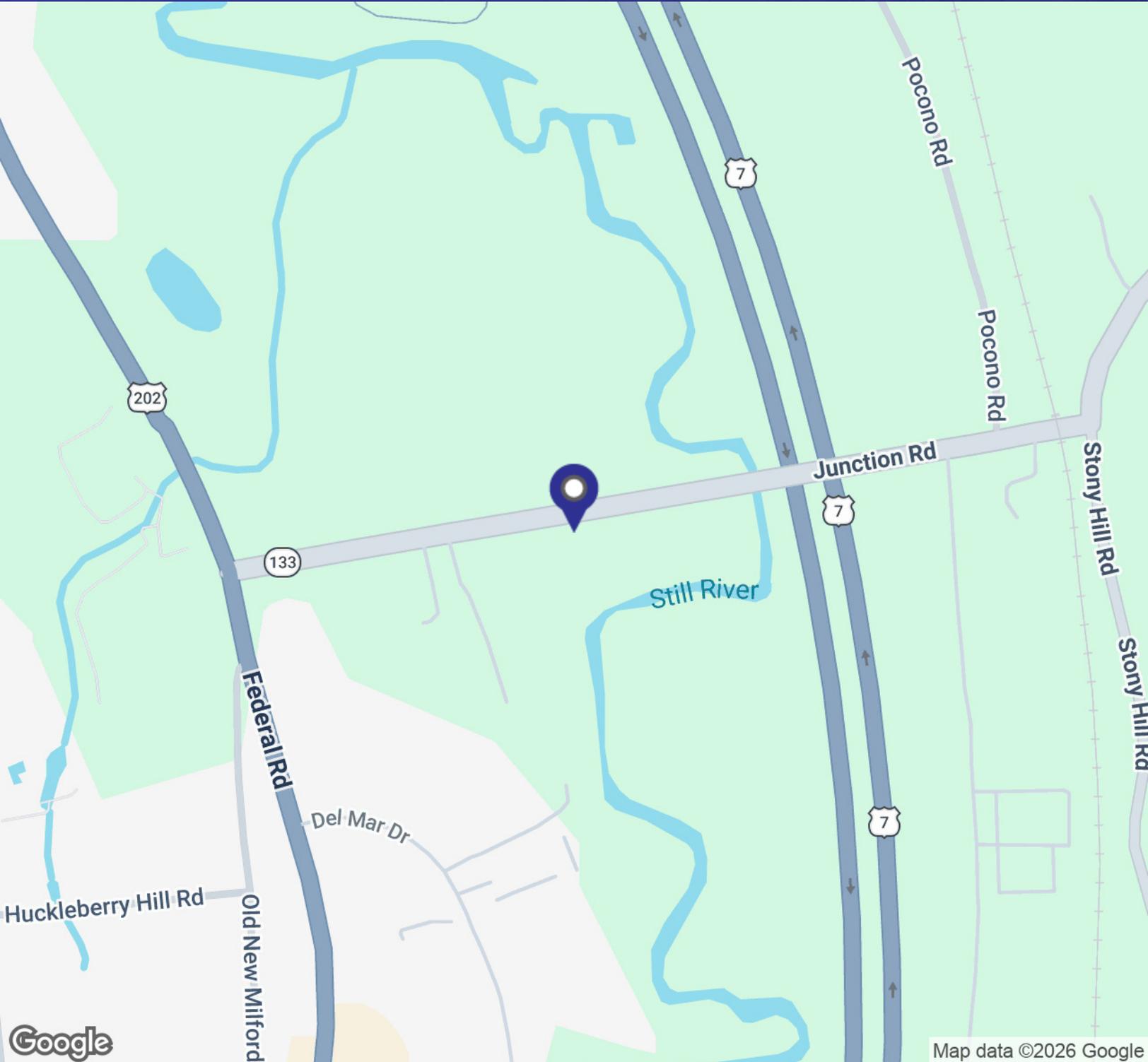
| 10. Recreation | CG-N | CG-S | C-1 | C-2 | MC | I-1 | CP | TCD |
|----------------------------------------------------|-------------|-------------|------------|------------|-----------|------------|-----------|------------|
| a. Assembly halls and theaters | SP | SP | SP | SP | | Site | SP | SP |
| b. Gymnasiums | Site | Site | Site | Site | | Site | SP | |
| c. Health and fitness centers | Site | Site | Site | Site | | Site | SP | Site |
| d. Indoor courts, pools, sporting areas (see 4.4F) | Site | Site | Site | Site | | Site | SP | SP |
| e. Marinas, docks and slips (see 4.4E) | | | | | SP | | | |
| f. Outdoor courts, pools, play areas (see 4.4F) | SP | SP | SP | SP | SP | Site | SP | |

| 11. Storage | CG-N | CG-S | C-1 | C-2 | MC | I-1 | CP | TCD |
|---------------------------------------------------------------|-------------|-------------|------------|------------|-----------|------------|-----------|------------|
| a. Bulk storage of materials | SP | SP | SP | SP | | SP | SP | |
| b. Motor vehicles, indoor | SP | SP | SP | | SP | Site | SP | |
| c. Motor vehicles, outdoor | | | | | | SP | SP | |
| d. Boats, indoor | SP | SP | | | SP | Site | SP | |
| e. Boats, outdoor | | | | | SP | SP | SP | |
| f. Contractor's equipment, indoor | SP | SP | SP | | | Site | SP | |
| g. Contractor's yard and outdoor equipment storage (see 4.4D) | | | SP | | | Site | SP | |
| h. Self-storage facilities | | | SP | | | Site | SP | |

| 12. Energy and Utilities | CG-N | CG-S | C-1 | C-2 | MC | I-1 | CP | TCD |
|---------------------------------------------------------------|-------------|-------------|------------|------------|-----------|------------|-----------|------------|
| a. Utilities (electric, water, natural gas, public, sewer) | SP | SP | SP | SP | | Site | SP | SP |
| b. Solar energy as an accessory to a principal use (see 4.4H) | ZP | ZP | ZP | ZP | ZP | ZP | ZP | ZP |
| c. Telecommunications towers and antennae (see 7.2) | SP | SP | SP | SP | | SP | SP | |
| d. TV and data facilities | SP | SP | Site | Site | | Site | SP | |

| 13. Mix or Combination of Uses | CG-N | CG-S | C-1 | C-2 | MC | I-1 | CP | TCD |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------|-------------|------------|------------|-----------|------------|-----------|------------|
| a. The combination or mixture of Commercial and Industrial uses that are permitted within the District on the same parcel (see 4.4J) <i>[amended eff. 2021-Nov-5]</i> | SP | SP | SP | SP | | SP | SP | SP |
| b. The combination or mixture of Commercial and Residential uses that are permitted within the District on the same parcel (see 4.4K) <i>[amended eff. 2021-Nov-5]</i> | SP | SP | SP | SP | | | | SP |

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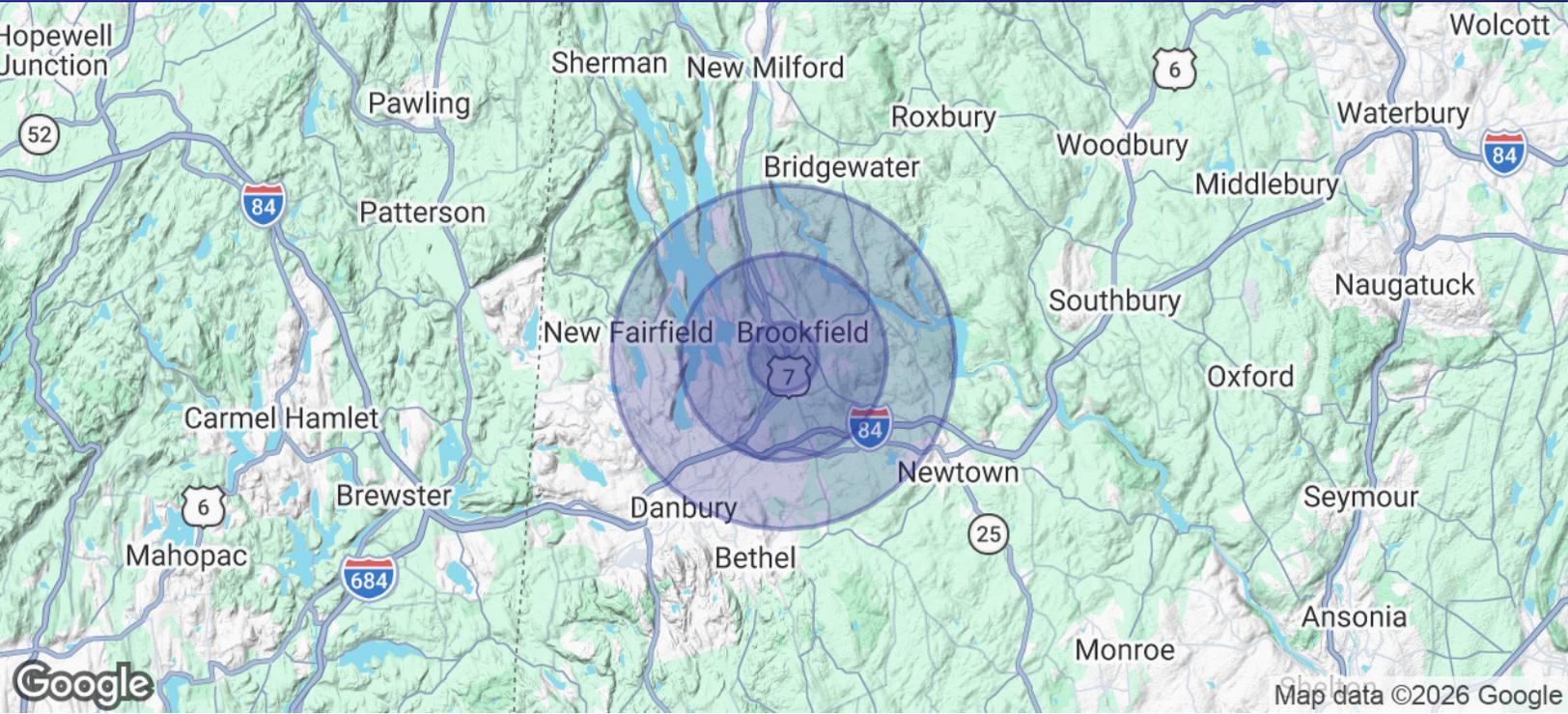
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| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population | 3,341 | 27,498 | 80,809 |
| Average Age | 44 | 45 | 42 |
| Average Age (Male) | 43 | 43 | 41 |
| Average Age (Female) | 46 | 46 | 43 |

| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
|---------------------|-----------|-----------|-----------|
| Total Households | 1,368 | 10,671 | 29,910 |
| # of Persons per HH | 2.4 | 2.6 | 2.7 |
| Average HH Income | \$170,674 | \$173,382 | \$147,386 |
| Average House Value | \$519,991 | \$518,457 | \$459,632 |

Demographics data derived from AlphaMap



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