

FOR LEASE // 1114 FEDERAL ROAD (ROUTE 7). BROOKFIELD, CT



PROPERTY DESCRIPTION

Building is ideal for warehouse, distribution, assembly, manufacturing, or laboratory. Facility features 200 AMP/3phase power, full A/C, 16' ceilings, and 2 baths. Property has signage on Route 7 is located immediately off Super 7 with easy access to I-84.

PROPERTY HIGHLIGHTS

- Lot Size: +/- 2.89 Acres
- Zone: CG-N
- Power: 200 Amp/3 Phase
- Loading: 1-Drive In Door
- Ceiling Height: 16-20 ft.
- Heating/Cooling: Gas Heat/Full AC
- Plumbing: Two Baths + Kitchenette
- Utilities: City Sewer + Gas, Well Water

OFFERING SUMMARY

Lease Rate:	\$8.95 SF/yr (NNN)
Nets:	+/- \$2.50 SF/yr
Available SF:	Unit E-1: - +/- 2,824 SF Drive- In + Shared Loading Dock Available

DEMOGRAPHICS	0.5 MILES	1 MILE	1.5 MILES
Total Households	275	1,035	2,144
Total Population	693	2,633	5,425
Average HH Income	\$144,222	\$141,998	\$138,017



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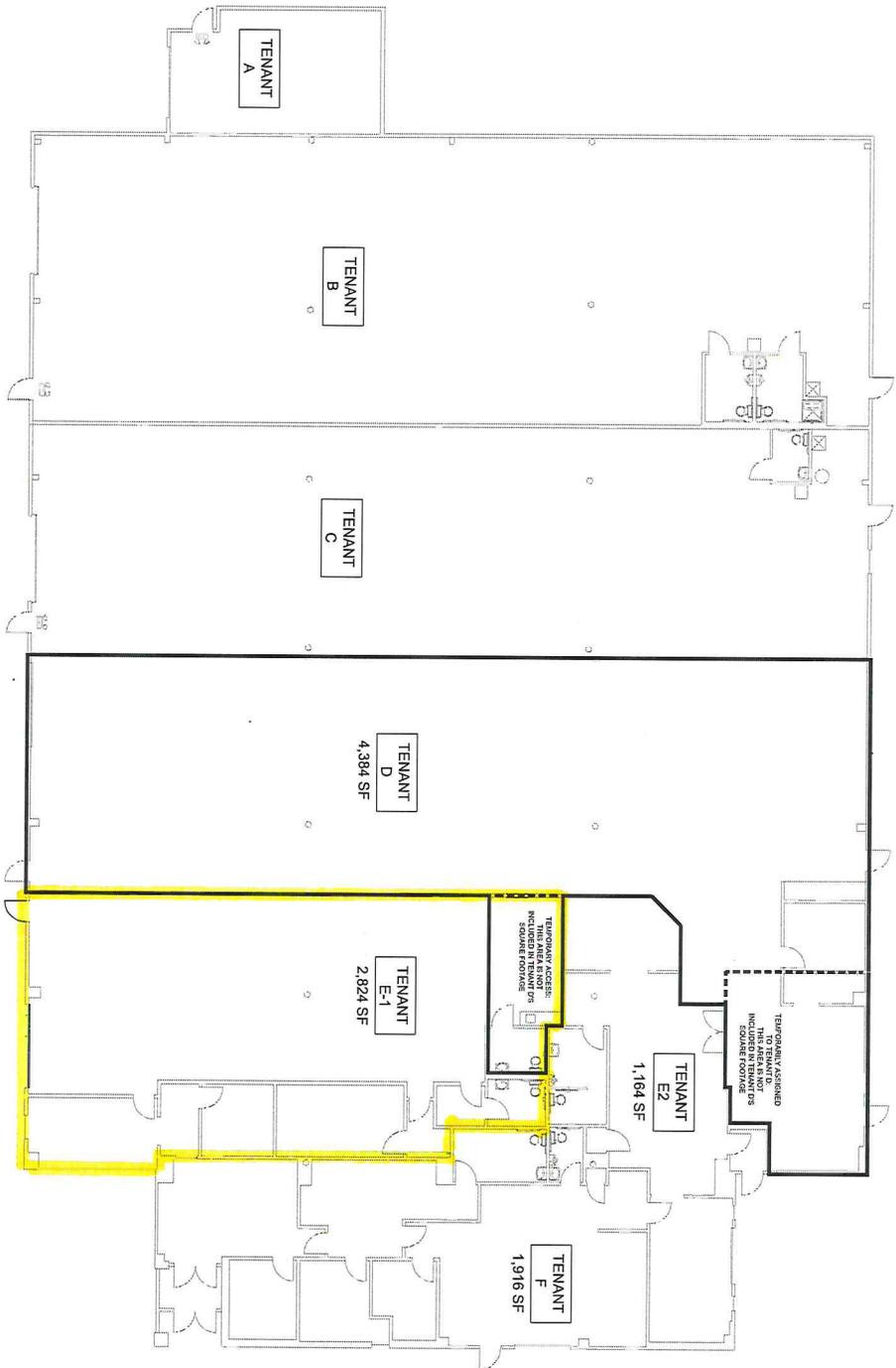
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TENANT LAYOUT: TEMPORARY ACCESS

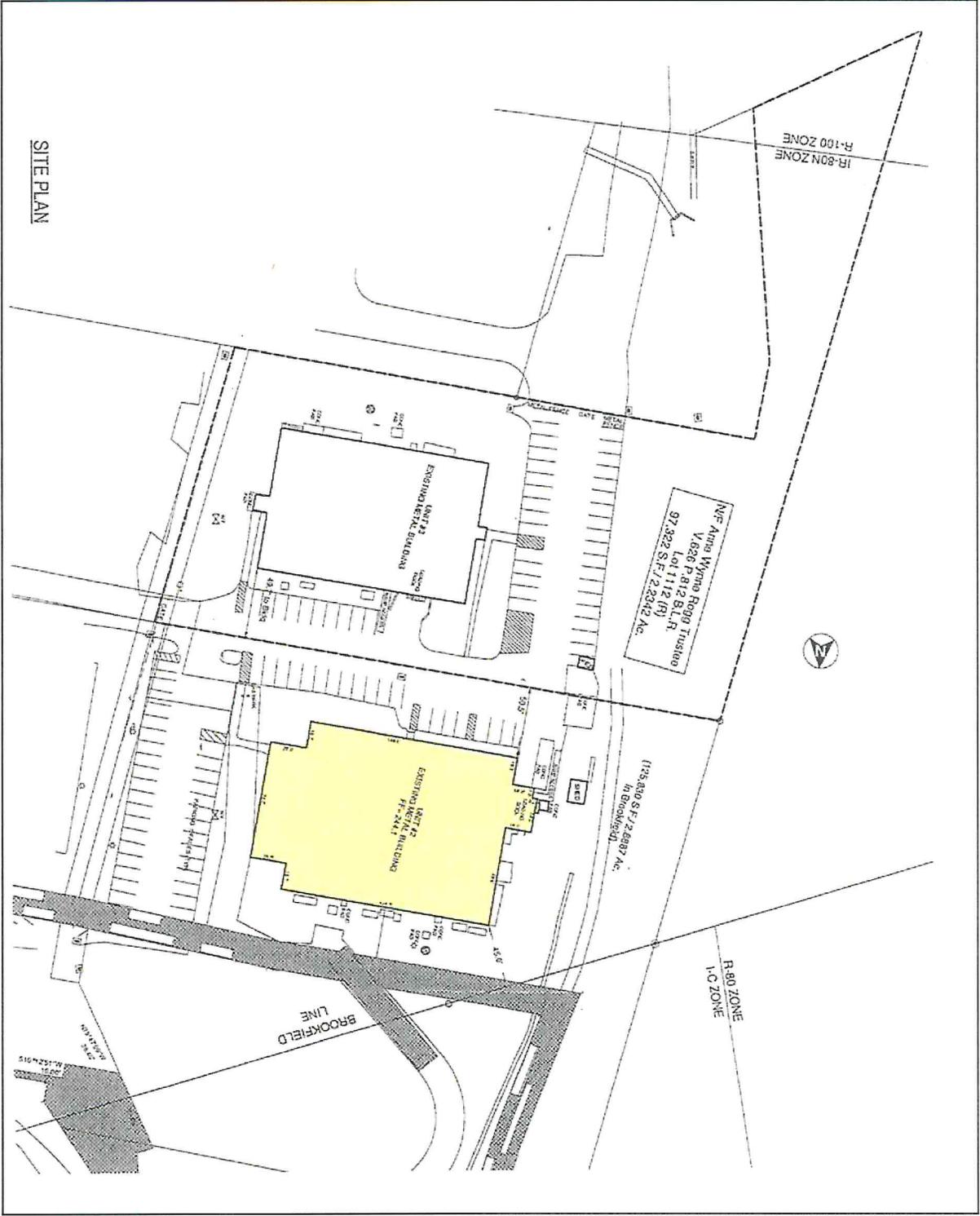
1114 FEDERAL ROAD



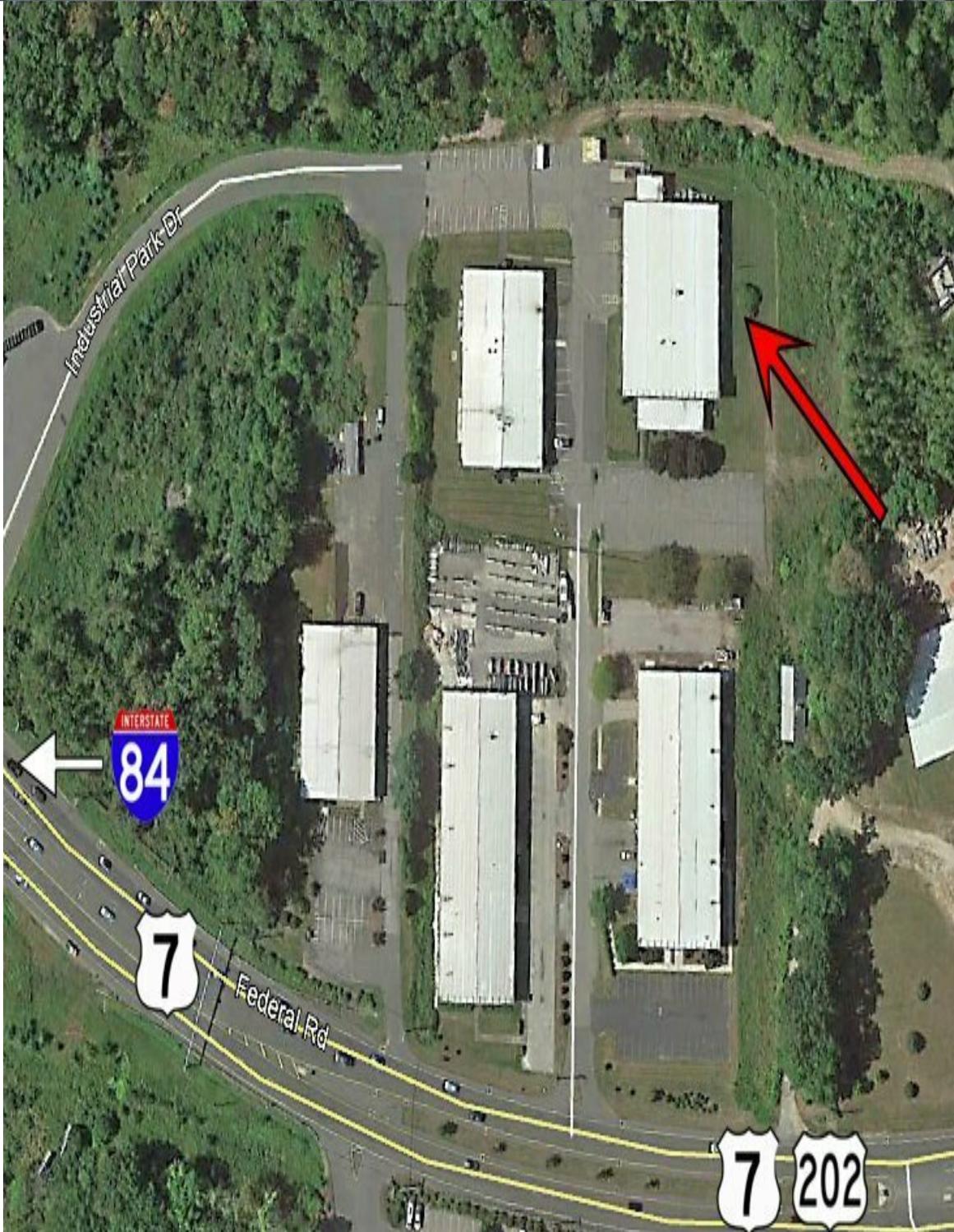
OCTOBER 18, 2023
SCALE 1/8"=1'-0"
BROOKFIELD, CT



SITE PLAN



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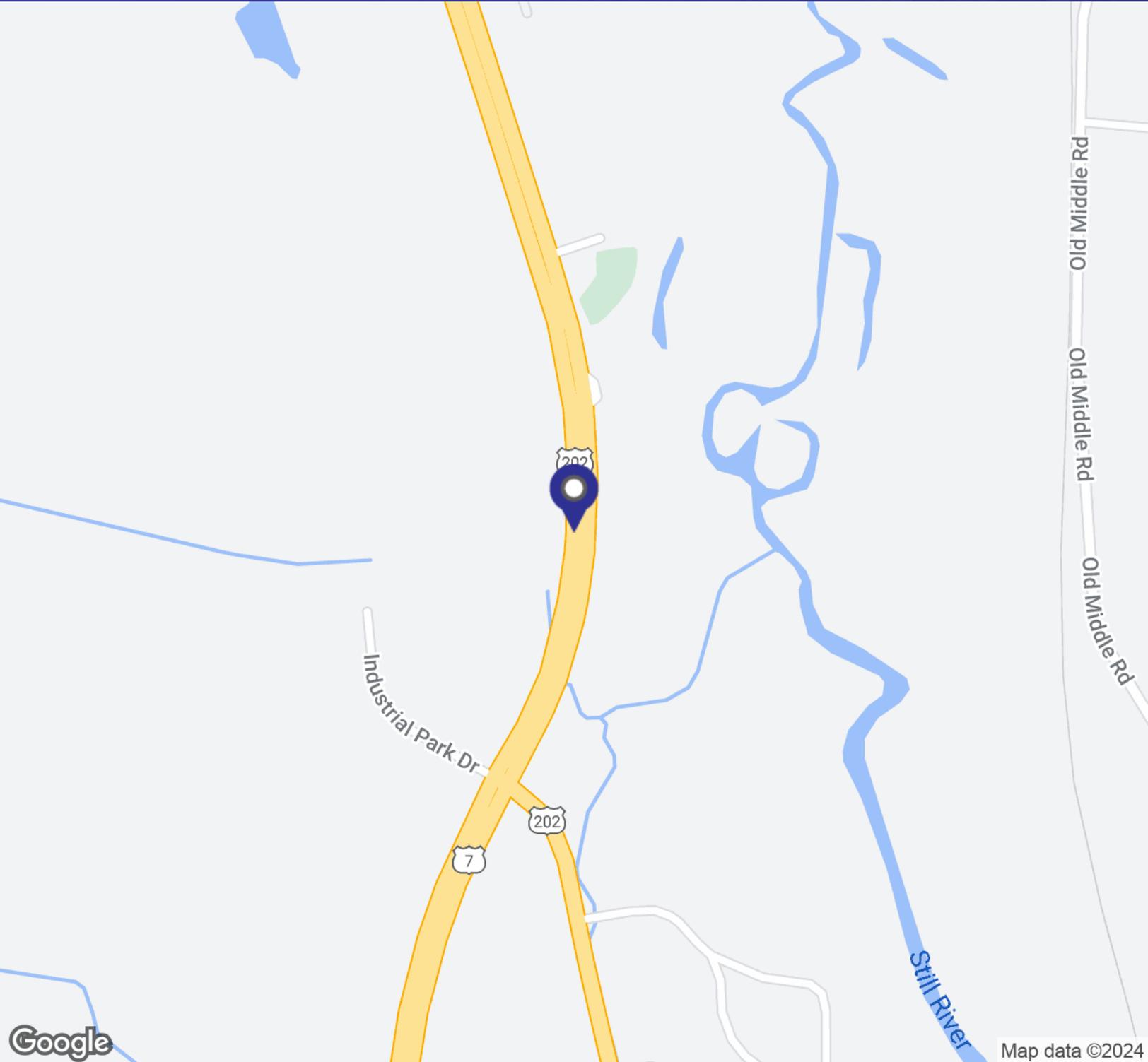
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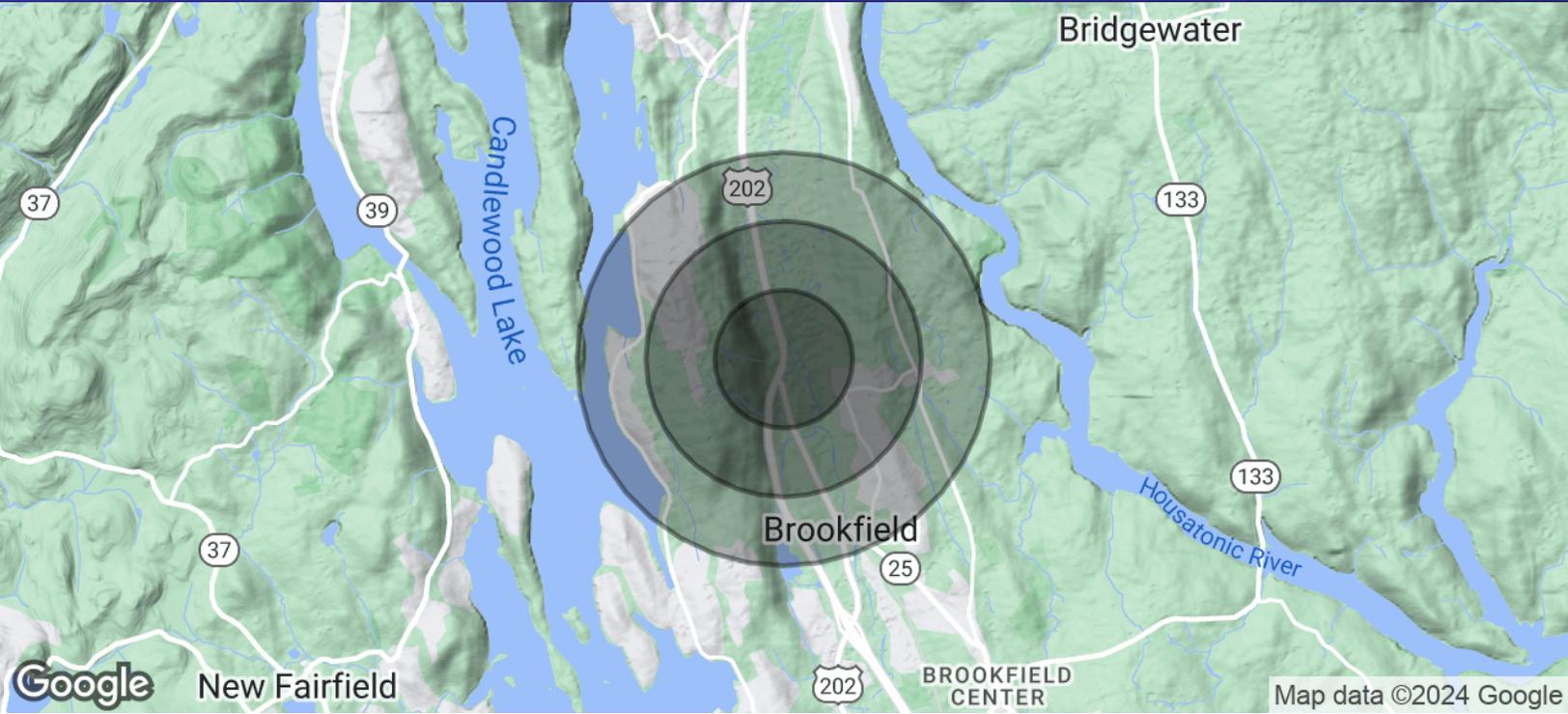
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POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	693	2,633	5,425
Average Age	46.1	45.3	43.3
Average Age (Male)	40.6	41.0	40.7
Average Age (Female)	47.4	46.0	43.9

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	275	1,035	2,144
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$144,222	\$141,998	\$138,017
Average House Value	\$406,998	\$405,320	\$405,904

* Demographic data derived from 2020 ACS - US Census



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