

**FOR LEASE // 113 SILVERMINE ROAD, BROOKFIELD CT**



**PROPERTY DESCRIPTION**

New high bay warehouse with easy access to I84. Building features 22 ft clear ceilings, full sprinkler system, one loading dock one drive in and 600 amp/ 3 phase power. Coming Summer 2025!

**PROPERTY HIGHLIGHTS**

- Precast Panel Building
- Built 2024-2025
- 5.66 Acres
- 2 Loading Docks
- 1 Drive in Door
- Fully Sprinklered
- 800 Amp 3 Phase Power
- 22 Ft Clear Ceilings
- Gas Heat
- Central AC in Office
- Two Handicap Baths
- City Water & Sewer

**OFFERING SUMMARY**

Lease Rate:	\$14.00 SF/yr (NNN)
Available SF:	21,102 SF

DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Total Households	1,285	4,974	10,699
Total Population	3,130	12,222	25,167
Average HH Income	\$123,887	\$127,856	\$127,393

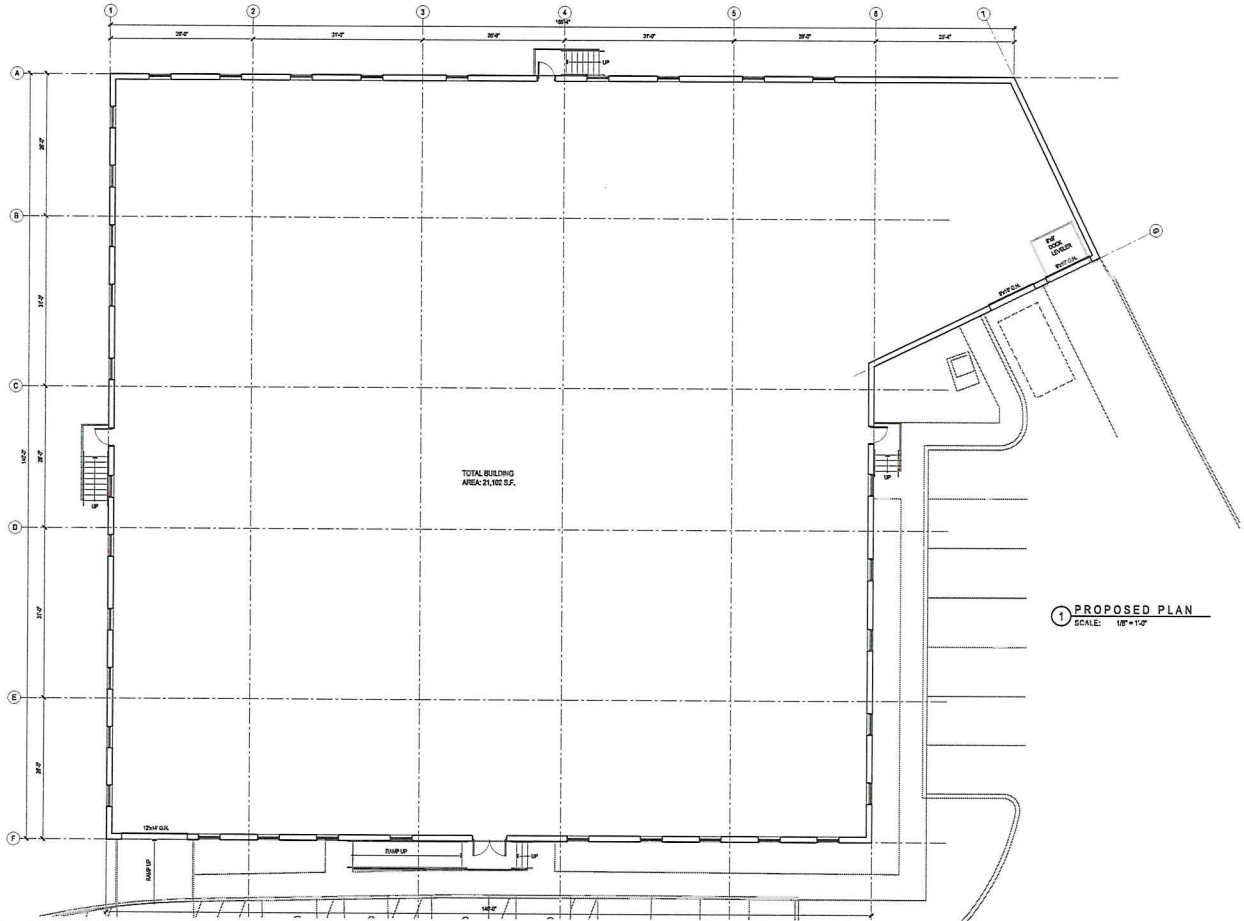


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**HR** DESIGN INC.  
**H & R DESIGN, INC.**  
 Facilities Design & Planning  
 50 Osborne Street Danbury, CT 06810  
 Phone: 203.790.9750 Fax: 203.780.6953

**SILVERMINE BUILDING THREE, LLC**  
 NEW BUILDING  
 113 SILVERMINE ROAD, BROOKFIELD, CT

**DS102A**  
 Date: AS NOTED  
 Drawn By: FJ  
 Date: 04/12/13



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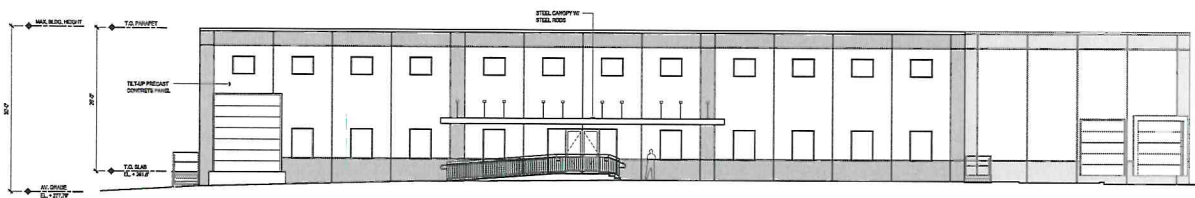


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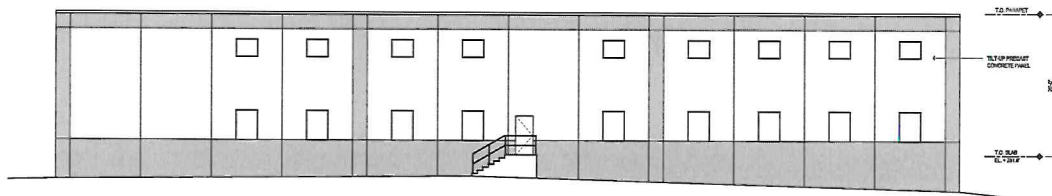




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**1 NORTH ELEVATION**  
SCALE: 1/8" = 1'-0"



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

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NEW BUILDING  
113 SILVERMINE ROAD, BROOKFIELD, CT

**DS102B**  
Scale: AS SHOWN  
Drawn By: FZ  
Date: 02/12/12

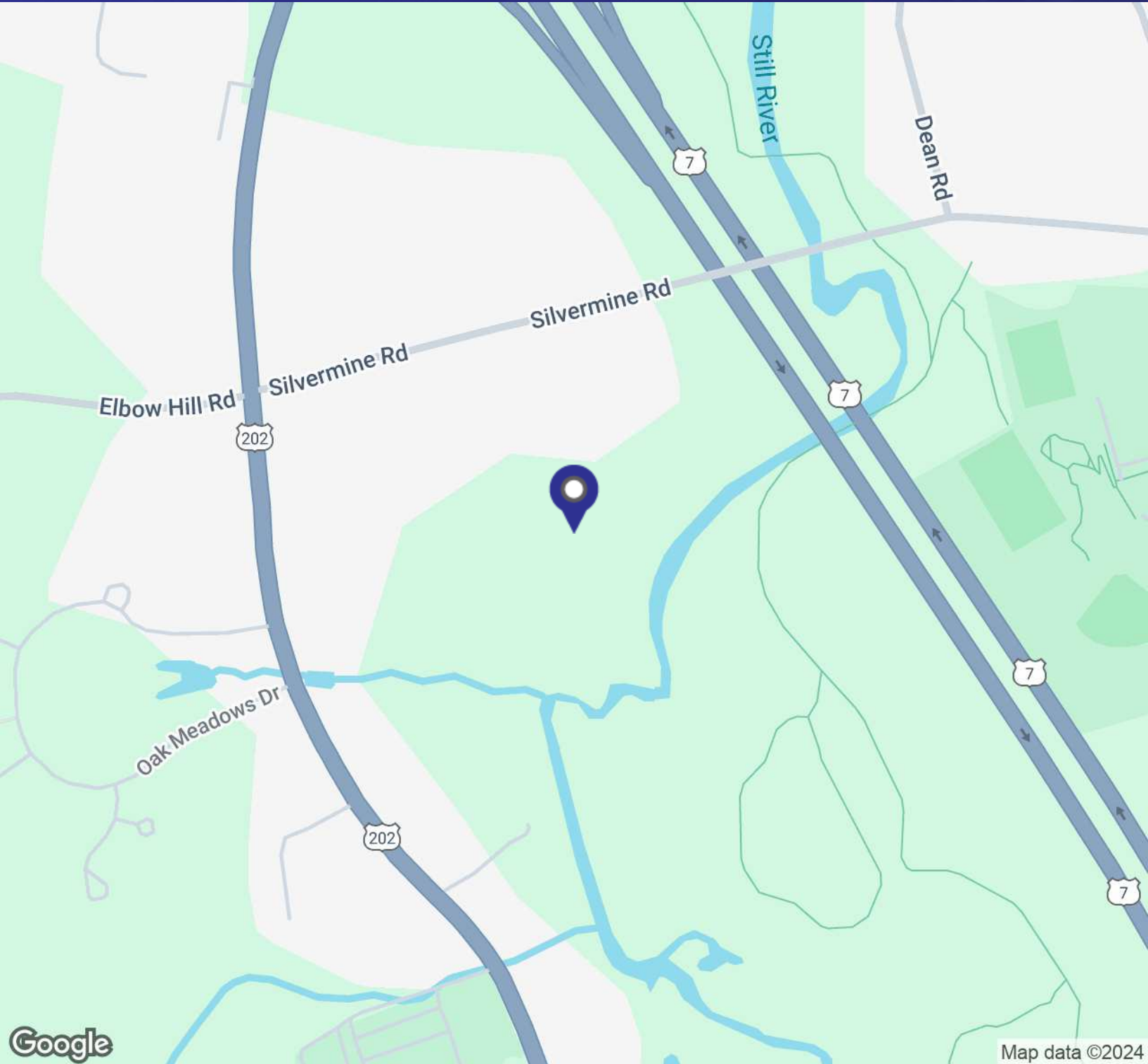


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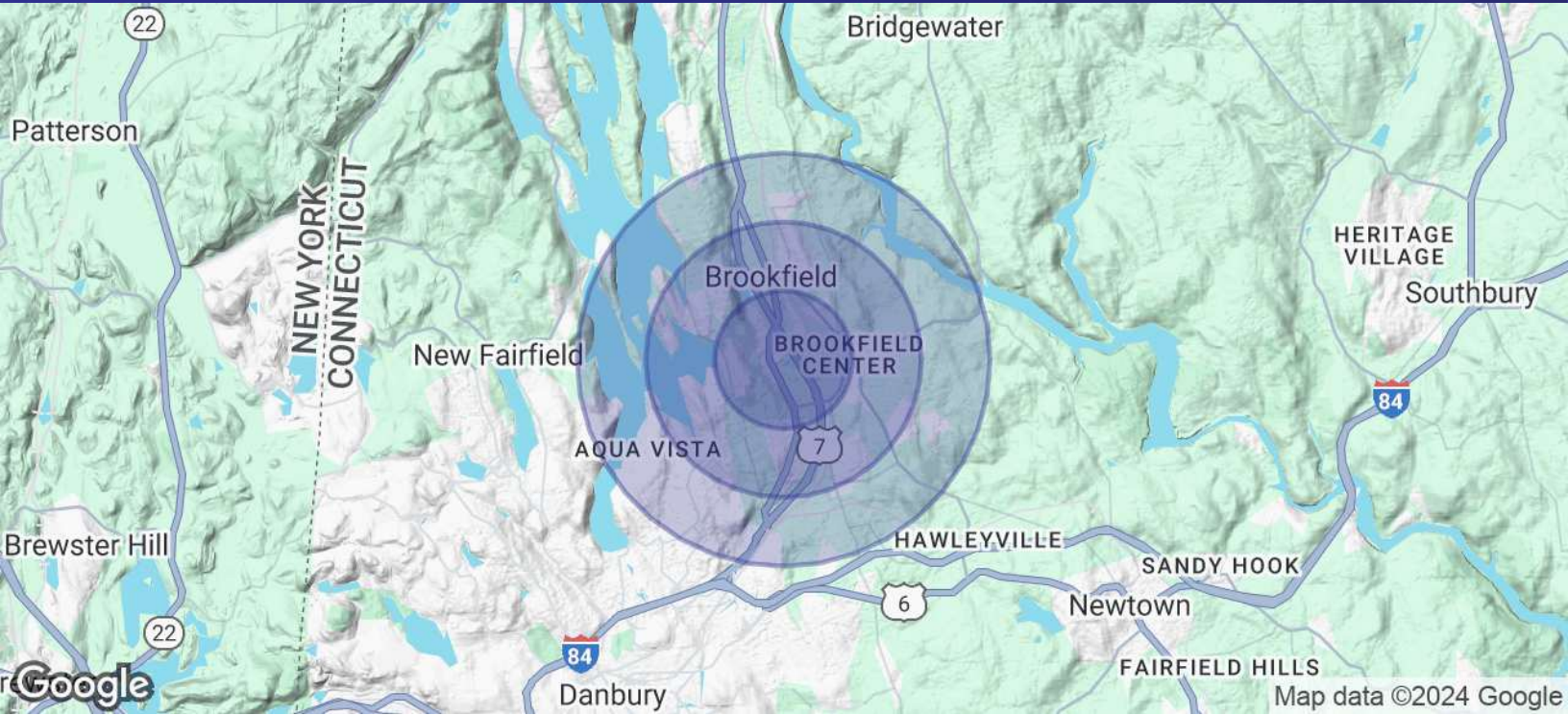
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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	3,130	12,222	25,167
Average Age	42.8	44.0	45.5
Average Age (Male)	40.4	42.5	44.4
Average Age (Female)	43.4	43.7	45.1

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	1,285	4,974	10,699
# of Persons per HH	2.4	2.5	2.4
Average HH Income	\$123,887	\$127,856	\$127,393
Average House Value	\$363,691	\$360,039	\$374,726

2020 American Community Survey (ACS)



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