

# FOR LEASE // WAREHOUSE SPACE

500 Federal Rd, Brookfield, CT



## PROPERTY DESCRIPTION

Ideal space for warehouse, distribution, assembly, or light manufacturing. Building renovated in 2018. Unit features: 400 amp/3 phase power, 16' ceilings, and One 12' x 14' drive-in door. Route 7 location with easy access to I-84.

## PROPERTY HIGHLIGHTS

- Size: +/- 3,000 Sq. Ft.
- Lot Size: +/- 2.531 Acres
- Zone: IRC 80/40
- Year Built: 1967
- Year Renovated: 2018
- Power: 400 Amp, 3 Phase
- Loading: One 12' x 14' Drive-In Door
- Ceiling Height: 16 Ft.
- Heating: Gas Heat
- Plumbing: 2 Baths

## OFFERING SUMMARY

|               |                               |
|---------------|-------------------------------|
| Lease Rate:   | \$3,500 per month + utilities |
| Available SF: | 3,000 SF                      |
| Lot Size:     | 2.5 Acres                     |

| DEMOGRAPHICS      | 0.25 MILES | 0.5 MILES | 1 MILE    |
|-------------------|------------|-----------|-----------|
| Total Households  | 84         | 337       | 1,377     |
| Total Population  | 187        | 772       | 3,456     |
| Average HH Income | \$162,637  | \$159,184 | \$157,624 |



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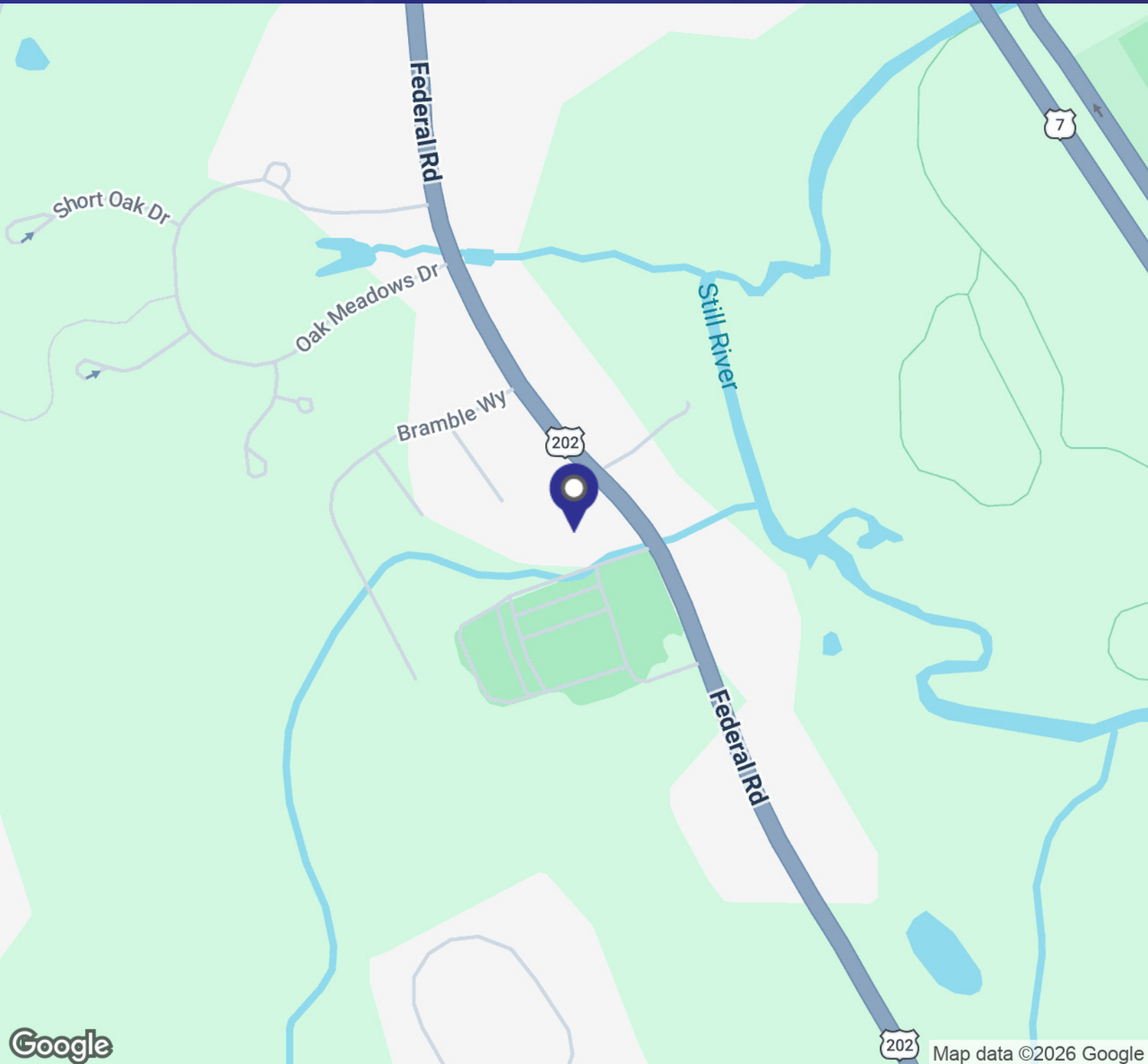
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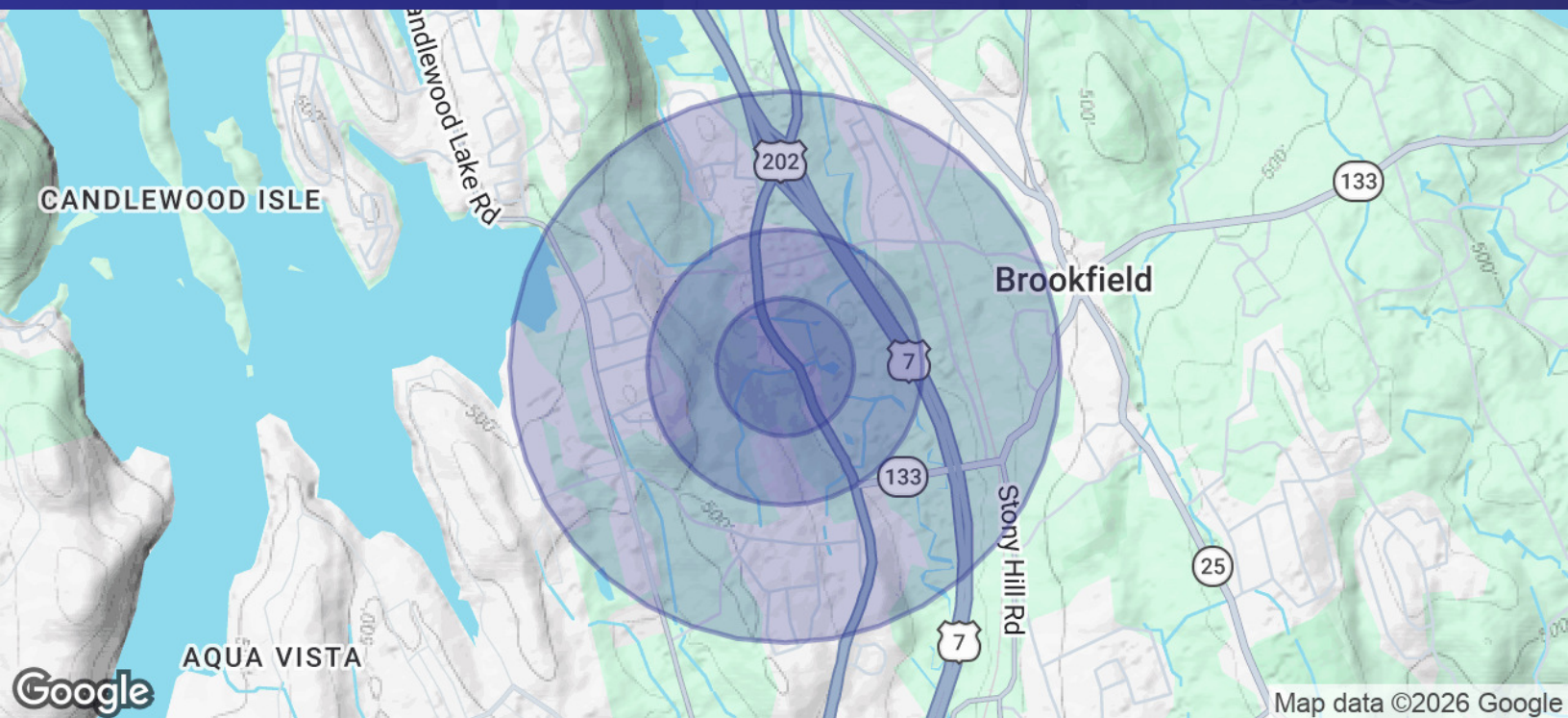
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| POPULATION           | 0.25 MILES | 0.5 MILES | 1 MILE |
|----------------------|------------|-----------|--------|
| Total Population     | 187        | 772       | 3,456  |
| Average Age          | 49.5       | 48.2      | 46.9   |
| Average Age (Male)   | 46.7       | 45.7      | 46.1   |
| Average Age (Female) | 49.9       | 48.5      | 45.9   |

| HOUSEHOLDS & INCOME | 0.25 MILES | 0.5 MILES | 1 MILE    |
|---------------------|------------|-----------|-----------|
| Total Households    | 84         | 337       | 1,377     |
| # of Persons per HH | 2.2        | 2.3       | 2.5       |
| Average HH Income   | \$162,637  | \$159,184 | \$157,624 |
| Average House Value | \$370,725  | \$373,627 | \$401,767 |

2023 American Community Survey (ACS)



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