

**FOR LEASE // 1087 FEDERAL RD, UNIT 5, BROOKFIELD, CT**



**PROPERTY DESCRIPTION**

Ideal space for warehouse, distribution, or light industrial use. Unit features high ceilings, one loading dock, and functional utility infrastructure. Building offers excellent signage opportunities and strong visibility along Route 7, with immediate access to Super 7 and convenient connections to I-84.

**PROPERTY HIGHLIGHTS**

- Zone: CGN
- Year Built: 2003
- Power: 2 - 200 Amp, 3 Phase Services
- Air Lines
- 110 Outlets Throughout
- Electrical Drops
- Ceilings Fans
- Alarmed
- Ceiling Height: 24 Ft.

**OFFERING SUMMARY**

Lease Rate:	\$10.95NNN + Utils
Estimated Nets and Sewer Charge	\$4.70 PSF
Available SF:	3,032 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	17	86	677
Total Population	42	218	1,722
Average HH Income	\$183,746	\$168,754	\$171,469



**MICK CONSALVO**  
*Broker*  
 203.241.5188  
 mconsalvo@towercorp.com



**TOMMY CONSALVO**  
*Broker*  
 203.482.5792  
 tconsalvo@towercorp.com

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- Zone: CGN
- Year Built: 2003
- Power: 2 - 200 Amp, 3 Phase Services
- Air Lines
- 110 Outlets Throughout
- Electrical Drops
- Ceilings Fans
- Alarmed
- Ceiling Height: 24 Ft.
- Heating: Gas Heat
- Cooling: Fully Air Conditioned
- Plumbing: Two Bath
- Utilities: City Water, Sewer and Gas
- Loading: One Loading Dock



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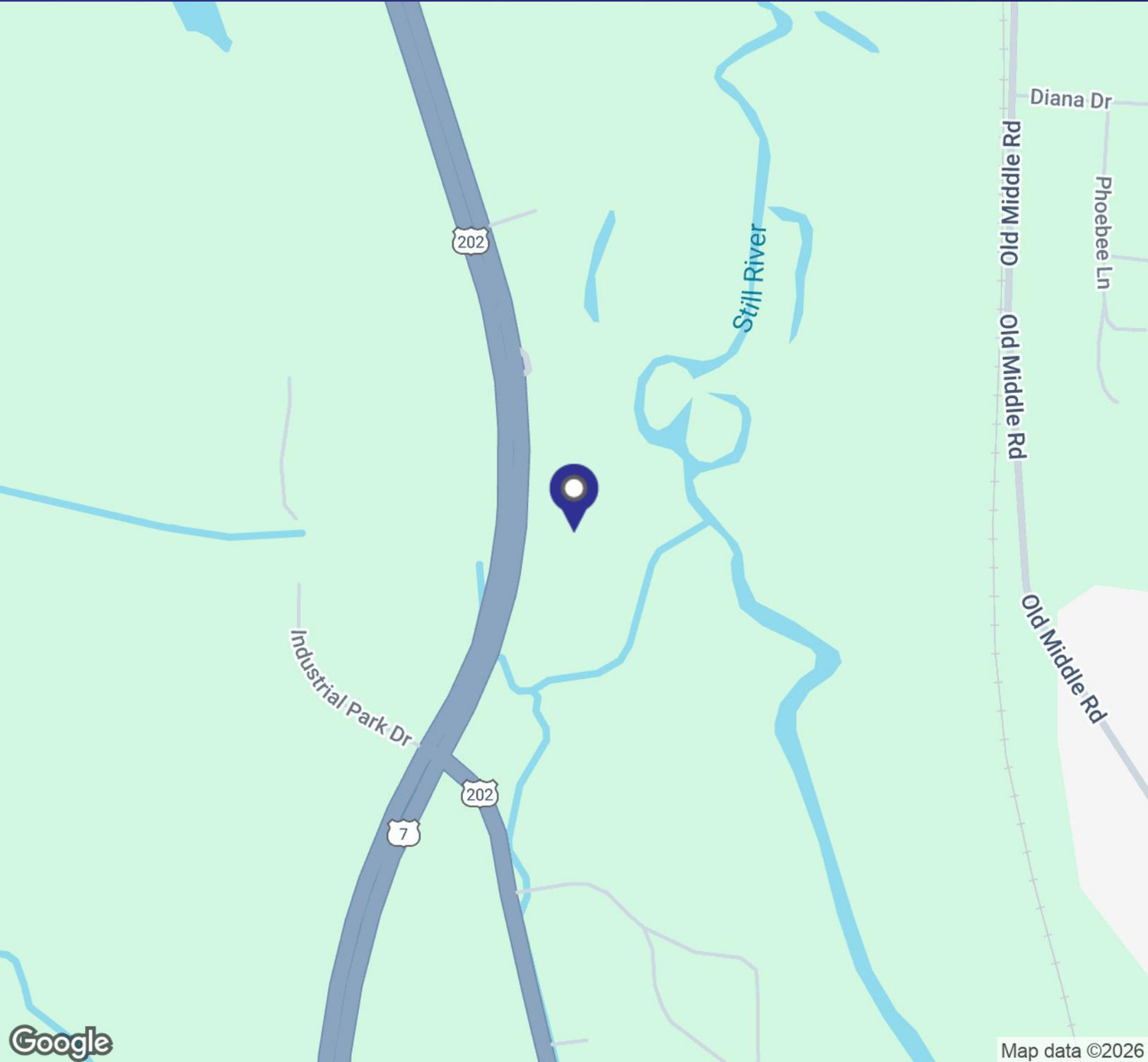


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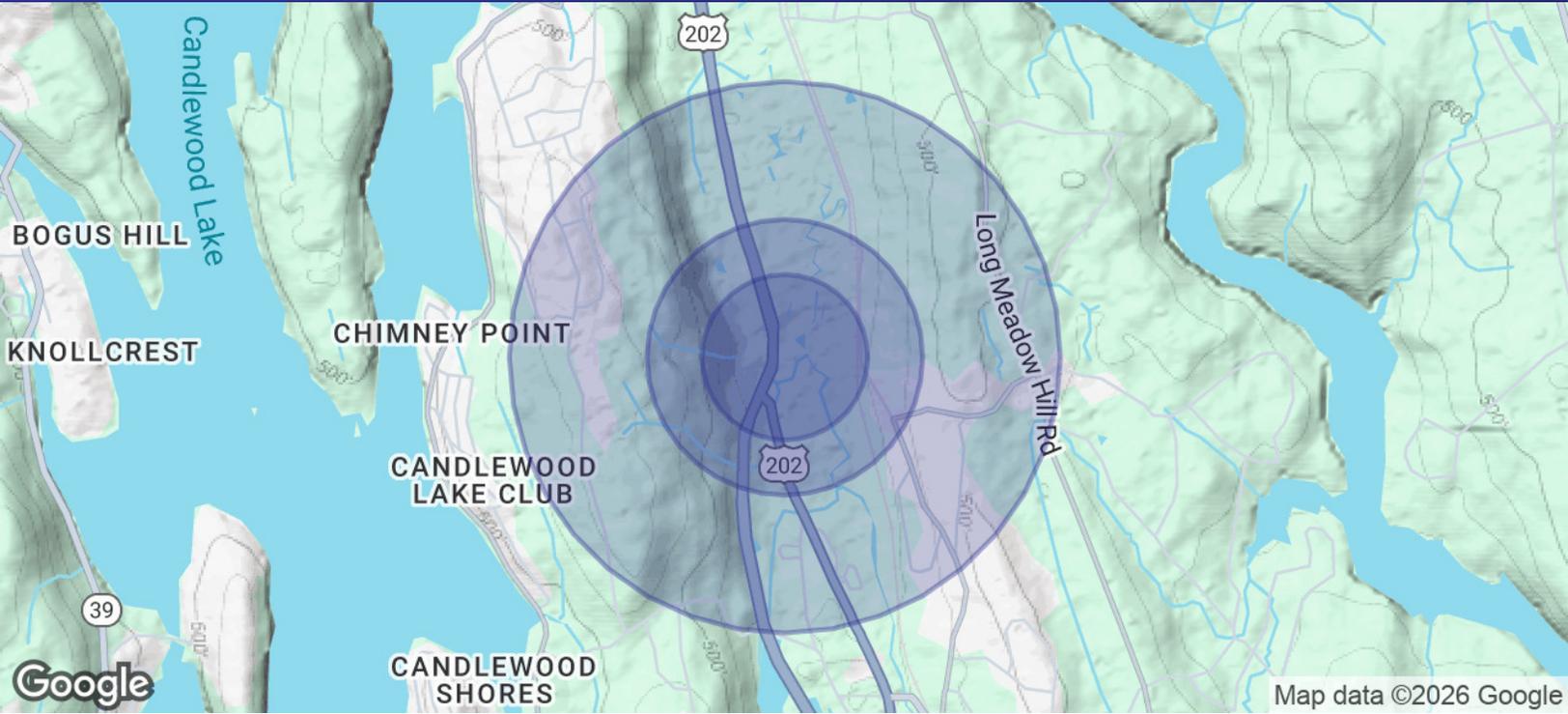
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	42	218	1,722
Average Age	47	45	45
Average Age (Male)	45	44	44
Average Age (Female)	48	46	46

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	17	86	677
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$183,746	\$168,754	\$171,469
Average House Value	\$552,838	\$543,998	\$548,979

Demographics data derived from AlphaMap



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