

FOR LEASE // 4 SANDCUT ROAD, UNIT 8, BROOKFIELD CT



LOCATION INFORMATION

Street Address	4 Sandcut Road, Unit 8
City, State, Zip	Brookfield, CT 06804
County	Fairfield
Lease Rate:	\$2,400 Gross + Utilities
Available Sq. Ft.	+/- 1,725

BUILDING INFORMATION

PROPERTY HIGHLIGHTS

- For long term lease, landlord will renovate.
- Metal with Glass Front
- I-1 HO (Industrial)
- Built 2008
- 200 Amp, 3 Phase
- One 14X14 Drive in door
- Gas Heat (Propane)
- Fully Air Conditioned
- Two Baths w/ Showers
- City Sewer and Well Water
- 12 Parking Spaces
- Immaculate Industrial condominium. Unit features: Full A/C Two Baths with Showers, Hardwood floors throughout, reception area, two large open rooms w/ high ceilings and 12 car parking. Ideal for Gym, warehouse, contractor, distribution, assembly, lab or light manufacturing. Great Location with easy access to I-84.



MICK CONSALVO

Broker

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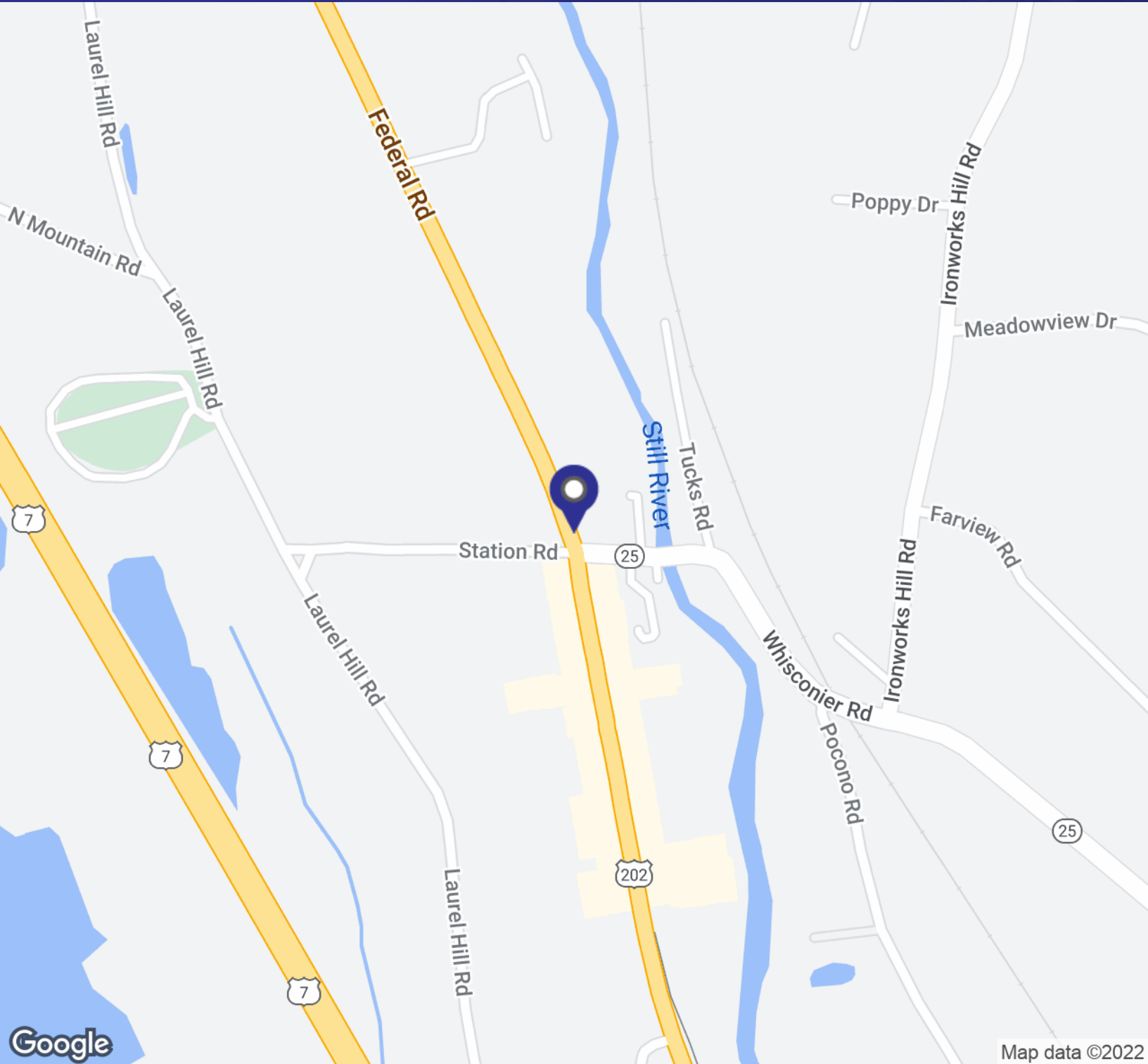
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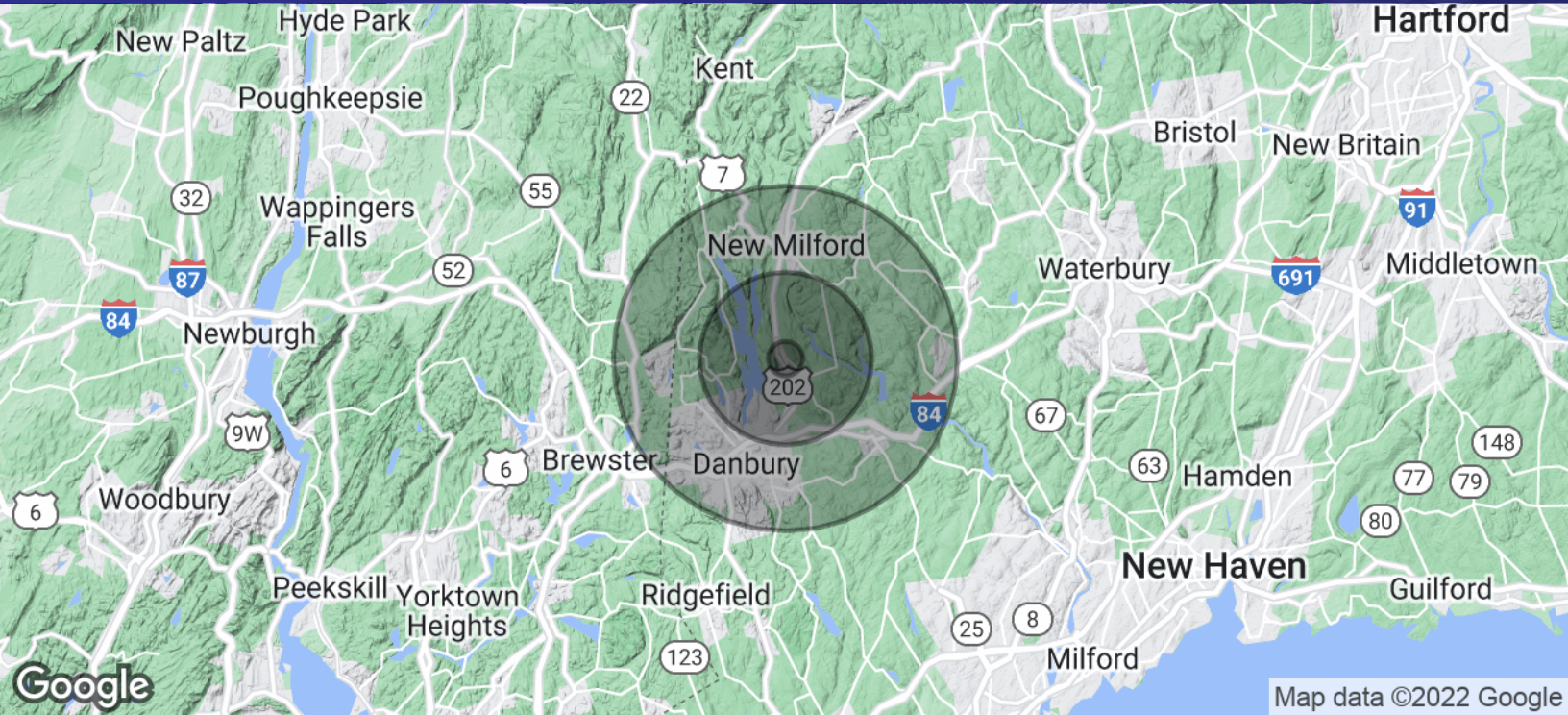
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	2,821	99,724	227,094
Average Age	41.5	38.7	39.7
Average Age (Male)	37.7	37.8	38.9
Average Age (Female)	44.6	39.5	40.5

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	1,065	36,625	82,377
# of Persons per HH	2.6	2.7	2.8
Average HH Income	\$129,888	\$94,693	\$104,416
Average House Value	\$423,229	\$423,833	\$444,400

* Demographic data derived from 2020 ACS - US Census



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