

FOR LEASE // WAREHOUSE SPACE (NEW CONSTRUCTION)



PROPERTY DESCRIPTION

NEW CONSTRUCTION! Ideal space for warehouse, distribution, assembly, R&D or light manufacturing. Great location on Rt. 7 with easy access to I-84!

PROPERTY HIGHLIGHTS

- Construction: Metal with Glass Front
- Zoning: C-GN
- Electrical: 200 Amp, 3 Phase Each Unit
- Ceiling Height: +/- 25 Ft
- Loading: One 14' x 14' Drive-In Door Per Unit, Shared Loading Dock
- Heating: Gas Heat
- Plumbing: One Bath and Slop Sink Per Unit. Rough-In Plumbing for Second Bath in Place
- Utilities: City Water, Sewer + Gas

984 FEDERAL RD, BROOKFIELD, CT

Lease Rate:	\$15.00 SF/yr (Gross)
Number of Units:	7
Available SF:	Units From: 2,592 to 18,144 SF
Building Size:	18,000 SF

DEMOGRAPHICS	0.5 MILES	1 MILE	1.5 MILES
Total Households	347	1,198	2,349
Total Population	851	3,053	6,032
Average HH Income	\$150,763	\$137,314	\$135,119



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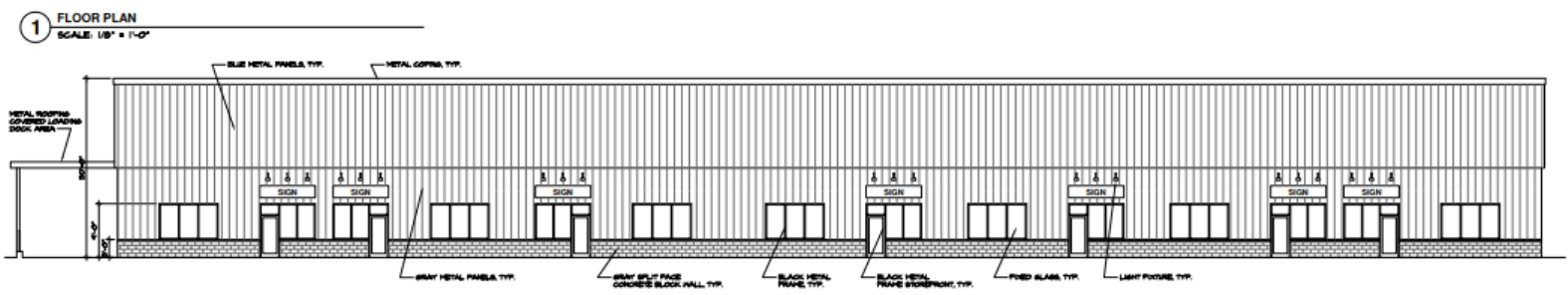
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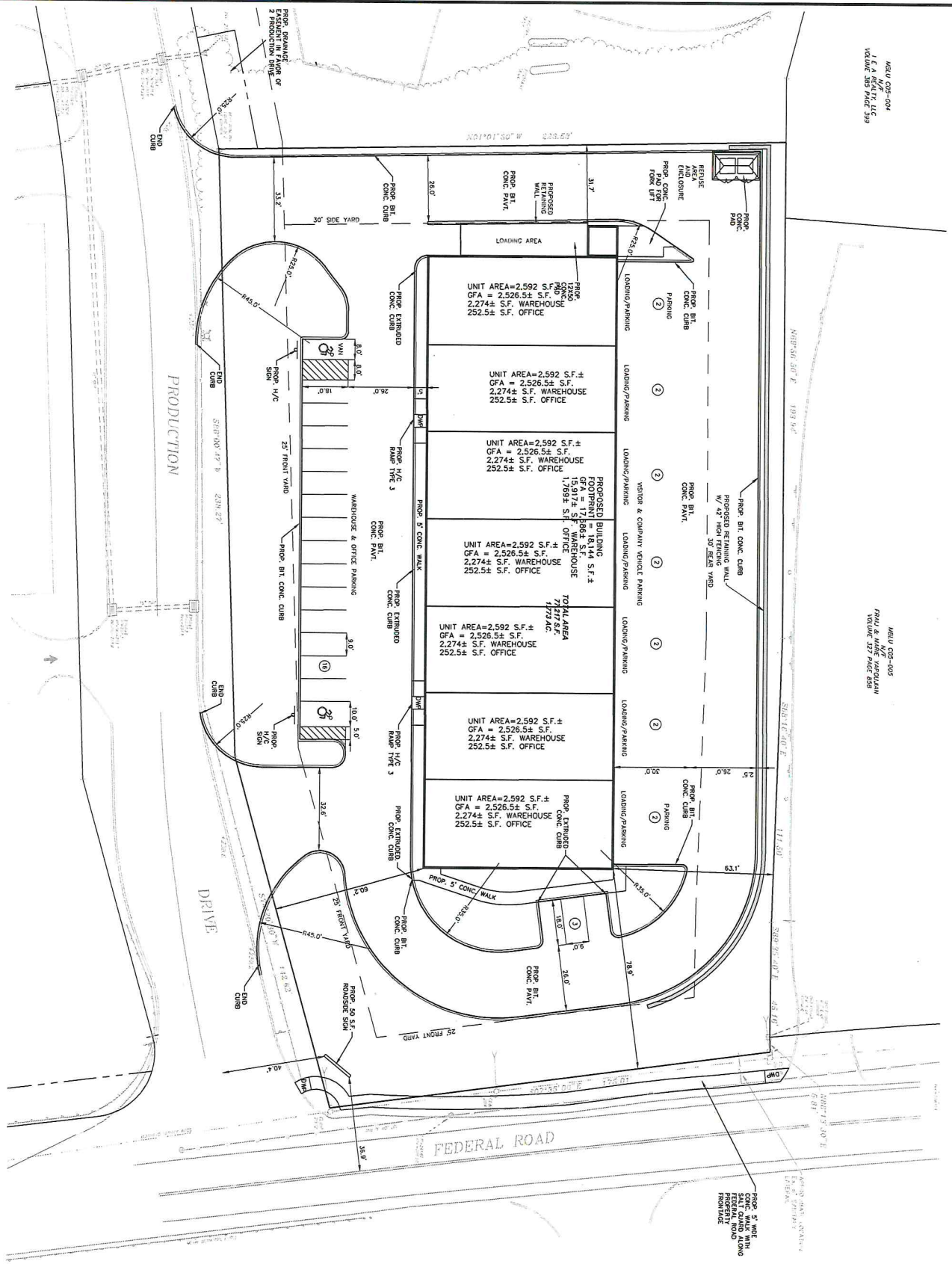
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MEU 025-004
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 Volume 357 P.L.C. 839

MEU 025-005
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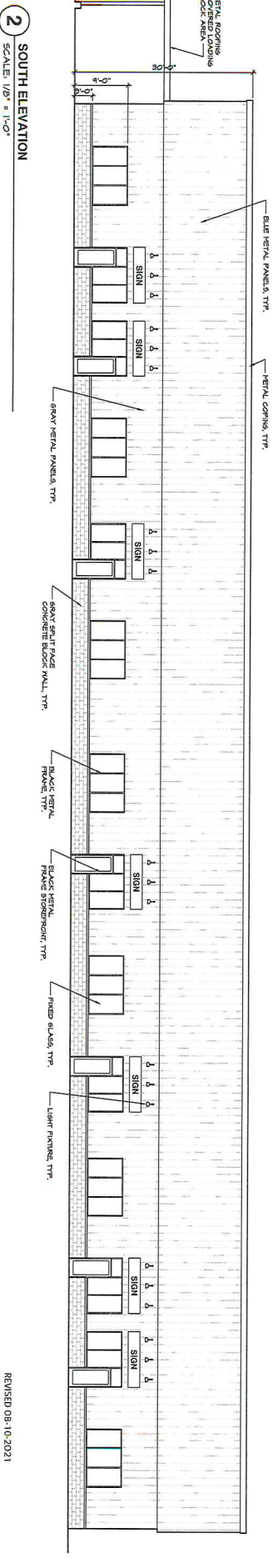
PROPOSED 5' CONC. WALK WITH EXIST. CURB AND PAVEMENT TO BE MAINTAINED

PARKING TABLE:

TYPE	NO.
CONC. WALK WITH EXIST. CURB AND PAVEMENT TO BE MAINTAINED	1
CONC. WALK WITH EXIST. CURB AND PAVEMENT TO BE MAINTAINED	2
CONC. WALK WITH EXIST. CURB AND PAVEMENT TO BE MAINTAINED	3
CONC. WALK WITH EXIST. CURB AND PAVEMENT TO BE MAINTAINED	4
CONC. WALK WITH EXIST. CURB AND PAVEMENT TO BE MAINTAINED	5
CONC. WALK WITH EXIST. CURB AND PAVEMENT TO BE MAINTAINED	6
CONC. WALK WITH EXIST. CURB AND PAVEMENT TO BE MAINTAINED	7
CONC. WALK WITH EXIST. CURB AND PAVEMENT TO BE MAINTAINED	8
CONC. WALK WITH EXIST. CURB AND PAVEMENT TO BE MAINTAINED	9
CONC. WALK WITH EXIST. CURB AND PAVEMENT TO BE MAINTAINED	10
CONC. WALK WITH EXIST. CURB AND PAVEMENT TO BE MAINTAINED	11
CONC. WALK WITH EXIST. CURB AND PAVEMENT TO BE MAINTAINED	12
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CONC. WALK WITH EXIST. CURB AND PAVEMENT TO BE MAINTAINED	19
CONC. WALK WITH EXIST. CURB AND PAVEMENT TO BE MAINTAINED	20
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CONC. WALK WITH EXIST. CURB AND PAVEMENT TO BE MAINTAINED	26
CONC. WALK WITH EXIST. CURB AND PAVEMENT TO BE MAINTAINED	27

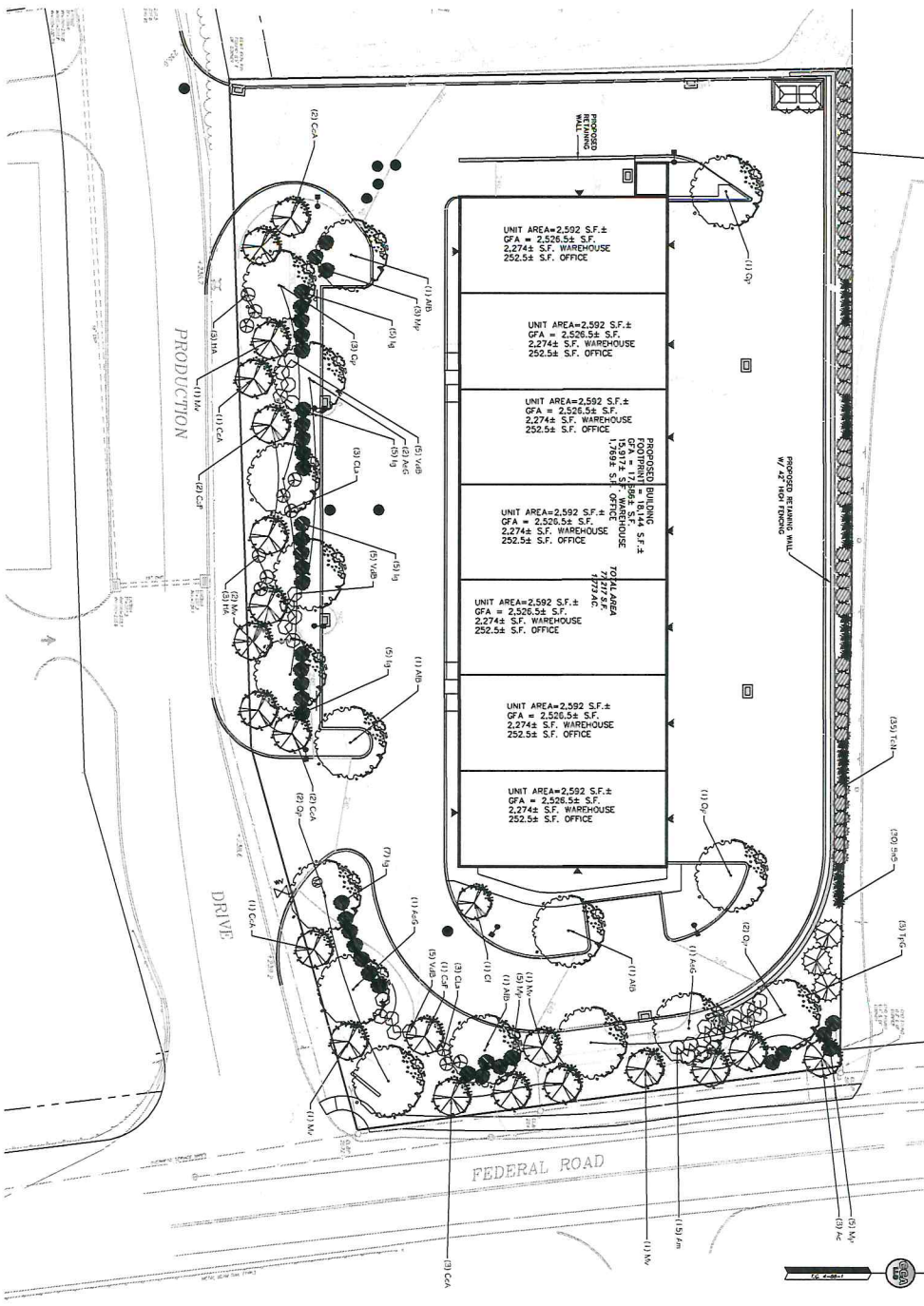
NOTES:

1. ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE SPECIFIED.
2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.
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Elevated Design Works, LLC 17 Biddford Lane New Milford, CT 06776 Email: bdesigns@elevated.com		SCHEMATIC DESIGN FLOOR PLAN FRONT ELEVATION		NEW WAREHOUSE BUILDING 7 TENANTS 484-484A FEDERAL ROAD BROOKFIELD, CONNECTICUT	
Drawn by: CB Checked by: RB Date: 05-24-21 Scale: As noted Job No.: 1166	Drawing No.				SD-1

REVISED 08-10-2021
 REVISED 07-19-2021



NOTE:
1. SEE DRAWING NO FOR PLANTING DETAILS AND NOTES

FINE LAWN GRASS SEED MIX
FOR FINISHING AREAS
FOR ANNUAL PREPARATION
FOR ANNUAL PREPARATION

NOTE:
ALL DISTURBED AREAS & HOLES
ON SPREADS TO BE RESEEDED (L
& M) & STaked ON SOONER 141.

MBU 025-005
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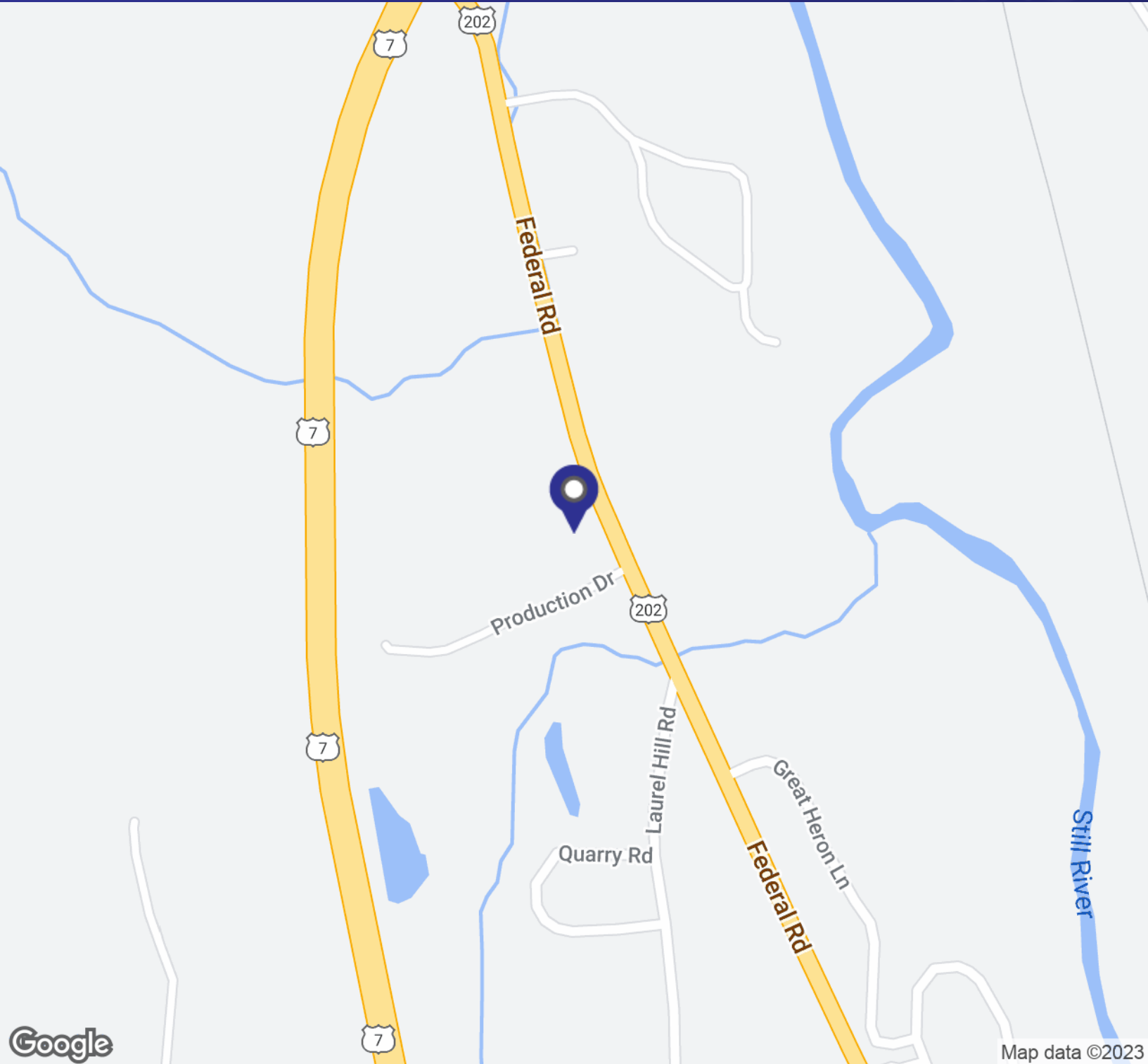
PLANT SCHEDULE	COMMON NAME	SIZE	ROOT	QTY
CONSP TREES				
Ab	Red maple	2.5" Cal	BB	4
Ac	White oak	2.5" Cal	BB	4
Ad	Green maple	2.5" Cal	BB	4
Ae	Black maple	2.5" Cal	BB	4
AF	Red maple	2.5" Cal	BB	4
AG	Green maple	2.5" Cal	BB	4
AH	Black maple	2.5" Cal	BB	4
AI	Red maple	2.5" Cal	BB	4
AJ	Green maple	2.5" Cal	BB	4
AK	Black maple	2.5" Cal	BB	4
AL	Red maple	2.5" Cal	BB	4
AM	Green maple	2.5" Cal	BB	4
AN	Black maple	2.5" Cal	BB	4
AO	Red maple	2.5" Cal	BB	4
AP	Green maple	2.5" Cal	BB	4
AQ	Black maple	2.5" Cal	BB	4
AR	Red maple	2.5" Cal	BB	4
AS	Green maple	2.5" Cal	BB	4
AT	Black maple	2.5" Cal	BB	4
AU	Red maple	2.5" Cal	BB	4
AV	Green maple	2.5" Cal	BB	4
AW	Black maple	2.5" Cal	BB	4
AX	Red maple	2.5" Cal	BB	4
AY	Green maple	2.5" Cal	BB	4
AZ	Black maple	2.5" Cal	BB	4
BA	Red maple	2.5" Cal	BB	4
BB	Green maple	2.5" Cal	BB	4
BC	Black maple	2.5" Cal	BB	4
BD	Red maple	2.5" Cal	BB	4
BE	Green maple	2.5" Cal	BB	4
BF	Black maple	2.5" Cal	BB	4
BG	Red maple	2.5" Cal	BB	4
BH	Green maple	2.5" Cal	BB	4
BI	Black maple	2.5" Cal	BB	4
BJ	Red maple	2.5" Cal	BB	4
BK	Green maple	2.5" Cal	BB	4
BL	Black maple	2.5" Cal	BB	4
BM	Red maple	2.5" Cal	BB	4
BN	Green maple	2.5" Cal	BB	4
BO	Black maple	2.5" Cal	BB	4
BP	Red maple	2.5" Cal	BB	4
BQ	Green maple	2.5" Cal	BB	4
BR	Black maple	2.5" Cal	BB	4
BS	Red maple	2.5" Cal	BB	4
BT	Green maple	2.5" Cal	BB	4
BU	Black maple	2.5" Cal	BB	4
BV	Red maple	2.5" Cal	BB	4
BW	Green maple	2.5" Cal	BB	4
BX	Black maple	2.5" Cal	BB	4
BY	Red maple	2.5" Cal	BB	4
BZ	Green maple	2.5" Cal	BB	4
CA	Black maple	2.5" Cal	BB	4
CB	Red maple	2.5" Cal	BB	4
CC	Green maple	2.5" Cal	BB	4
CD	Black maple	2.5" Cal	BB	4
CE	Red maple	2.5" Cal	BB	4
CF	Green maple	2.5" Cal	BB	4
CG	Black maple	2.5" Cal	BB	4
CH	Red maple	2.5" Cal	BB	4
CI	Green maple	2.5" Cal	BB	4
CJ	Black maple	2.5" Cal	BB	4
CK	Red maple	2.5" Cal	BB	4
CL	Green maple	2.5" Cal	BB	4
CM	Black maple	2.5" Cal	BB	4
CN	Red maple	2.5" Cal	BB	4
CO	Green maple	2.5" Cal	BB	4
CP	Black maple	2.5" Cal	BB	4
CQ	Red maple	2.5" Cal	BB	4
CR	Green maple	2.5" Cal	BB	4
CS	Black maple	2.5" Cal	BB	4

LANDSCAPE PLAN
PREPARED FOR:
PMD PROPERTIES, LLC
MBUS 005-006, COI-021 & CO5-022
984-994A FEDERAL ROAD
& 2 PRODUCTION DRIVE
BROOKFIELD, CONNECTICUT

DATE: 6/20/19
SCALE: 1" = 20'
PROJECT NO: 04-06030
FILE NO: 874
ASD NO: 06308368
SHEET: C5
DRAWN BY: NY

CCGA ENGINEERING & ENVIRONMENTAL LLC
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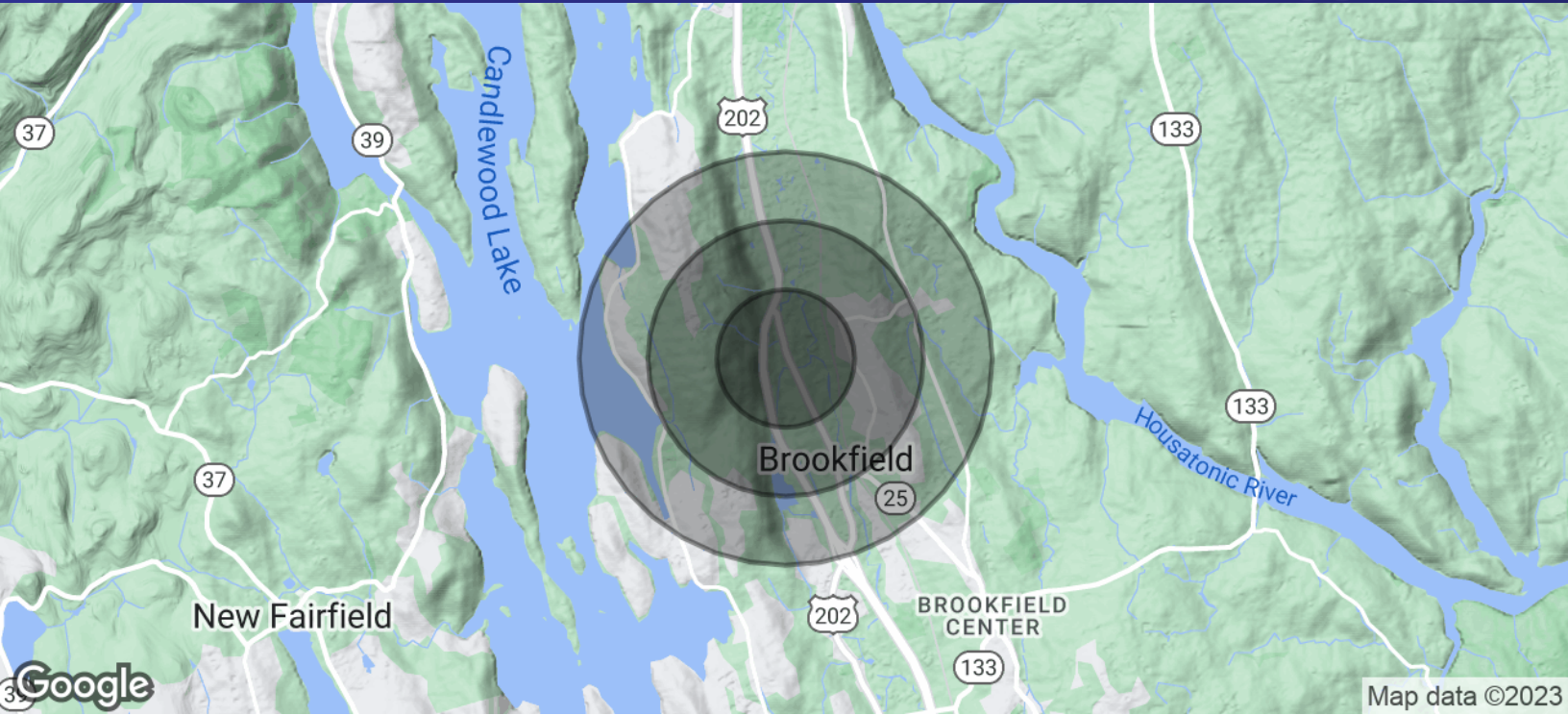
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POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	851	3,053	6,032
Average Age	48.2	45.2	43.1
Average Age (Male)	39.2	40.5	40.6
Average Age (Female)	51.7	46.4	43.5

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	347	1,198	2,349
# of Persons per HH	2.5	2.5	2.6
Average HH Income	\$150,763	\$137,314	\$135,119
Average House Value	\$409,912	\$399,952	\$403,801

* Demographic data derived from 2020 ACS - US Census



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