

FOR LEASE // 3 PRODUCTION DR, BROOKFIELD, CT



PROPERTY DESCRIPTION

Great industrial complex in excellent location with easy access to Rt. 7 and I84. High ceilings, offices and loading dock. Ideal for warehouse, assembly or light manufacturing.

PROPERTY HIGHLIGHTS

- Size: +/- 3,660 Sq. Ft.
- Zone: C-GN
- Loading: 1 Loading dock
- Heat: Gas
- Ceiling Height: +/- 20 Feet
- Power: 200 Amp, 3-Phase
- Bathrooms: 1 Handicap Bathroom
- Year Built: 2006

OFFERING SUMMARY

Lease Rate:	\$10.00 SF/yr (NNN)
Nets	+/- \$3.00 Per SF
Available SF:	3,660 SF

DEMOGRAPHICS	0.5 MILES	1 MILE	1.5 MILES
Total Households	352	1,222	2,416
Total Population	861	3,116	6,133
Average HH Income	\$151,072	\$136,851	\$133,881



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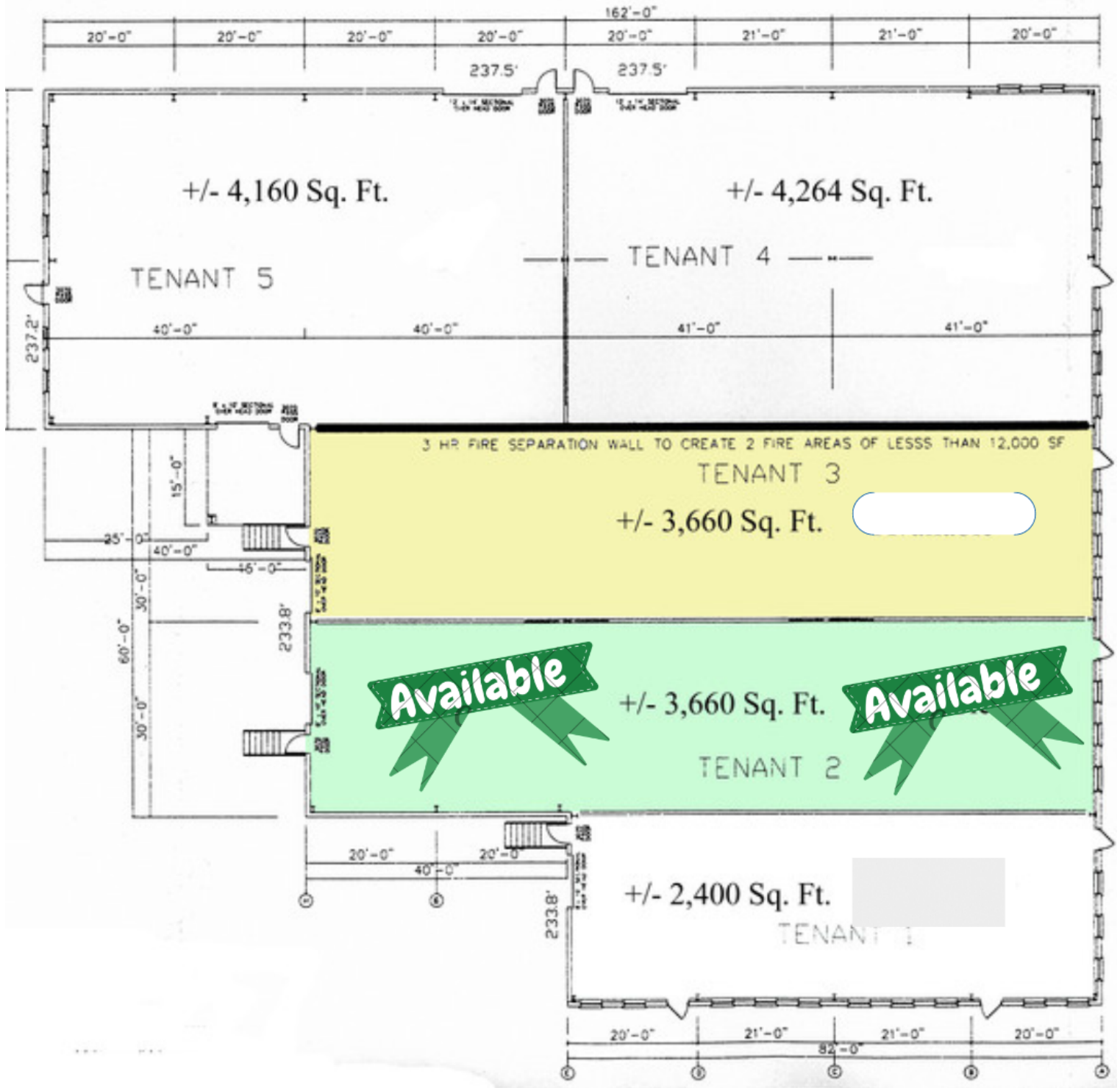
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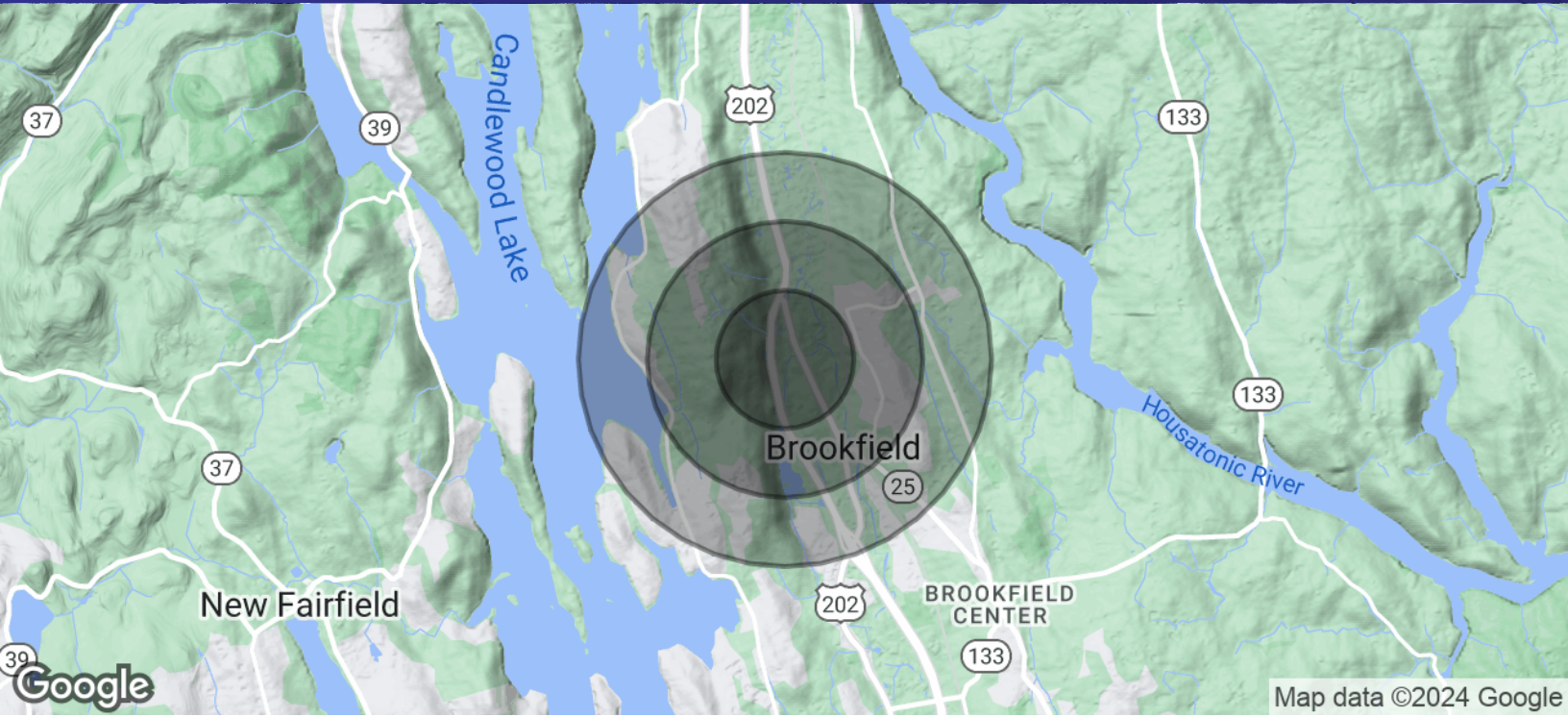
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POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	861	3,116	6,133
Average Age	47.9	44.9	43.3
Average Age (Male)	38.4	40.0	40.6
Average Age (Female)	51.7	46.2	43.7

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	352	1,222	2,416
# of Persons per HH	2.4	2.5	2.5
Average HH Income	\$151,072	\$136,851	\$133,881
Average House Value	\$408,696	\$399,153	\$402,672

* Demographic data derived from 2020 ACS - US Census



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