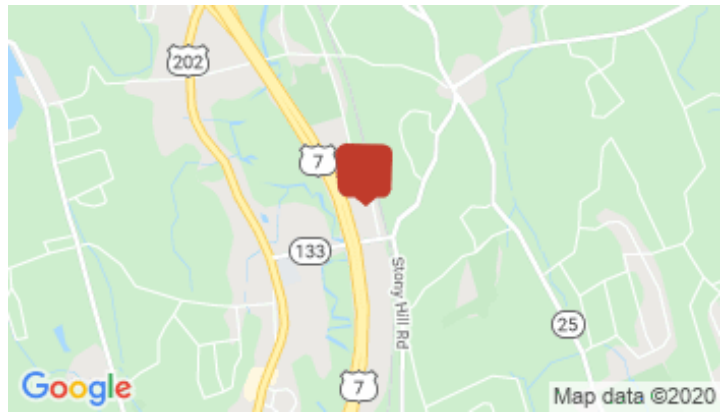


# 30 Pocono Road

## 30 Pocono Rd, Brookfield, CT 06804



Listing ID:	30183992
Status:	Active
Property Type:	Industrial For Lease
Industrial Type:	Flex Space, Free-Standing
Contiguous Space:	11,200 SF
Total Available:	11,200 SF
Gross Land Area:	3.30 Acres
Lease Rate:	\$6.95 PSF (Annual)
Base Monthly Rent:	\$6,486
Lease Type:	NNN
Nearest MSA:	Bridgeport-Stamford-Norwalk
County:	Fairfield
Loading:	1 Dock
Ceiling:	21 - 24 ft.
Drive-In Bays:	1 Bay
Tax ID/APN:	E11/002
Zoning:	IRC
Gross Building Area:	22,400 SF
Building/Unit Size (RSF):	22,400 SF
Highway Access:	This facility is located near Route 7/Federal Rd in Brookfield and is a short distance from sever...
Tenancy:	Multiple Tenants
Year Built:	1985
Construction/Siding:	Aluminum Siding
Parking Type:	Surface



### Overview/Comments

This warehouse and distribution center is brand new to the market. It's a high bay warehouse space which has been the Pepsi Cola distribution site for over 25 years! The demised space available is 11,200 s.f. of column free warehouse 22' high ceilings including 2,000sf office space. This industrial building is ideal for warehousing, distribution, light manufacturing, and many other industrial uses allowed by Brookfield's IRC zoning regulations.

The site is designed to accommodate tractor trailer parking and handling for delivery or distribution. The available space is column free designed with a loading dock with leveler and ability to easily add an additional dock. The space contains a large drive-in door to provide access to the warehouse. The space includes 2,400 s.f. of ...

#### More Information Online

<https://advantagerealtyinc.catylist.com//listing/30183992>

#### QR Code

Scan this image with your mobile device:



### Property Contacts



#### Joseph Michael Struna

Advantage Realty Commercial  
203-733-1290 [M]  
203-798-9345 [O]  
Mike@AdvantageRealtyInc.Com



#### George F. Walker

Advantage Realty Commercial  
203-733-0692 [M]  
203-798-9345 [O]  
George@AdvantageRealtyInc.Com