

FOR LEASE // RECENTLY CONSTRUCTED WAREHOUSE SPACE

2 Production Dr, Unit 3, Brookfield, CT



PROPERTY DESCRIPTION

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
- Ceiling Height: +/- 25 Ft
- Loading: 14' x 14' Drive-In Door Per Unit, Shared Loading Dock
- Heating: Gas Heat
- Plumbing: Handicap Bath
- Utilities: City Water, Sewer + Gas
- 16x12 Office with Window
- Slop Sink
- Year Built: 2023

2 PRODUCTION DR, BROOKFIELD, CT

Lease Rate:	\$3,500/month + Utilities (Gross)
Available Unit:	3
Available SF:	2,592 SF
Building Size:	18,000 SF

DEMOGRAPHICS	0.5 MILES	1 MILE	1.5 MILES
Total Households	186	809	2,146
Total Population	451	2,073	5,562
Average HH Income	\$197,355	\$167,885	\$165,439



MICK CONSALVO

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TOMMY CONSALVO

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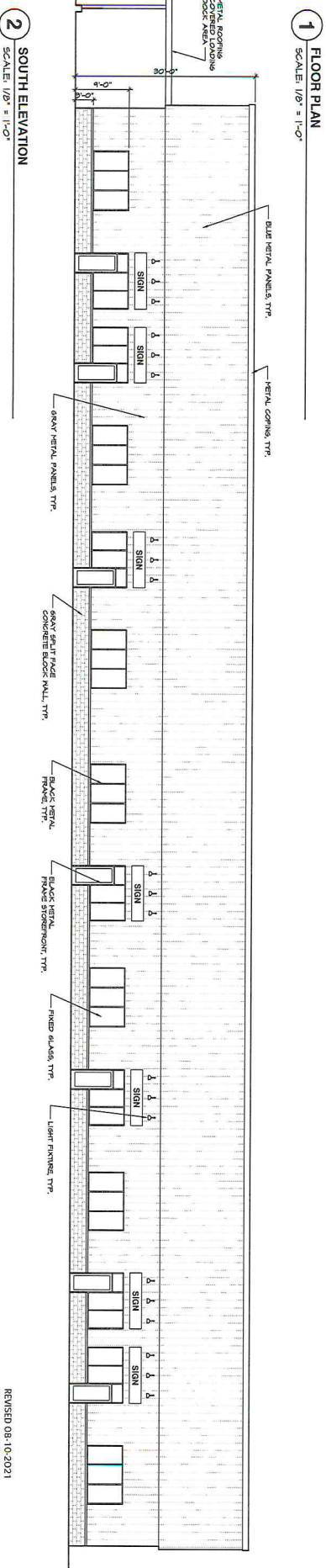
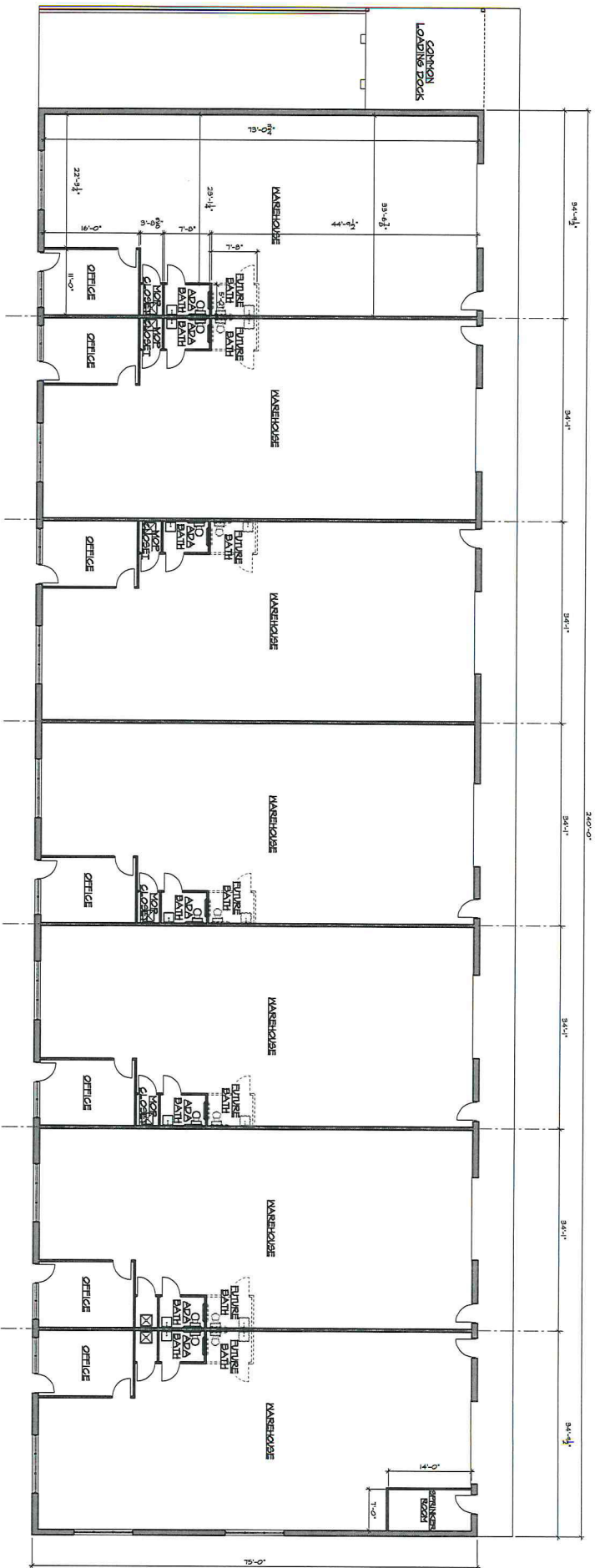
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VOLUME 327 PAGE 858



ITEM
GROSS FLOOR AREA
GROSS OFFICE AREA
GROSS WAREHOUSE
COMPANY VEHICLE VISITORS
TOTAL NEEDED:
PARKING PROVIDED:

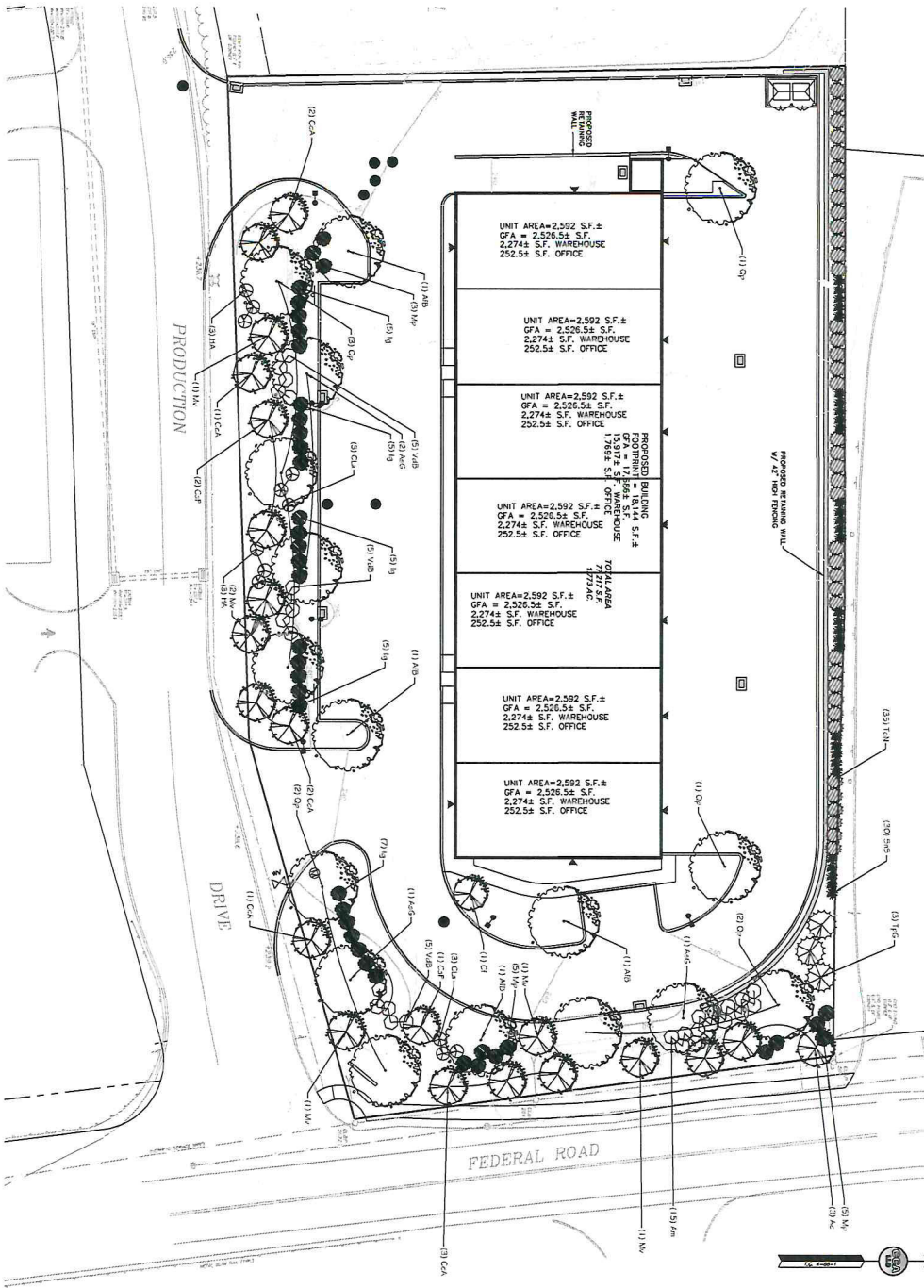
**GROSS FLOOR AREA WALL THICKNESS.

27.	SYSTEM TO COM- RESPONSIBILITY
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24.	ALL CHANGES MUST BE APPROVED BY THE CONTRACTOR
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Elevated Design Works, LLC BBS Design, LLC 17 Bedford Lane New Milford, CT 06776 Tel: 860.389.1000 Email: bbsdesignworks@gmail.com		SCHEMATIC DESIGN FLOOR PLAN FRONT ELEVATION		NEW WAREHOUSE BUILDING 7 TENANTS 484-484A FEDERAL ROAD BROOKFIELD, CONNECTICUT	
Drawn by	CS	Checked by	BD	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 N2 FOR PLANTING DETAILS AND NOTES.**

FINE LAWN GRASS SEED MIX

40% PERENNIAL RYEGRASS
40% KENTUCKY BLUE GRASS
20% PENNSYLVANIA BLUEGRASS
10% ANNUAL RYEGRASS

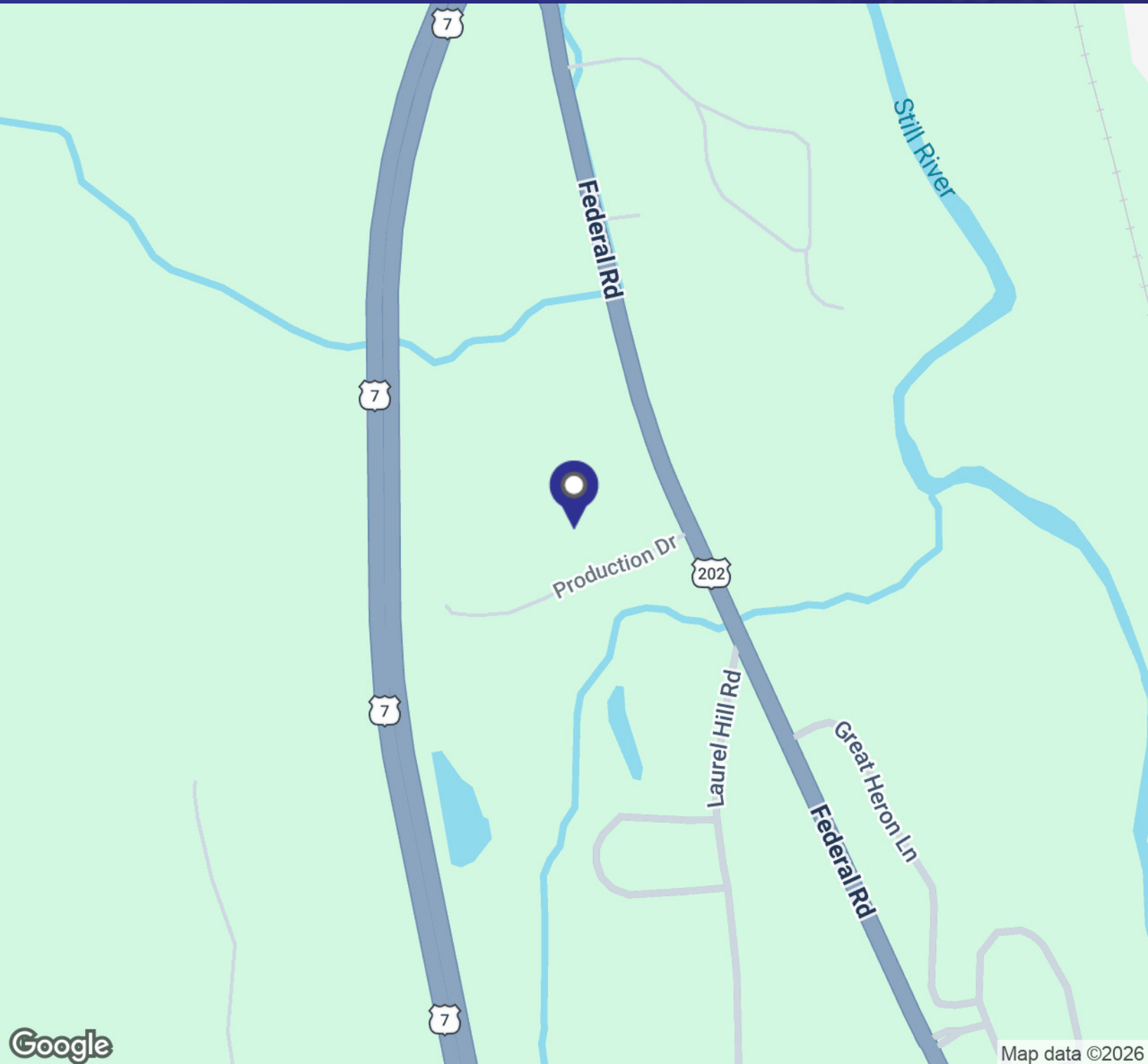
NOTE:

ALL DISTURBED AREAS & THOSE AREAS NOT PLANTED WITH TREES OR SHRUBS TO BE TOPSOILED (4" MIN.) & SEEDED OR SOOED. TOP.

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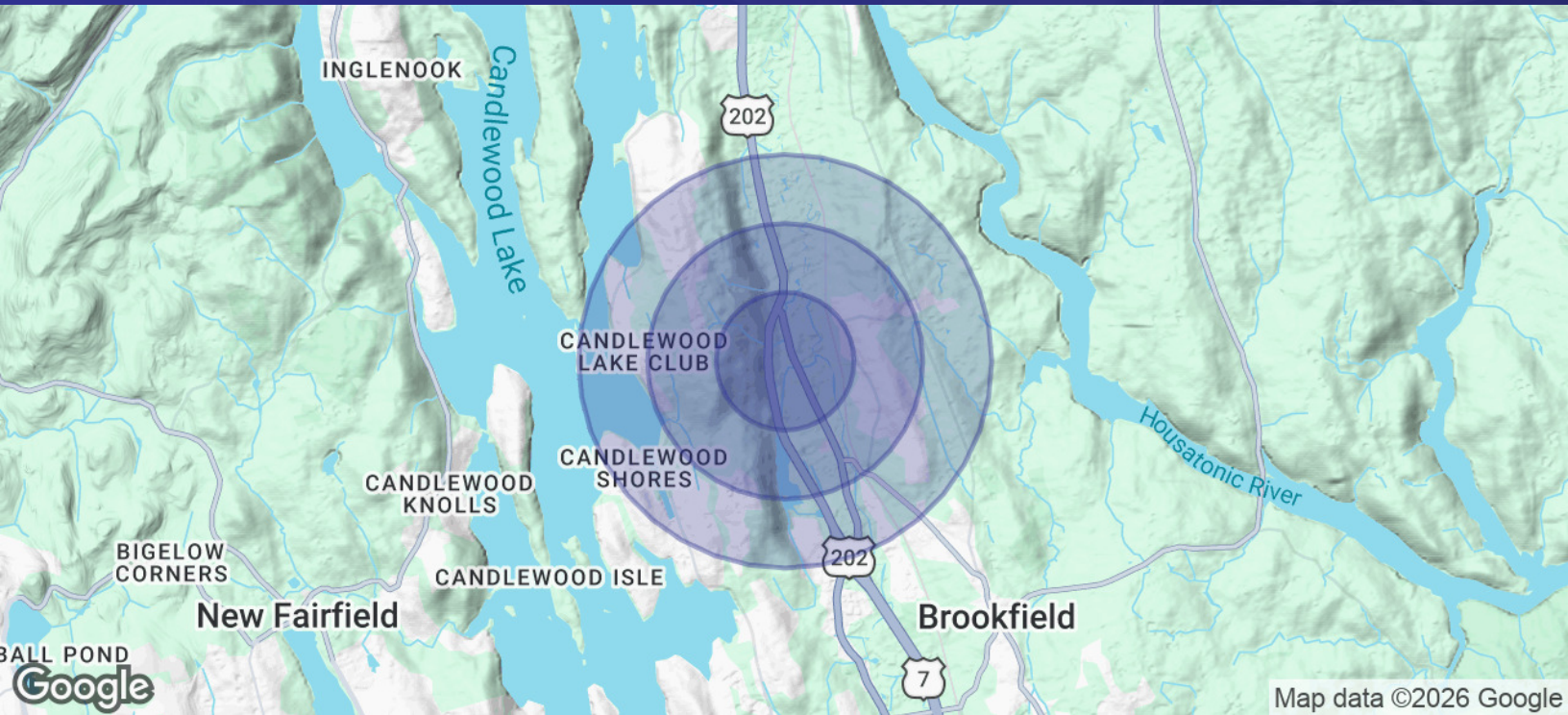
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POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	451	2,073	5,562
Average Age	48	44	44
Average Age (Male)	46	43	43
Average Age (Female)	49	45	44

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	186	809	2,146
# of Persons per HH	2.4	2.6	2.6
Average HH Income	\$197,355	\$167,885	\$165,439
Average House Value	\$556,385	\$533,513	\$538,935

2020 American Community Survey (ACS)



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