

FOR LEASE // 940 FEDERAL RD, UNIT 2, BROOKFIELD, CT



PROPERTY DESCRIPTION

This 10,700 SF is ideal for light manufacturing, assembly, machine shop, clean room, or office space!

Features include; Full AC, 600-amp power, air lines, exhaust fans, vacuum drops, class 10,000 clean room, loading dock, windowed offices, conference room and full cafeteria.

Ideal RT. 7 location with easy access to I84!

PROPERTY HIGHLIGHTS

- Nets estimated at \$2.75 per sf
- Construction – Metal and steel building
- Plumbing – Three baths, Cafeteria and slop sink
- Power – 600 amp, 3 phase
- Loading – Loading Dock
- Heating/Cooling – Electric heat pump with full AC
- Ceiling Height – 9’ – 12’

OFFERING SUMMARY

Lease Rate:	\$10.50 SF/yr (NNN)
Available SF:	10,700 SF
Building Size:	14,276 SF

DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Total Households	945	3,622	6,680
Total Population	2,456	9,437	17,425
Average HH Income	\$164,618	\$171,108	\$172,187



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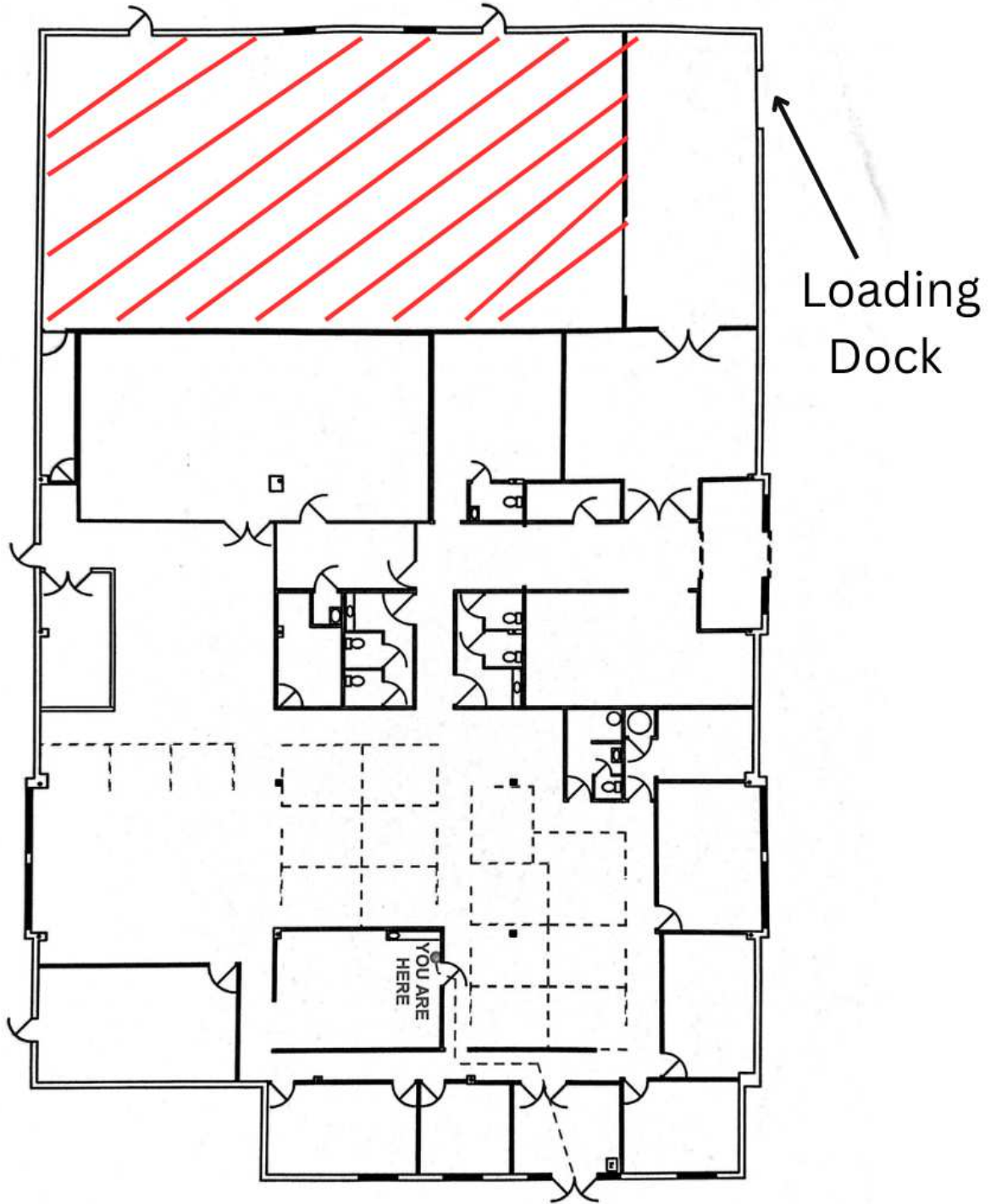
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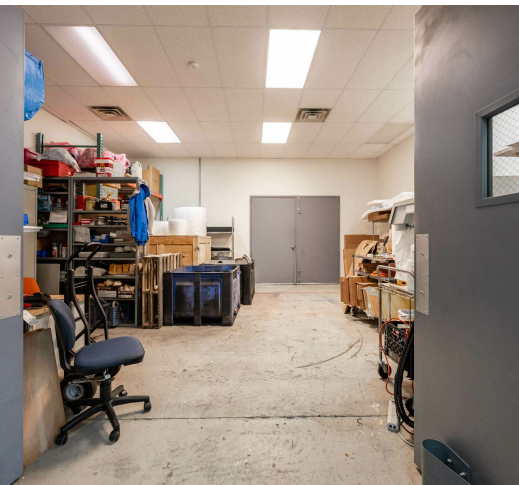
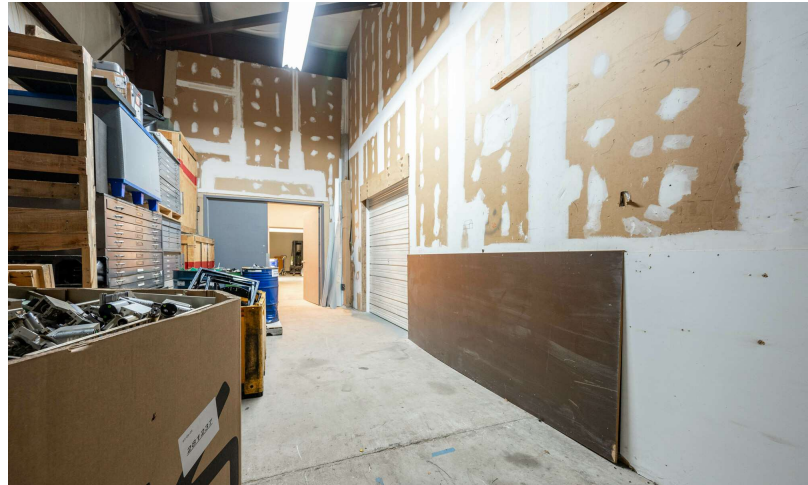
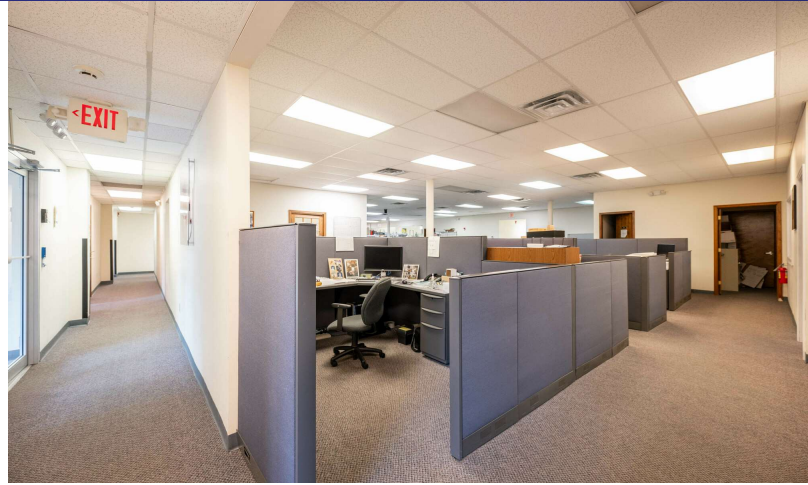


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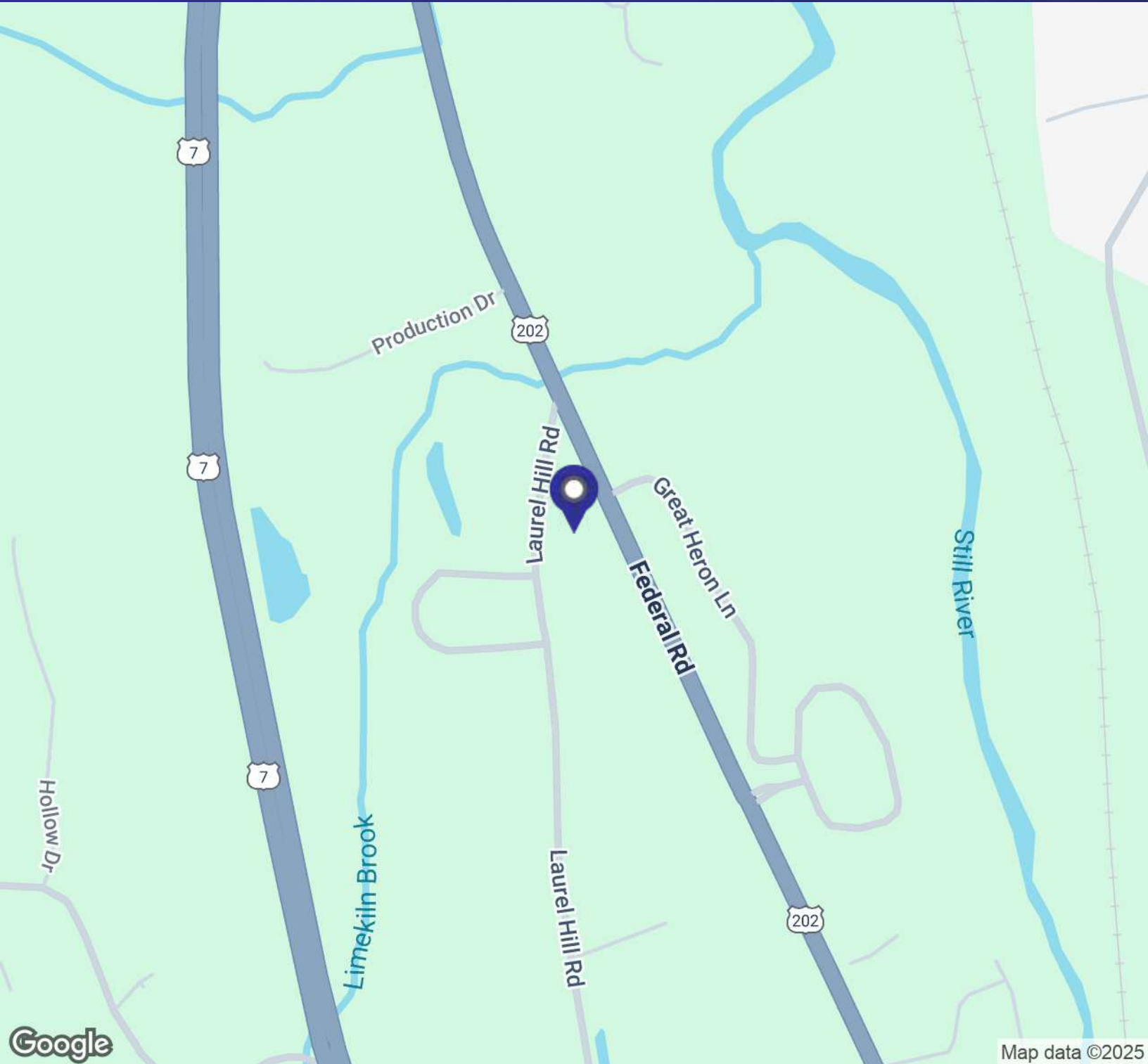


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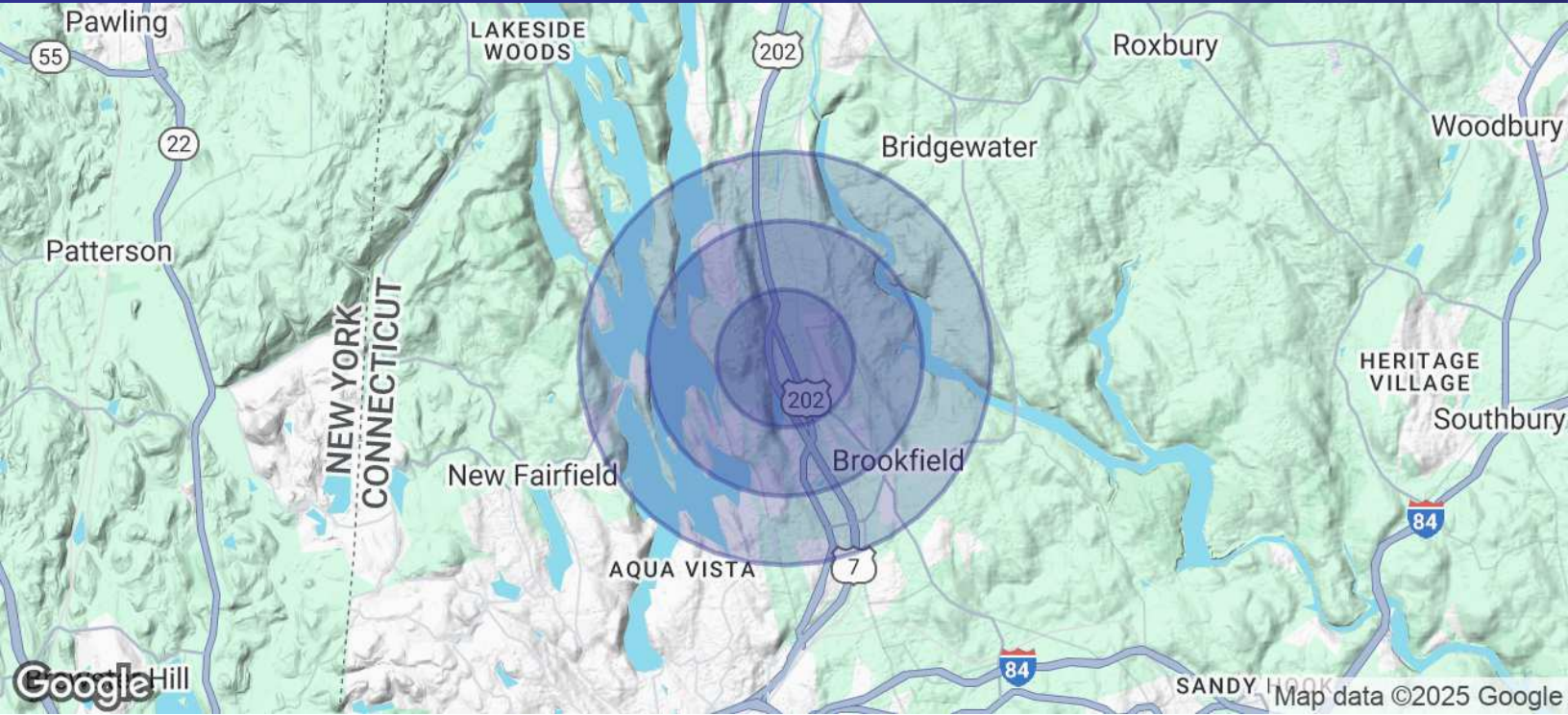
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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	2,456	9,437	17,425
Average Age	43	44	44
Average Age (Male)	43	43	43
Average Age (Female)	44	45	45

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	945	3,622	6,680
# of Persons per HH	2.6	2.6	2.6
Average HH Income	\$164,618	\$171,108	\$172,187
Average House Value	\$530,789	\$546,326	\$552,381

Demographics data derived from AlphaMap



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