

FOR LEASE // NEW CONSTRUCTION READY FOR FALL 2025!

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PROPERTY DESCRIPTION

New high bay warehouse with easy access to I84. Building features 22 ft clear ceilings, full sprinkler system, two loading docks, one drive in door, and 600 amp/ 3 phase power. Available Fall 2025!

PROPERTY HIGHLIGHTS

- Precast Panel Building
- Built 2024-2025
- 5.66 Acres
- 2 Loading Docks
- 1 Drive in Door
- Fully Sprinklered
- 800 Amp 3 Phase Power
- 22 Ft Clear Ceilings
- Propane Heat
- Full A/C
- Two Handicap Baths
- City Water & Sewer

113 SILVERMINE RD, BROOKFIELD, CT

Lease Rate:	\$14 SF/yr (NNN)
Available SF:	21,102 SF

DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Total Households	1,285	4,974	10,699
Total Population	3,130	12,222	25,167
Average HH Income	\$123,887	\$127,856	\$127,393



MICK CONSALVO

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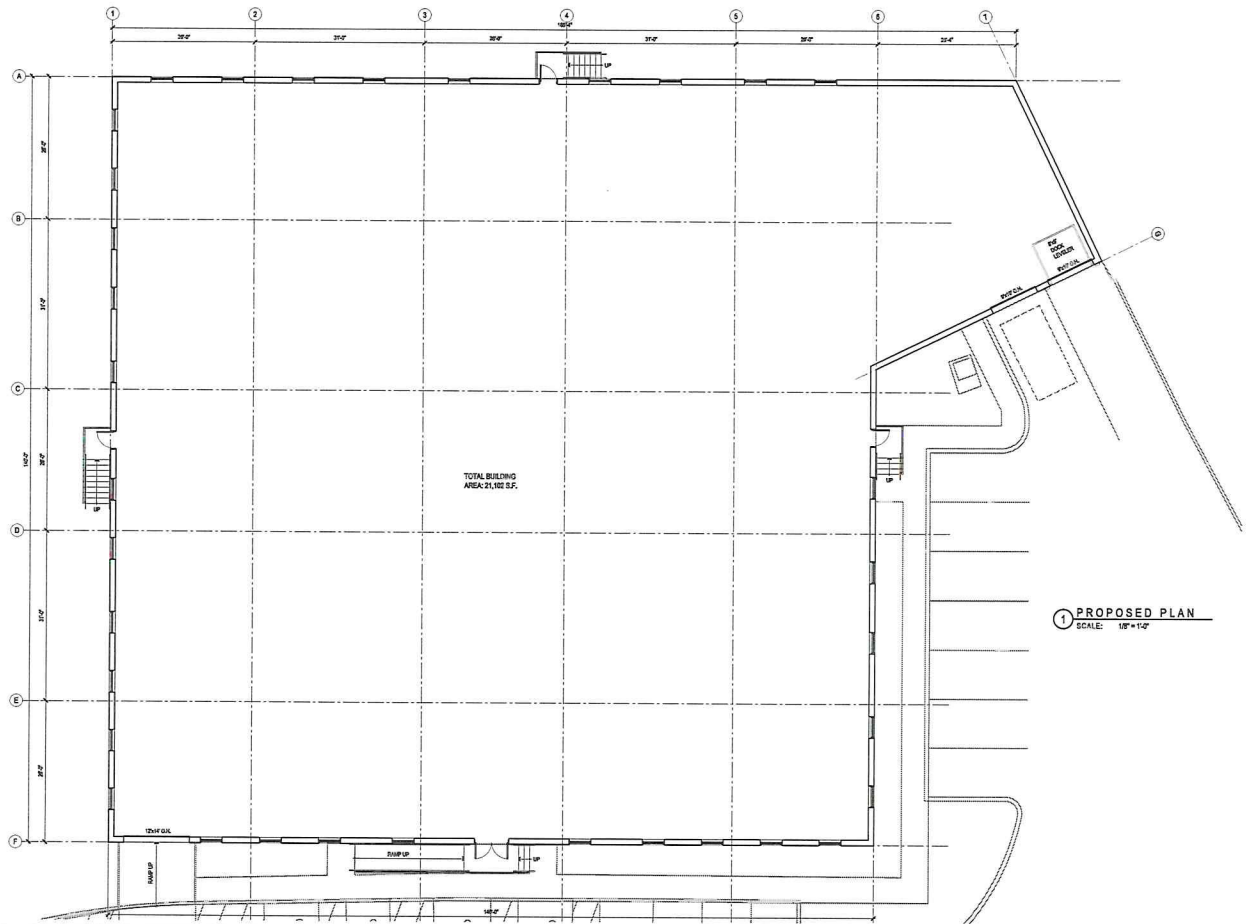
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H & R DESIGN, INC.
Facilities Design & Planning
50 Osborne Street Danbury, CT 06810
Phone: 203.790.9750 Fax: 203.790.6953

SILVERMINE BUILDING THREE, LLC

NEW BUILDING
113 SILVERMINE ROAD, BROOKFIELD, CT

DS102A

Scale: AS NOTED
Drawn By: TJ
Date: 04/11/23



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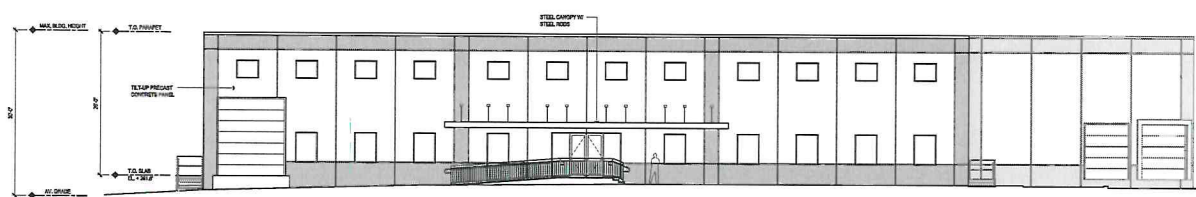
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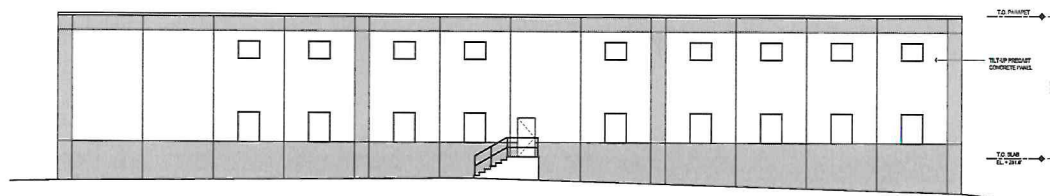
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1 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



2 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



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Facilities Design & Planning
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Phone: 203.790.9750 Fax: 203.790.6853

SILVERMINE BUILDING THREE, LLC

NEW BUILDING
113 SILVERMINE ROAD, BROOKFIELD, CT

DS102B

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Drawn By: [blank]
Date: [blank]



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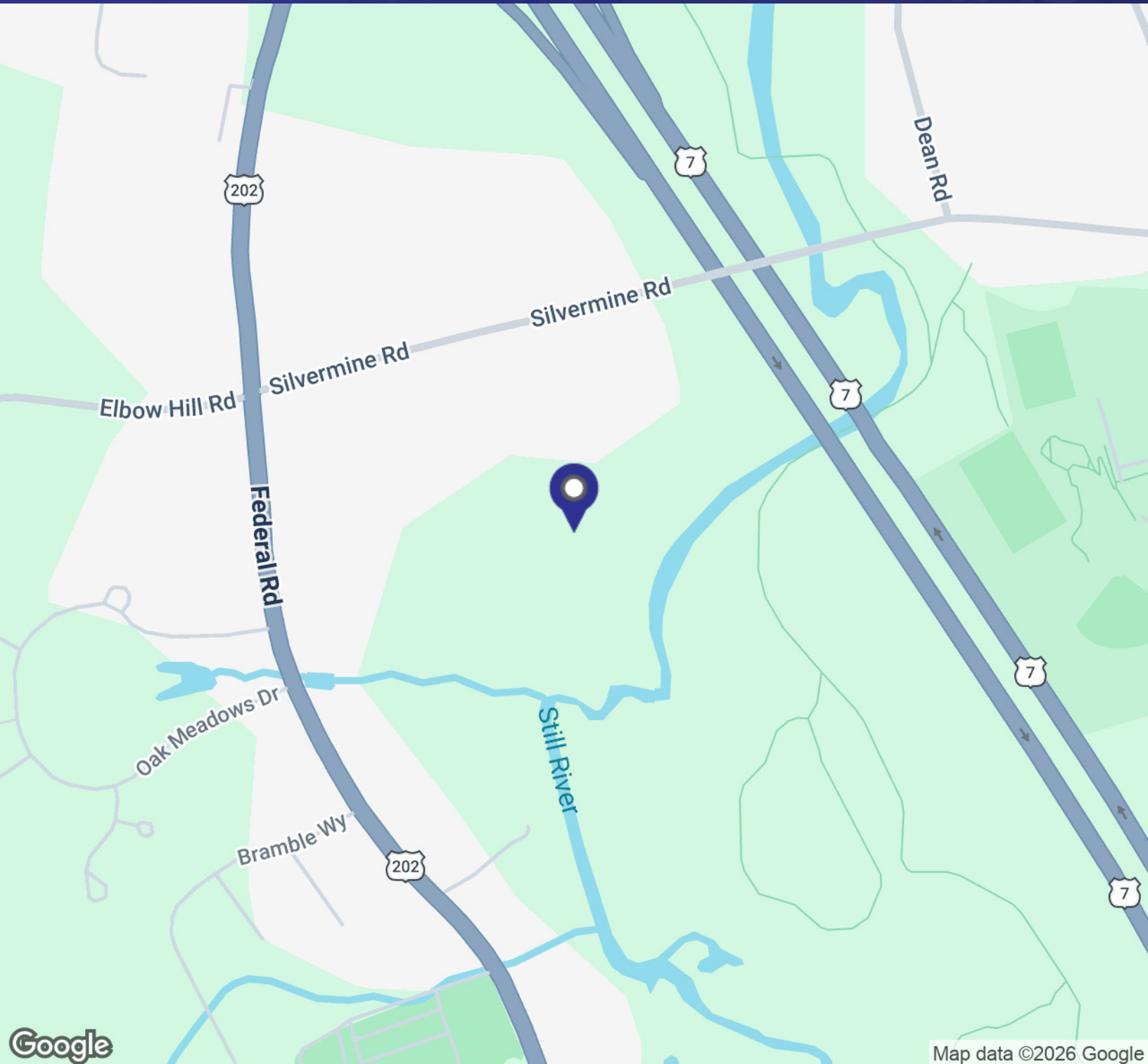
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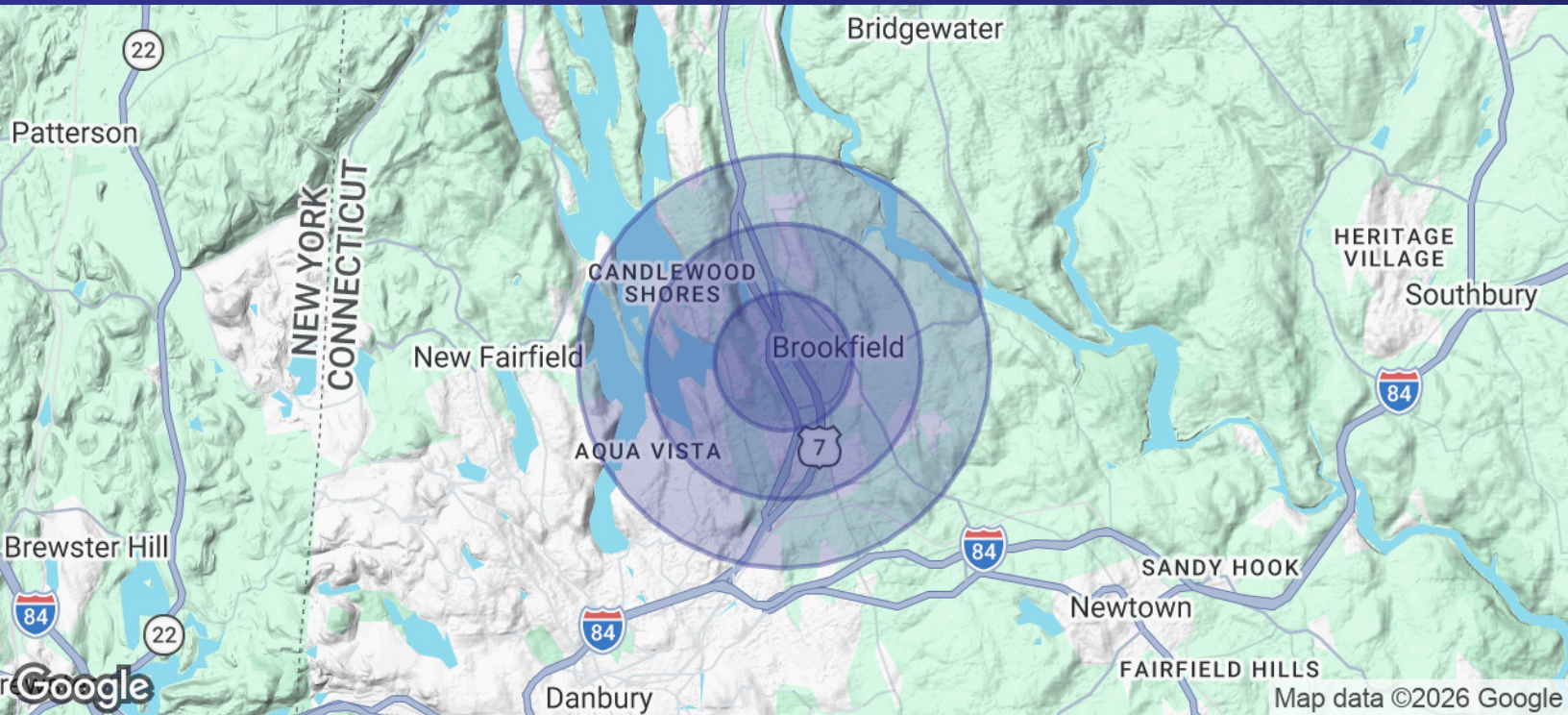
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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	3,130	12,222	25,167
Average Age	42.8	44.0	45.5
Average Age (Male)	40.4	42.5	44.4
Average Age (Female)	43.4	43.7	45.1

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	1,285	4,974	10,699
# of Persons per HH	2.4	2.5	2.4
Average HH Income	\$123,887	\$127,856	\$127,393
Average House Value	\$363,691	\$360,039	\$374,726

2020 American Community Survey (ACS)



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