

FOR LEASE // RECENTLY BUILT INDUSTRIAL SPACE

53 Commerce Rd, Unit A2, Brookfield, CT



PROPERTY DESCRIPTION

Recently Built Industrial! Ideal space for warehouse, distribution, assembly, R&D or light manufacturing. Great location with easy access to Rt. 7 and I84!

PROPERTY HIGHLIGHTS

- Metal and Glass Front
- Built 2017
- 200 Amp, 3 Phase Power
- 18-21' Ceiling Heights
- One 12X14' Drive-In- Door
- Gas Heat
- A/C In Office
- One Bath
- Well and Sewer

OFFERING SUMMARY

Sale Price:	\$599,900
Lease Rate:	\$15.00 Gross + Util.
Available SF:	3,038 SF
Unit #	A2

DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Total Households	1,094	4,656	10,857
Total Population	2,564	11,281	26,515
Average HH Income	\$121,952	\$126,993	\$125,343



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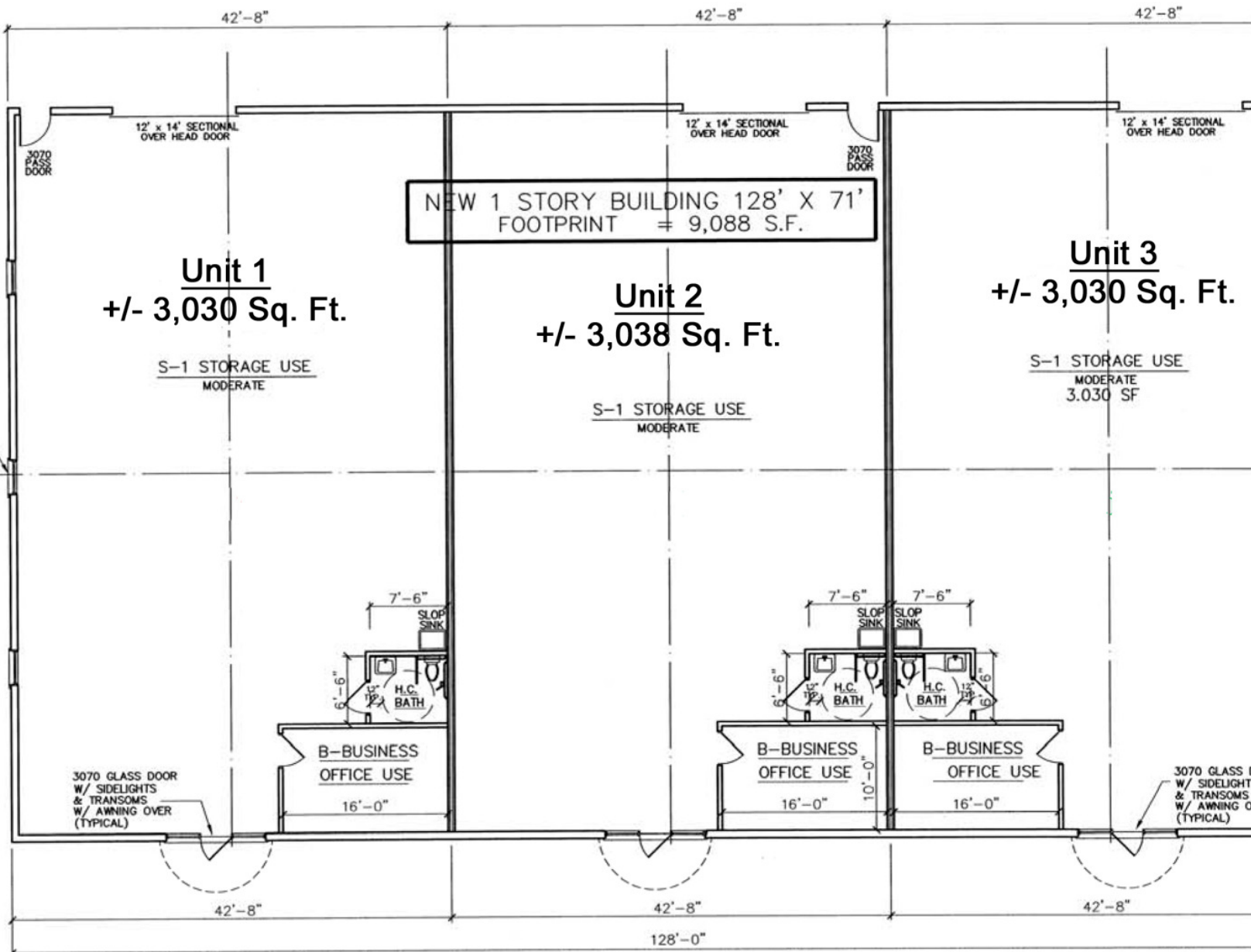
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Building A



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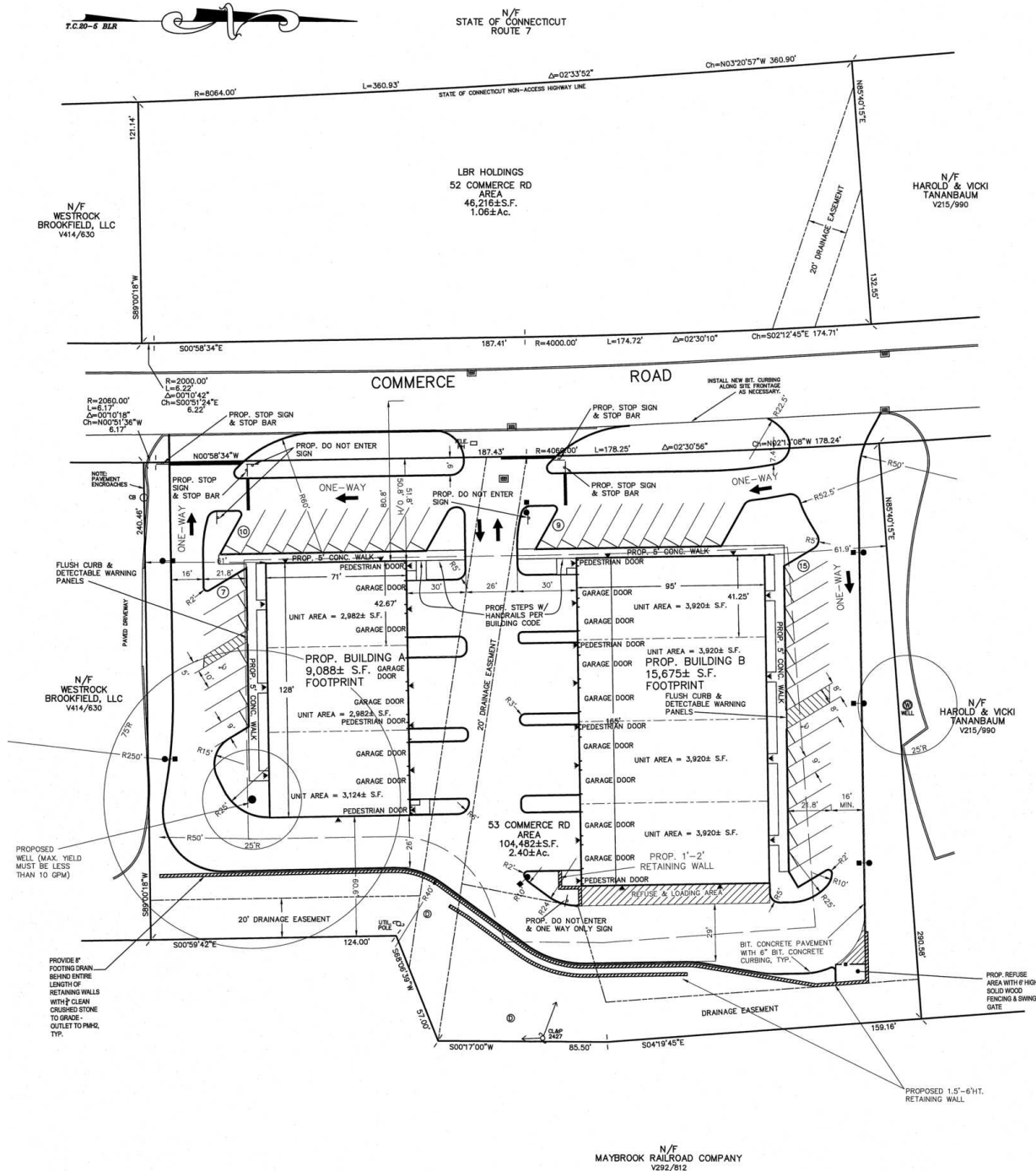
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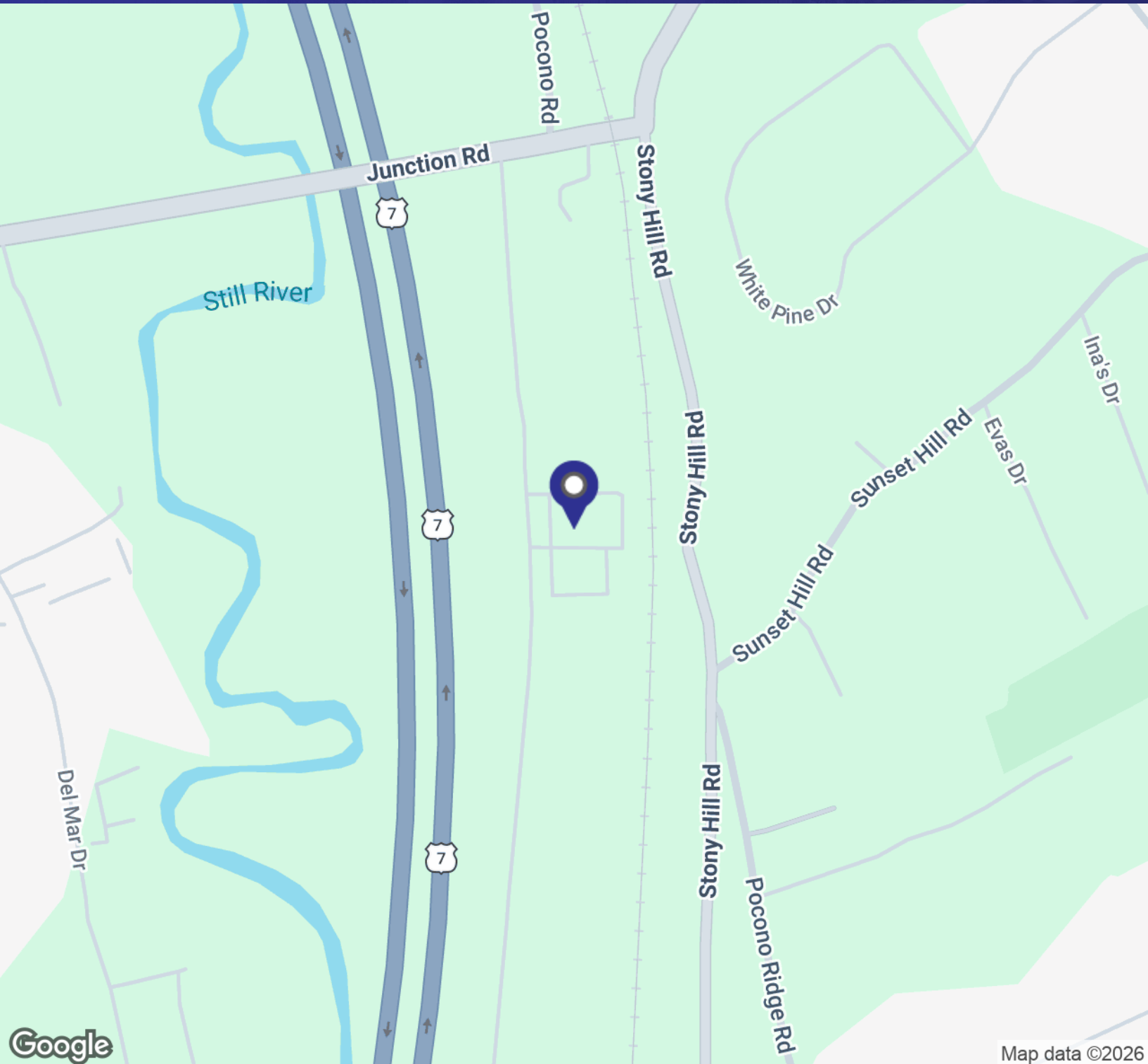
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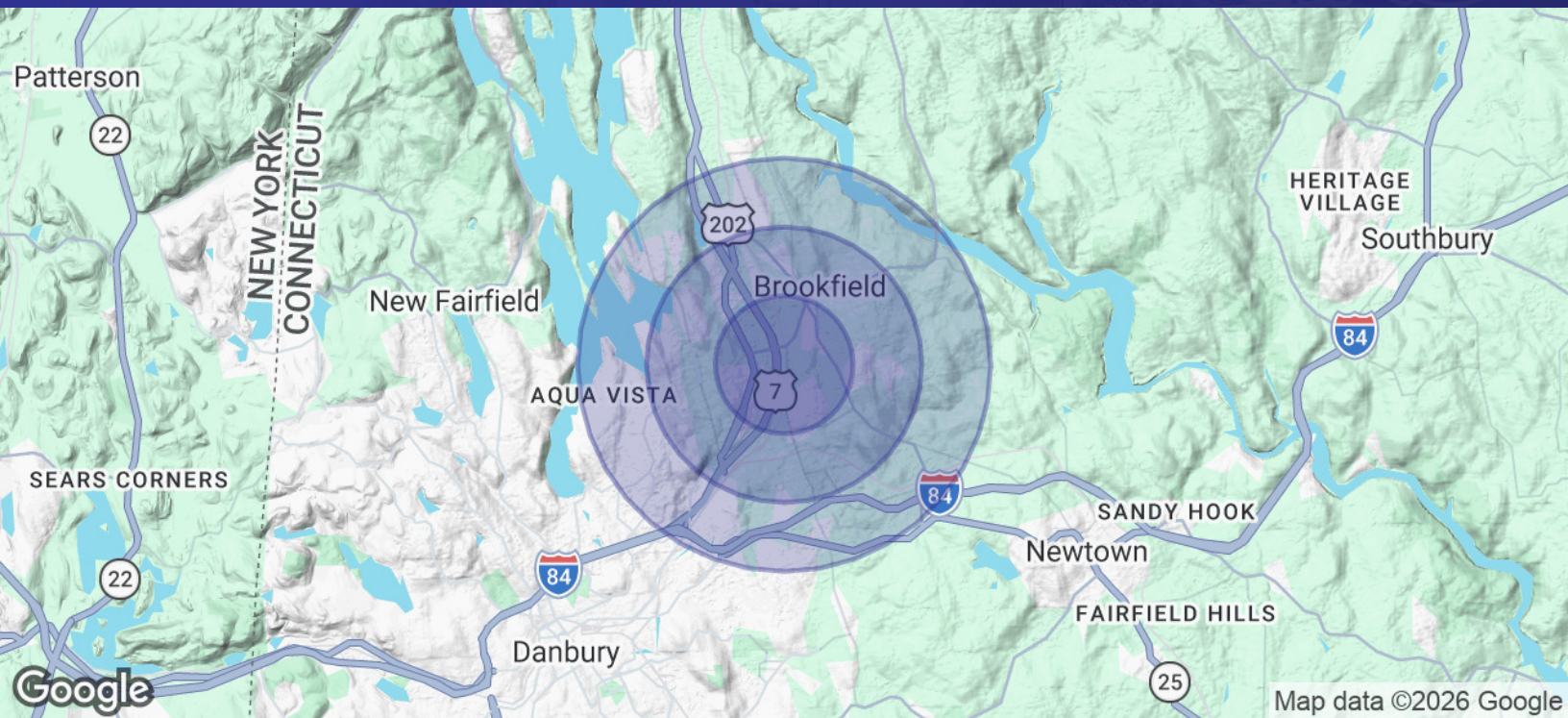
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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	2,564	11,281	26,515
Average Age	47.6	45.4	44.8
Average Age (Male)	46.1	44.3	43.6
Average Age (Female)	48.1	45.0	44.9

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	1,094	4,656	10,857
# of Persons per HH	2.3	2.4	2.4
Average HH Income	\$121,952	\$126,993	\$125,343
Average House Value	\$351,867	\$353,106	\$368,587

* Demographic data derived from 2020 ACS - US Census



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