

FOR SALE

129,737 SF FLEX FACILITY

8 NUTMEG ROAD SOUTH | SOUTH WINDSOR, CT 06074



PROPERTY DESCRIPTION

Sentry Commercial, as exclusive agent for the owner, is pleased to offer this 129,737 square foot state-of-the-art high tech manufacturing and office facility on 7.33 acres at 8 Nutmeg Road South, South Windsor CT. The property generates \$190,500 with existing tenant.

PROPERTY HIGHLIGHTS

- High image flex building
- Heavy 4,000 amp, 480/208 volt, 3 phase power
- 100% air conditioned
- 418 parking spaces
- 30,000 SF currently leased

OFFERING SUMMARY

Sale Price:	\$2,750,000
Lot Size:	7.33 Acres
Building Size:	129,737 SF

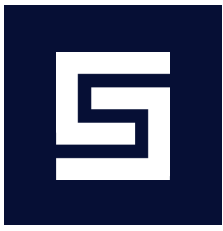
DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	605	42,805	221,185
Total Population	1,466	110,821	562,730
Average HH Income	\$87,936	\$72,166	\$71,366

DAVID MURDOCK
860.983.0029
murdock@sentrycommercial.com



190 TRUMBULL STREET | HARTFORD, CT 06103 | [SENTRYCOMMERCIAL.COM](https://www.sentrycommercial.com)

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\$2,750,000

BUILDING SPECIFICATIONS

Building Size	129,737 SF
Office Space	50,000 SF
Warehouse	79,737 SF
Ceiling Height	13 ft
Docks	2
Drives	2
Roof	Tar & gravel
Column Spacing	Varies
Year Built	1961
Year Last Renovated	1989

MECHANICAL/UTILITIES

Heat	Gas
Air Conditioning	100%
Lighting	Fluorescent
Sprinklers	Wet system
Water/Sewer Company	MDC/Town of South Windsor
Gas / Propane	Yes
Electric Company	Eversource

LAND

Lot Size	7.33 Acres
Rail	No
Zoning	Industrial

TAXES

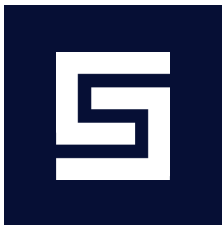
Tax PSF	\$0.56 SF
Taxes	\$72,033.00

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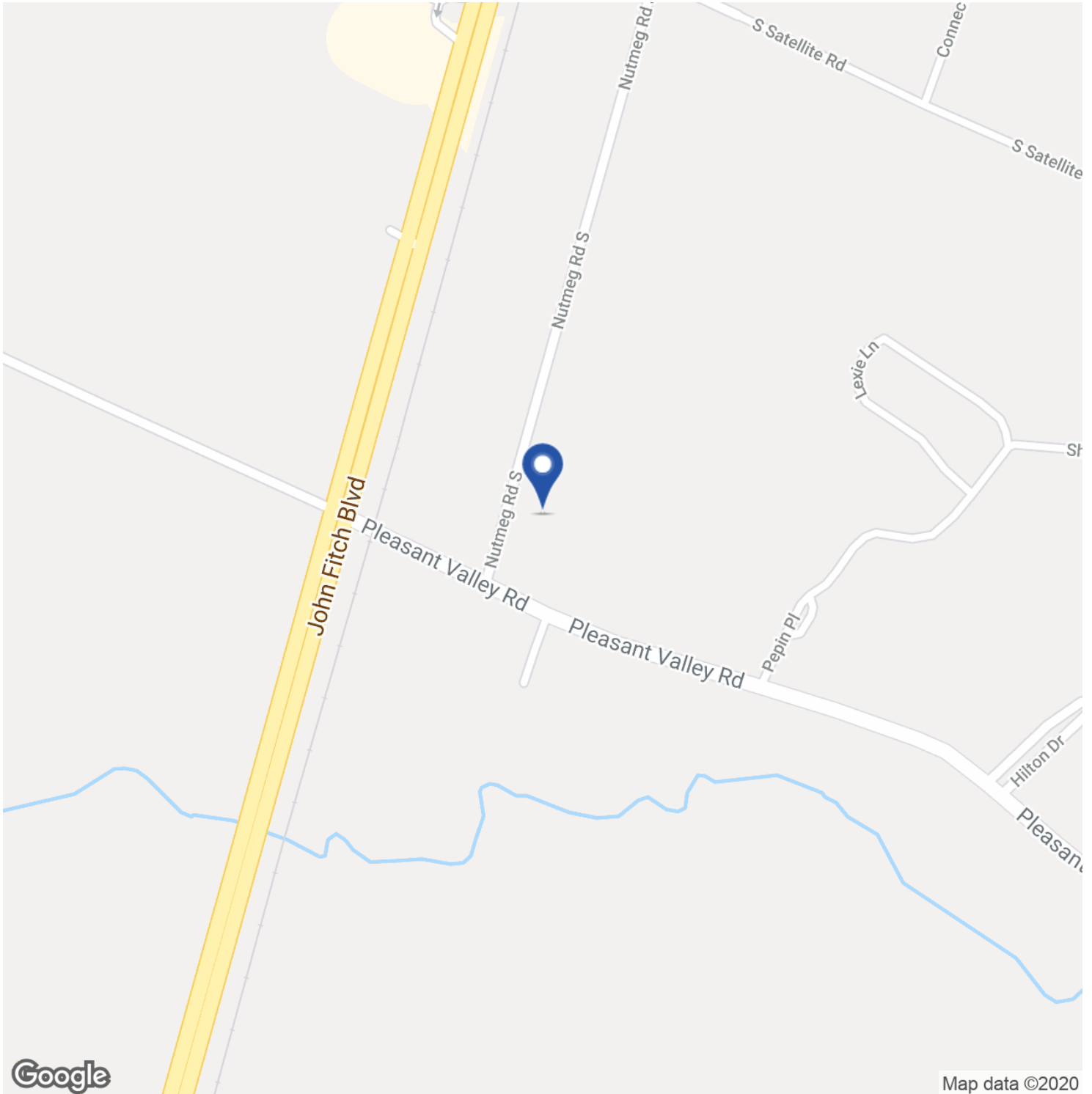
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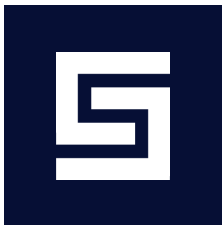


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Google

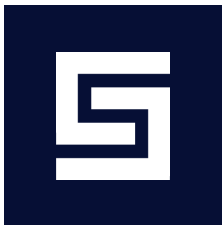
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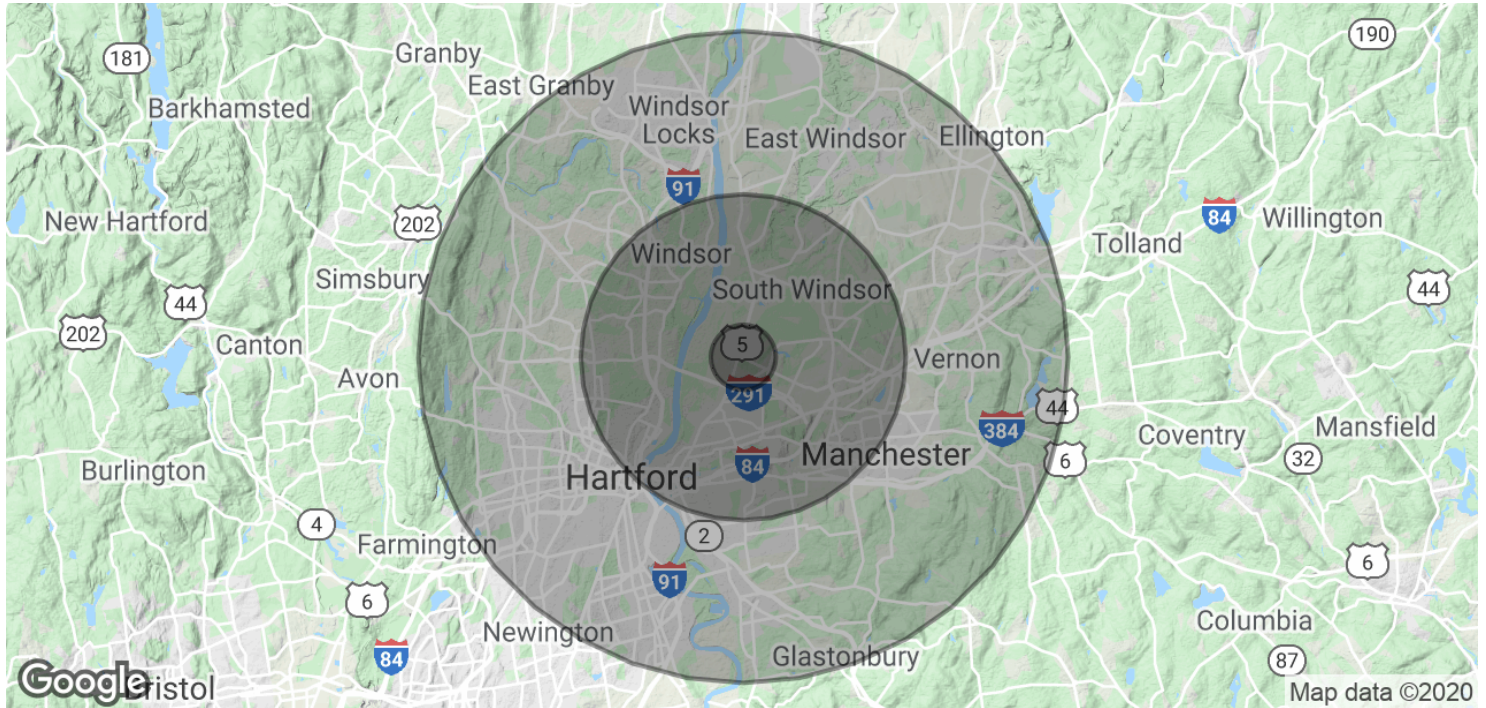
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	1,466	110,821	562,730
Average age	42.8	37.8	37.7
Average age (Male)	41.2	36.1	36.1
Average age (Female)	45.1	39.2	38.9

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	605	42,805	221,185
# of persons per HH	2.4	2.6	2.5
Average HH income	\$87,936	\$72,166	\$71,366
Average house value	\$288,543	\$227,412	\$259,194

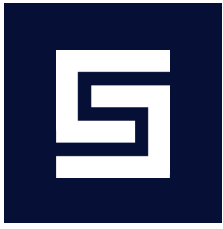
* Demographic data derived from 2010 US Census

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Direct: 860.983.0029

Sentry Commercial

190 Trumbull Street
Hartford, CT 06103
860.528.0884

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