



FOR SALE

35.84 ACRE INDUSTRIAL PARCEL

61 EAST DUDLEY TOWN ROAD | BLOOMFIELD, CT 06002



PROPERTY DESCRIPTION

Sentry Commercial, as exclusive agent for the owner, is pleased to present 61 East Dudley Town Road, Bloomfield CT for sale. This 35.84 acre industrial parcel is well suited for a company looking to grow or expand their recycling and waster management company. The site is fully permitted and includes both a modular office and 100-ton scale.

PROPERTY HIGHLIGHTS

- 1,800+ feet of frontage on East Dudley Town Road
- Site includes a 100-ton scale
- All permits in place and transferable upon sale to new owner: - Wetlands and Planning & Zoning Permits - Wood Recycling Permits - Leaf Composting Permits - Construction and Demolition Waste Permits

OFFERING SUMMARY

Sale Price:	Subject To Offer
Lot Size:	35.84 Acres

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	816	41,715	190,205
Total Population	2,074	116,060	492,493
Average HH Income	\$86,414	\$74,601	\$75,736

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All information furnished regarding property sale, rental or financing is gathered from multiple sources, but no warranty or representation is made as to the accuracy thereof and same is subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.



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Subject To Offer



MECHANICAL/UTILITIES

Water/Sewer Company	MDC
Gas / Propane	Yes
Electric Company	Eversource

LAND

Lot Size	35.84 Acres
Rail	N/A
Zoning	I-2

TAXES

Assessed Value	\$545,440.00
Year Assessed	2017
Mill Rate	37.52

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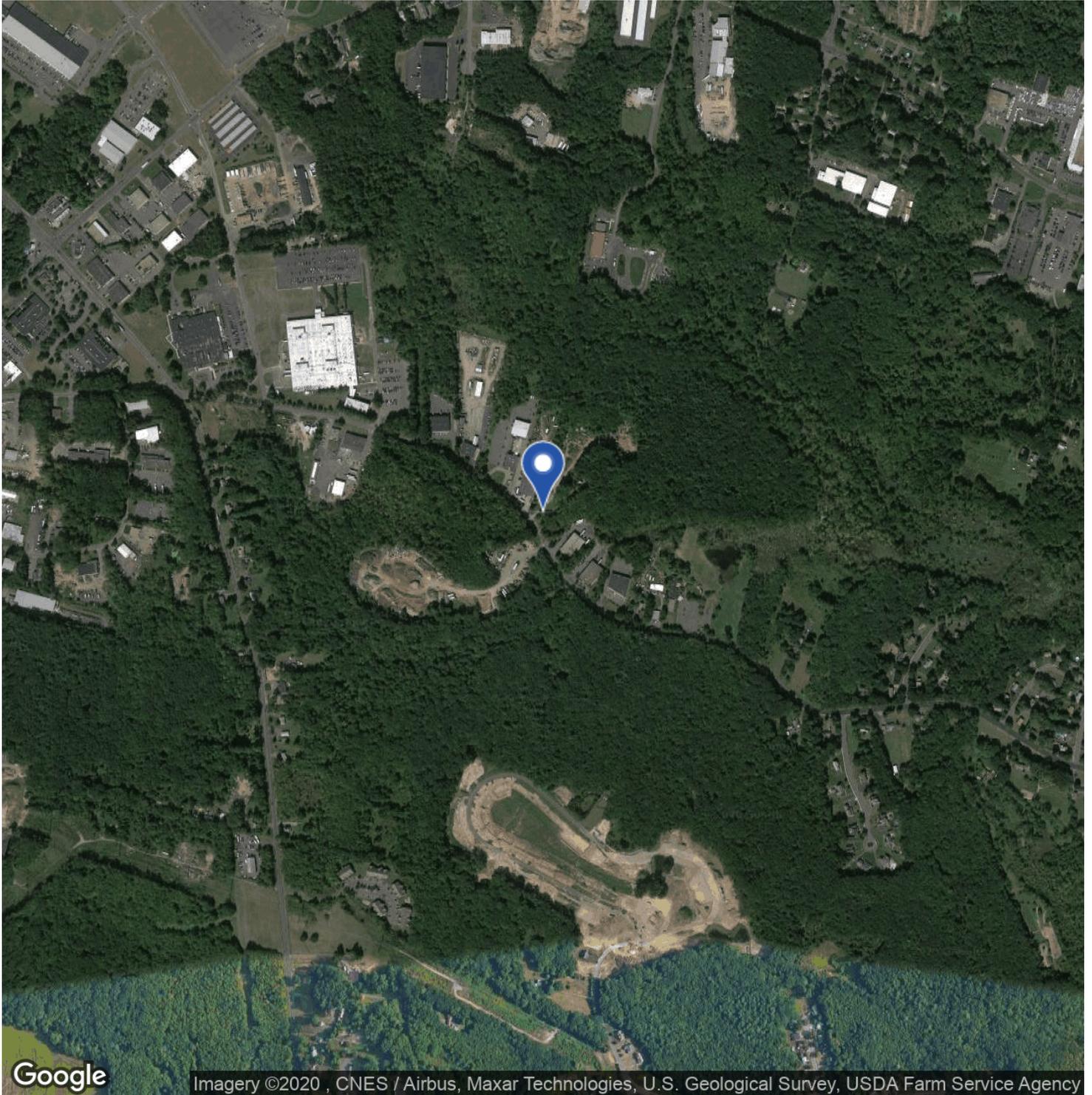
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Google

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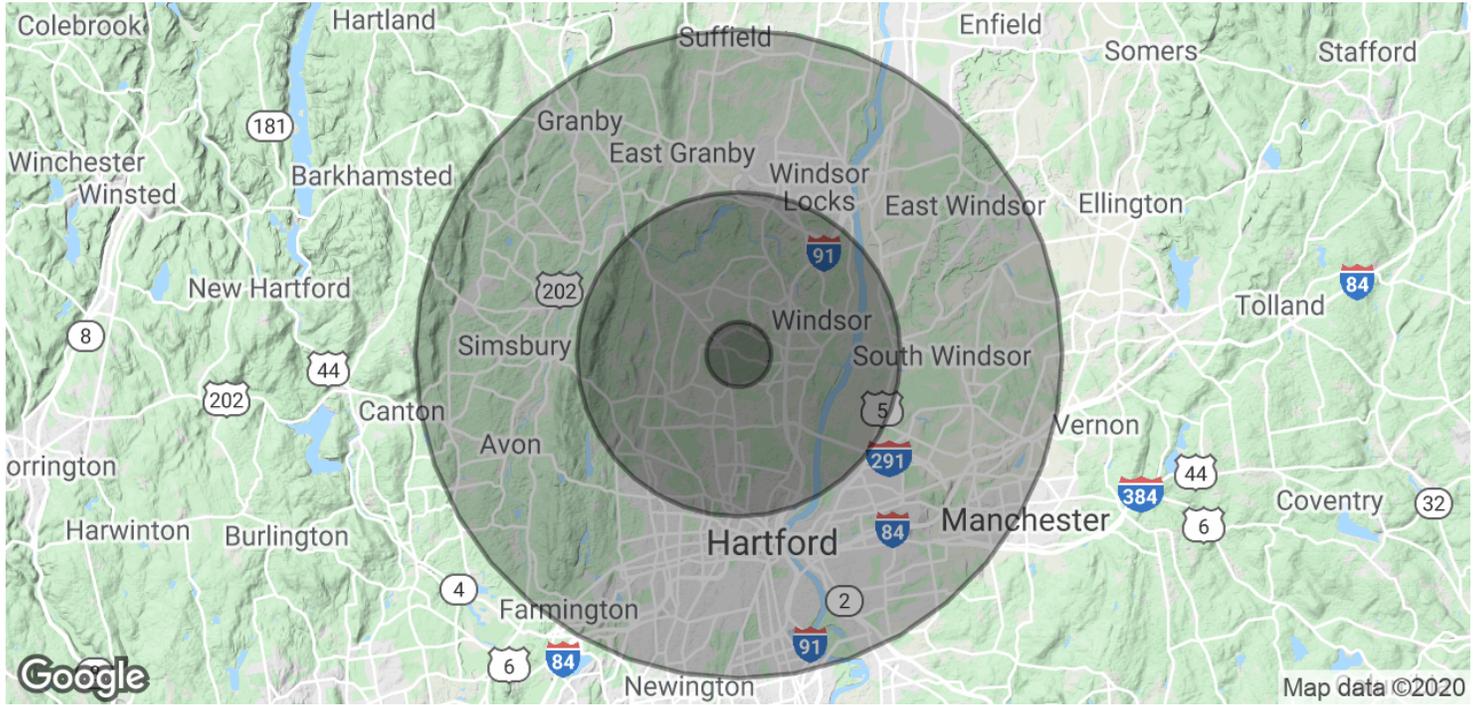
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POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	2,074	116,060	492,493
Average age	45.9	38.3	37.9
Average age (Male)	42.1	36.3	36.2
Average age (Female)	48.5	39.6	39.2

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	816	41,715	190,205
# of persons per HH	2.5	2.8	2.6
Average HH income	\$86,414	\$74,601	\$75,736
Average house value	\$189,200	\$255,533	\$300,854

* Demographic data derived from 2010 US Census

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