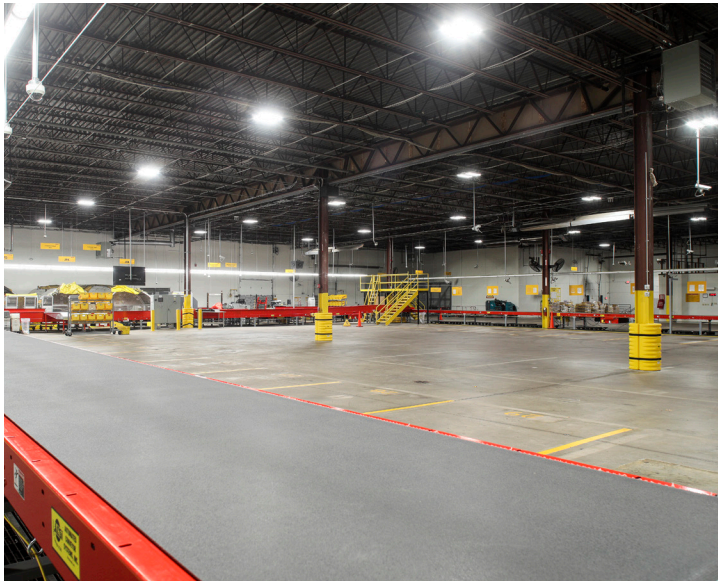
141-145
SOUTH STREET
WEST HARTFORD, CT

111,507 TOTAL SF CLASS A FLEX SPACE

PROPERTY
SPECIFICATIONS



LEASABLE SPACE	111,507 SF
OFFICE FINISH	Approximately 20%
LOT SIZE	7.36 acres
YEAR BUILT	1990
LOADING DOCKS	16
DRIVE-INS	10 doors
CLEAR HEIGHT	22’ clear
FIRE SAFETY	Fully Sprinklered
POWER	Three Phase, 480 Volts, 2,000 Amps
COLUMN SPACING	40’ x 50’
PARKING	220 spaces
ROOF	TPO Roof installed in 2015
CONSTRUCTION	Concrete Block
ZONING	General Industrial District (IG)
FLOODING	Zone X - area with minimal flood hazard according to FEMA Map Number 09903C0501P effective 9/26/2008

SITE PLAN

CURRENT AVAILABILITY
15,840 SF - UNIT E
6,080 SF - UNIT H

LOCATION **OVERVIEW**

KEY DISTANCES

2.4 Miles
To I-84

3.2 Miles
To Berlin Turnpike

3.5 Miles
To Route 9

5.2 Miles
To I-91

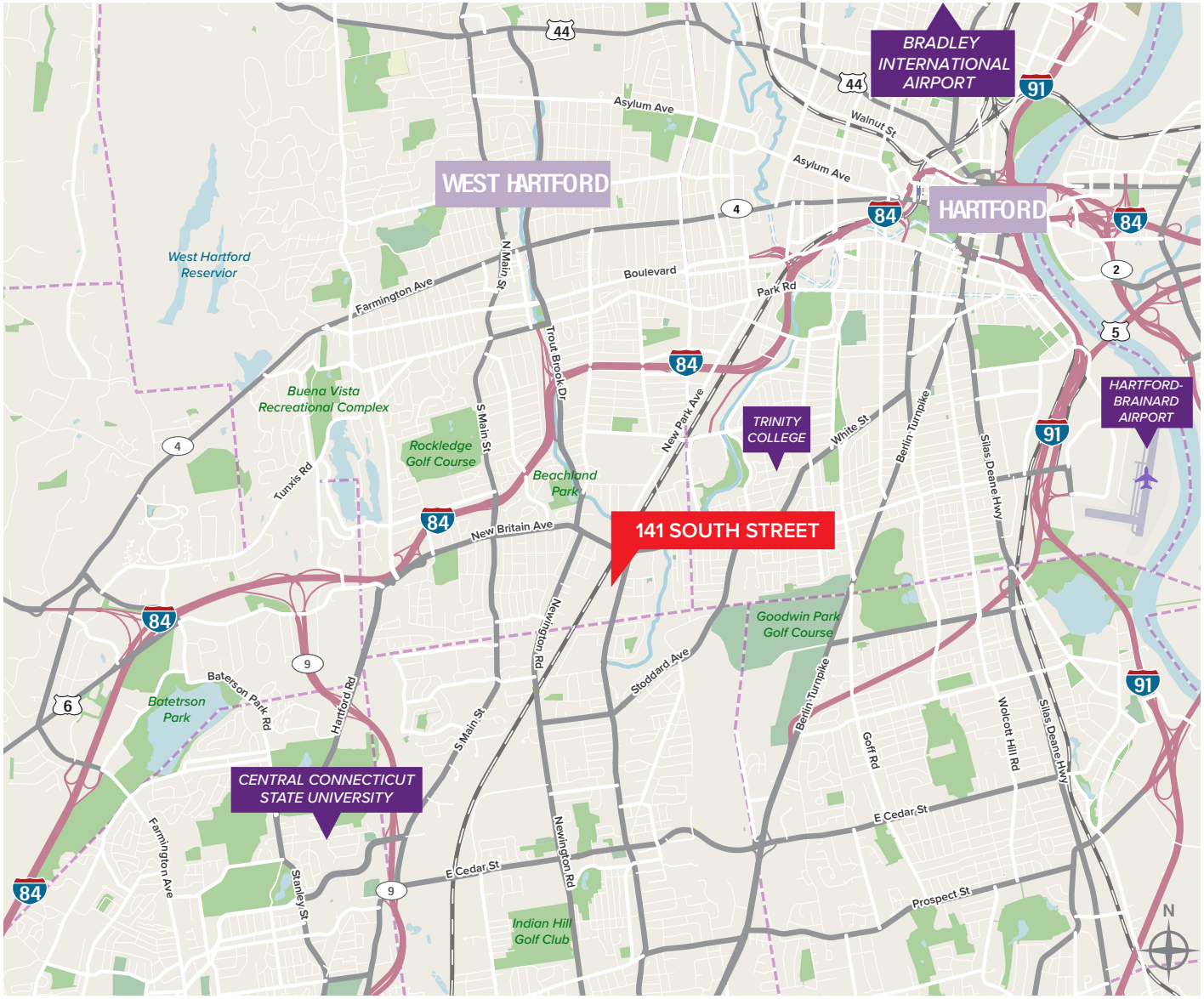
5.4 Miles
To Hartford CBD

20 Miles
To Bradley Int. Airport

LABOR STATISTICS

Within 30 miles:

- Total labor force: **1,196,283**
  60.4% of states total labor force
- Transportation/Warehouse Employees: **48,410**
  63.7% of the state's transportation/ warehouse workforce
- Total Population: **2,217,431**
  61% of the state's population
- Median Hourly Warehouse Related Wage (Includes benefits):
  $14.40 compared to **$15.10** (CT) and **$14.05** (US Average)
- Median Household Income:
  $68,079 compared to **$75,402** CT as a state



EXCLUSIVE **LEASING**

JLL

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