



FOR SALE

14.178 ACRE INDUSTRIAL PARCEL

30 GRIFFIN ROAD SOUTH | BLOOMFIELD, CT 06002



PROPERTY DESCRIPTION

Sentry Commercial, as exclusive agent for the owner, is pleased to present 30 Griffin Road South, Bloomfield CT for sale. This 14.178 acre parcel is located in the center of an attractive industrial setting surrounded by well-known national companies.

PROPERTY HIGHLIGHTS

- 14.178 acres of premier industrial land.
- 600+ feet of road frontage on Griffin Road South
- Public utilities available at the street
- Close proximity to Bradley International Airport, Amazon, Kaman Corporation, Otis Elevator, Pepperidge Farms, Eversource and the Home Depot Distribution Center

OFFERING SUMMARY

Sale Price:	\$1,500,000
Lot Size:	14.18 Acres

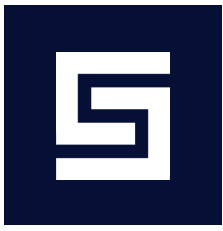
DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	635	21,617	154,203
Total Population	1,512	55,138	403,772
Average HH Income	\$98,974	\$100,649	\$82,321

DAVID MONTANO
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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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\$1,500,000

MECHANICAL/UTILITIES

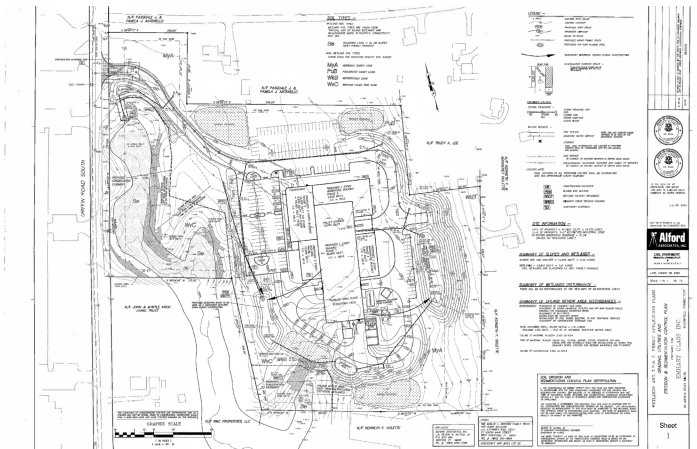
Heat	Gas
Water/Sewer Company	MDC/City
Gas / Propane	Yes
Electric Company	Eversource

LAND

Lot Size	14.18 Acres
Rail	N/A
Zoning	I-2

TAXES

Assessed Value	\$90,790.00
Year Assessed	2017
Mill Rate	37.52



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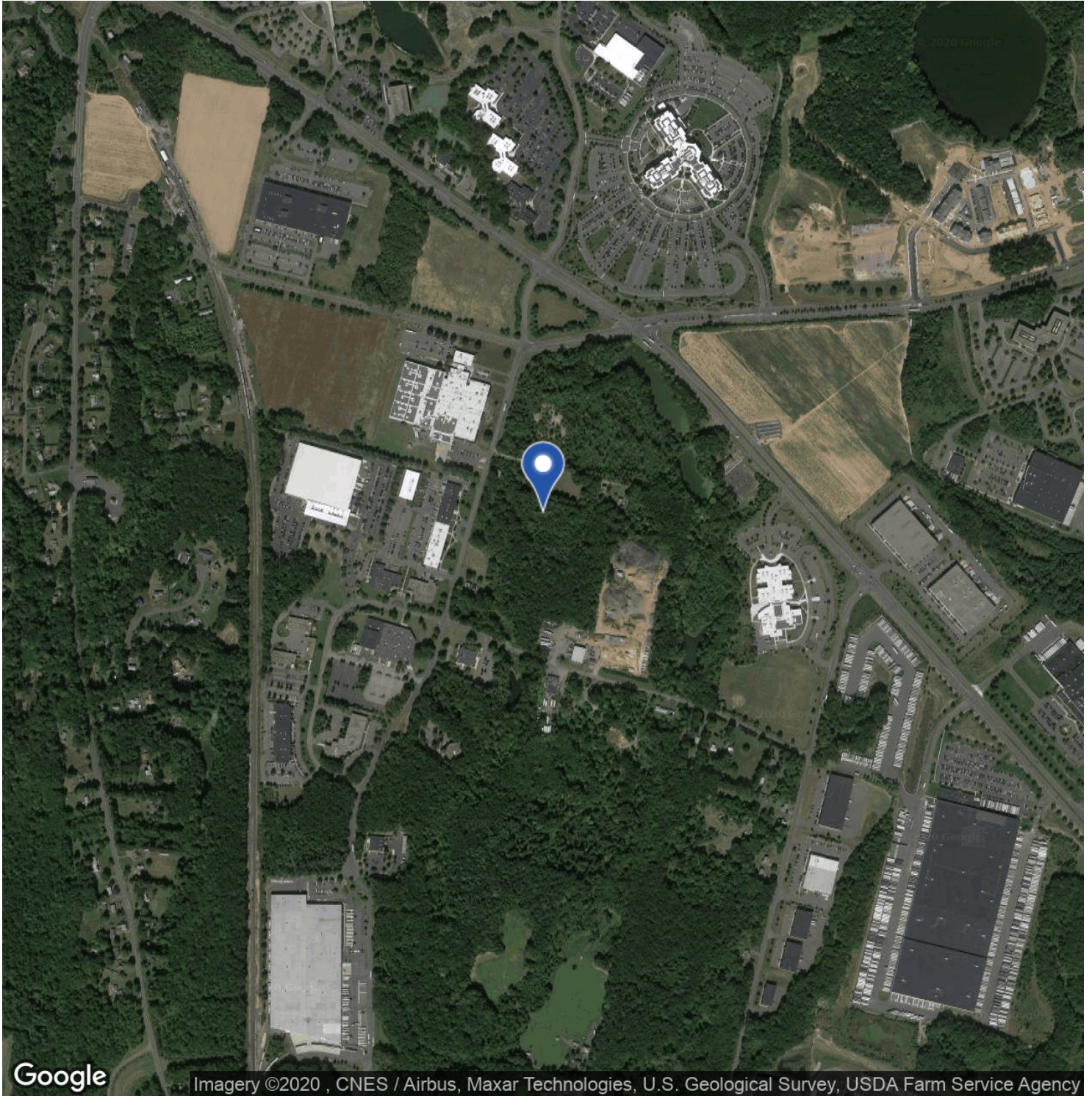
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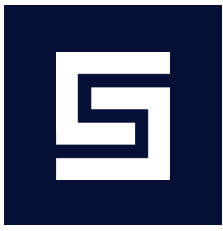
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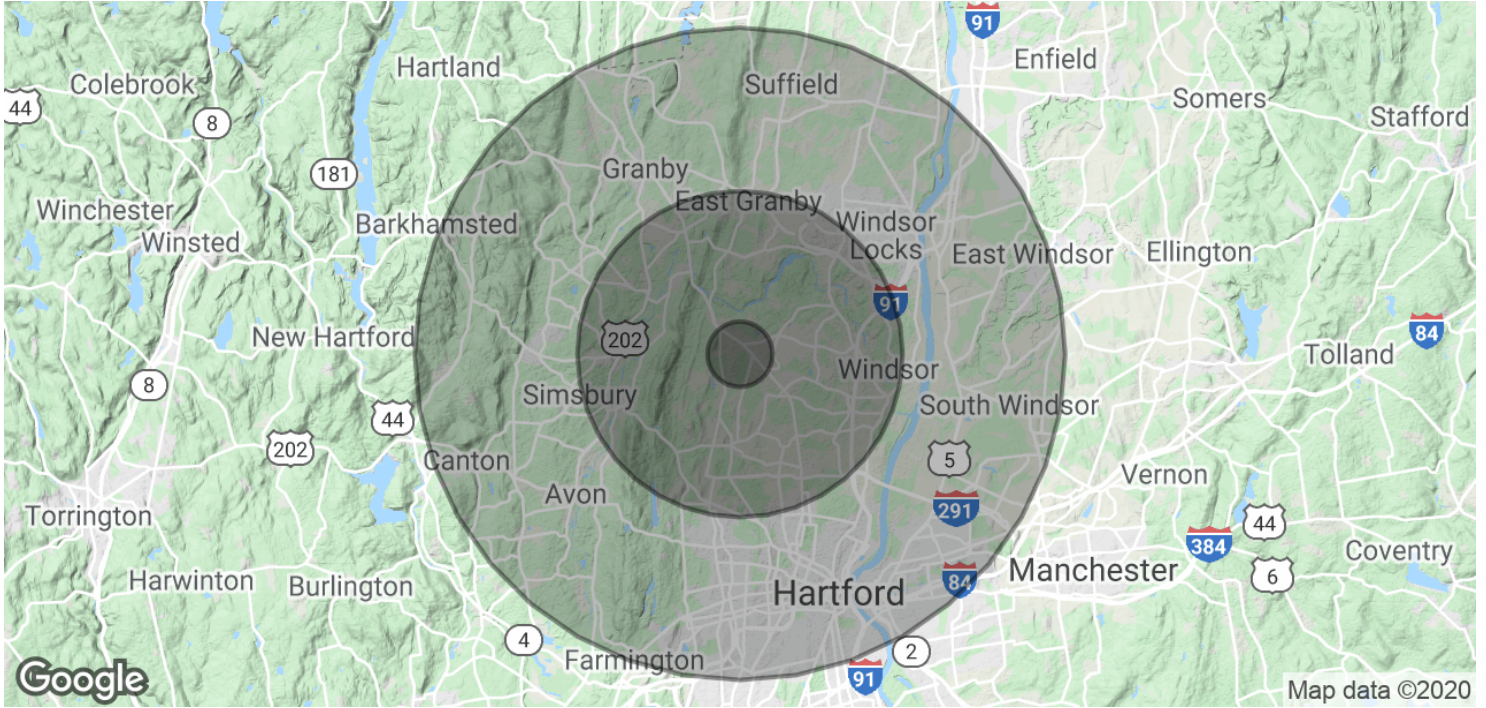
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POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	1,512	55,138	403,772
Average age	47.5	44.4	37.9
Average age (Male)	44.6	42.1	36.3
Average age (Female)	49.5	46.3	39.1

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	635	21,617	154,203
# of persons per HH	2.4	2.6	2.6
Average HH income	\$98,974	\$100,649	\$82,321
Average house value	\$343,900	\$309,223	\$333,895

* Demographic data derived from 2010 US Census

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