

FOR SALE OR LEASE

32,530 SF COMMERCIAL FACILITY

20 EXCALIBUR BOULEVARD | PLAINFIELD, CT 06374



PROPERTY DESCRIPTION

Sentry Commercial is pleased to present 20 Excalibur Boulevard in Plainfield for sale or lease. This two story commercial building is highly attractive and can be utilized by many different business types including office, retail, industrial or flex users.

PROPERTY HIGHLIGHTS

- First floor - 18,283 SF
- Second Floor - 14,247 SF
- One 10' x 10' loading dock
- 100% air conditioned
- Zoned C-2 Commercial

OFFERING SUMMARY

Sale Price:	\$1,700,000
Lease Rate:	Subject to Offer
Lot Size:	6.7 Acres
Building Size:	32,530 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,981	16,054	36,029
Total Population	8,768	49,251	111,914
Average HH Income	\$105,478	\$122,694	\$126,734

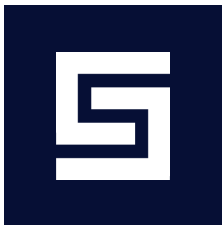
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190 TRUMBULL STREET | HARTFORD, CT 06103 | SENTRYCOMMERCIAL.COM

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\$1,700,000/Lease Rate TBD

BUILDING SPECIFICATIONS

Building Size	32,530 SF
Ceiling Height	14 ft
Docks	1
Roof	Rubber Membrane
Year Built	2005
Year Last Renovated	2010

MECHANICAL/UTILITIES

Power	400 amp, 208 volt, 3 phase
Heat	HVAC (70-ton split unit RTU's)
Air Conditioning	100%
Lighting	T-5
Sprinklers	Wet System
Water/Sewer Company	Municipal
Gas / Propane	Yes
Electric Company	Eversource

LAND

Lot Size	6.7 Acres
Rail	N/A
Zoning	C-2

TAXES

Tax PSF	\$1.25 SF
Assessed Value	\$1,430,760.00
Year Assessed	2018
Mill Rate	28.33



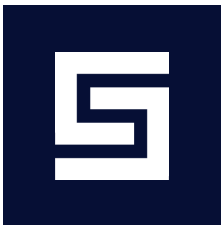
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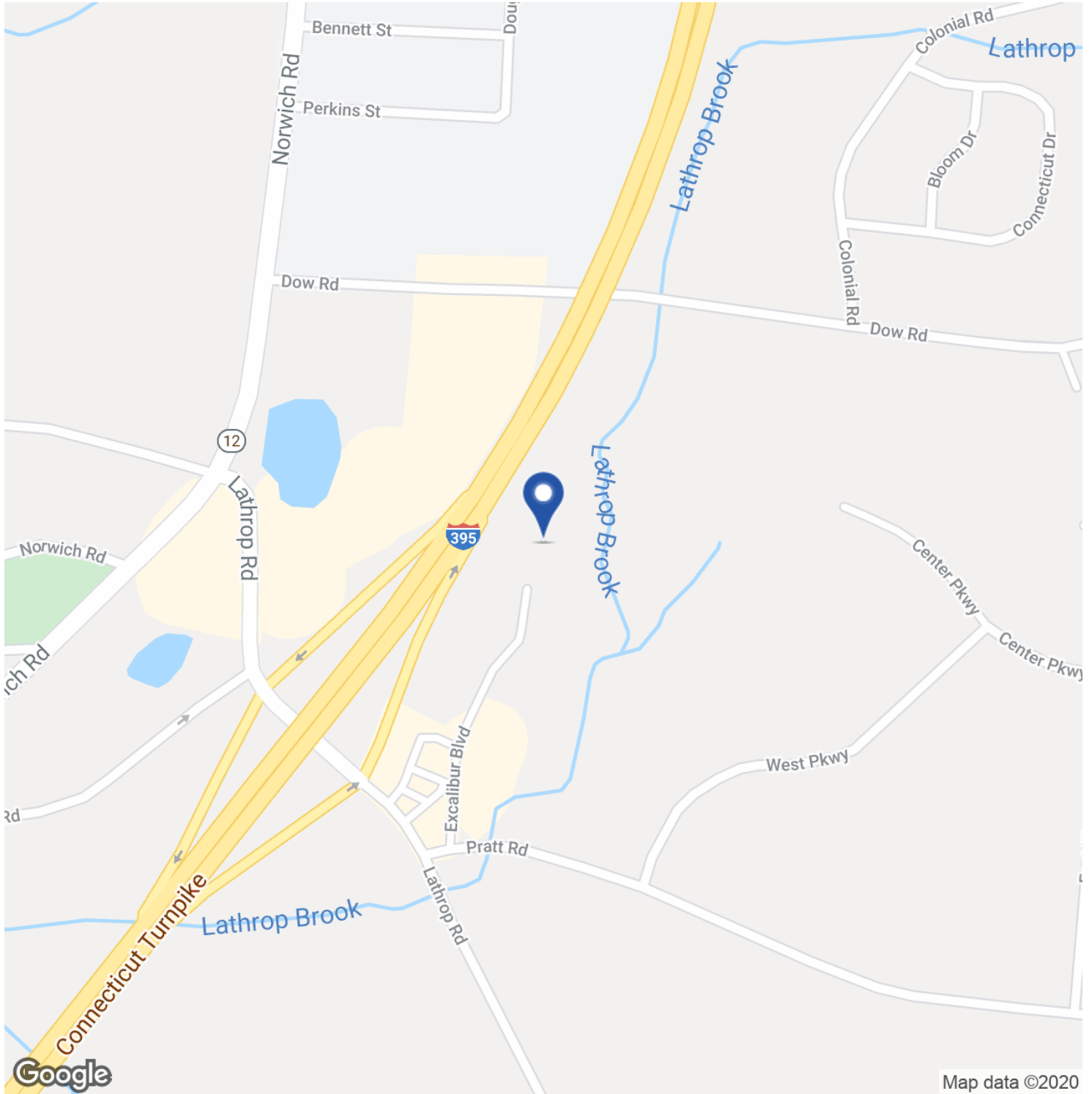
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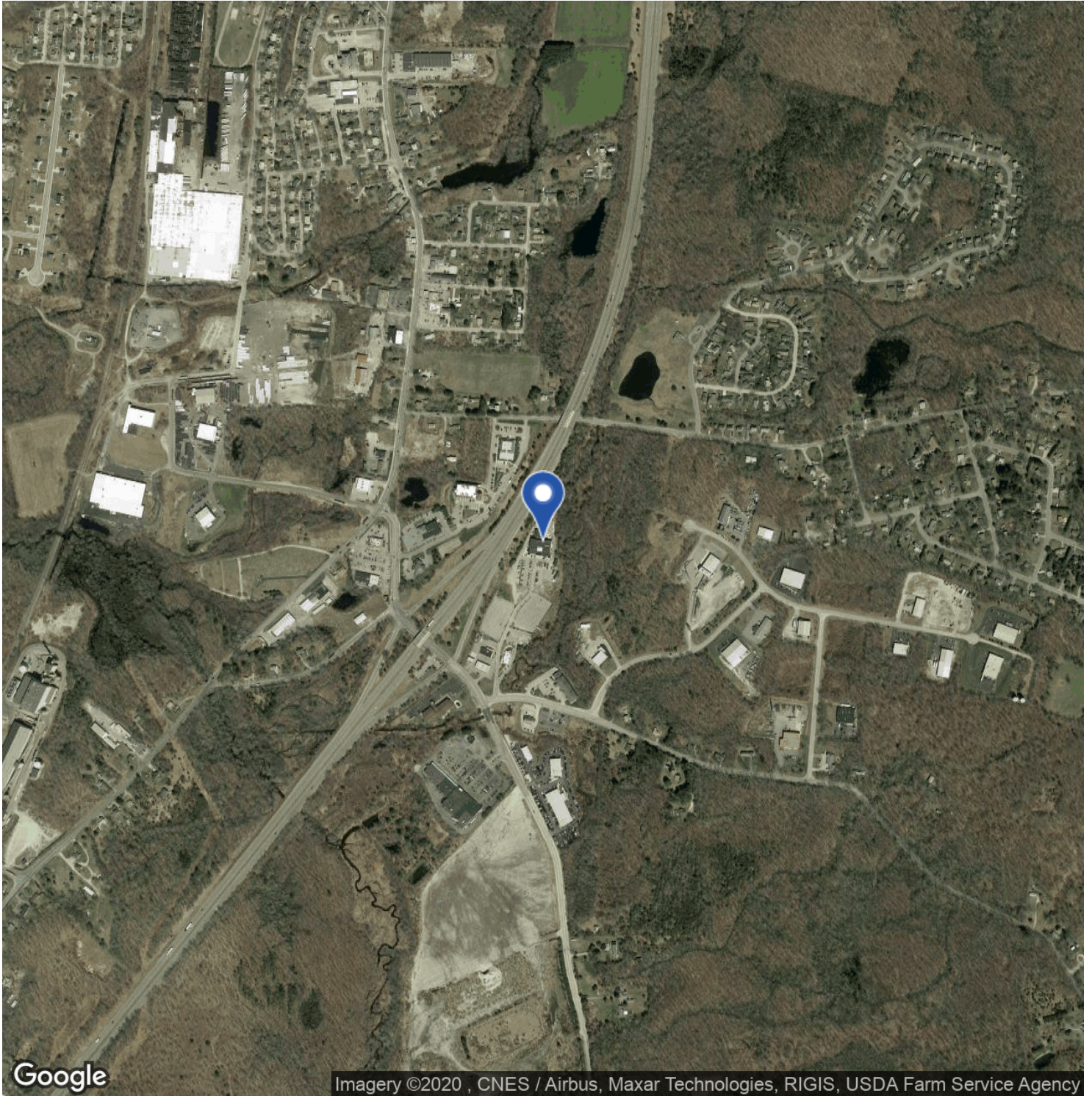
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Google

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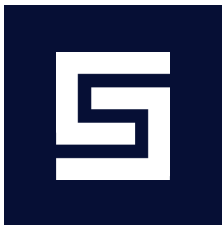
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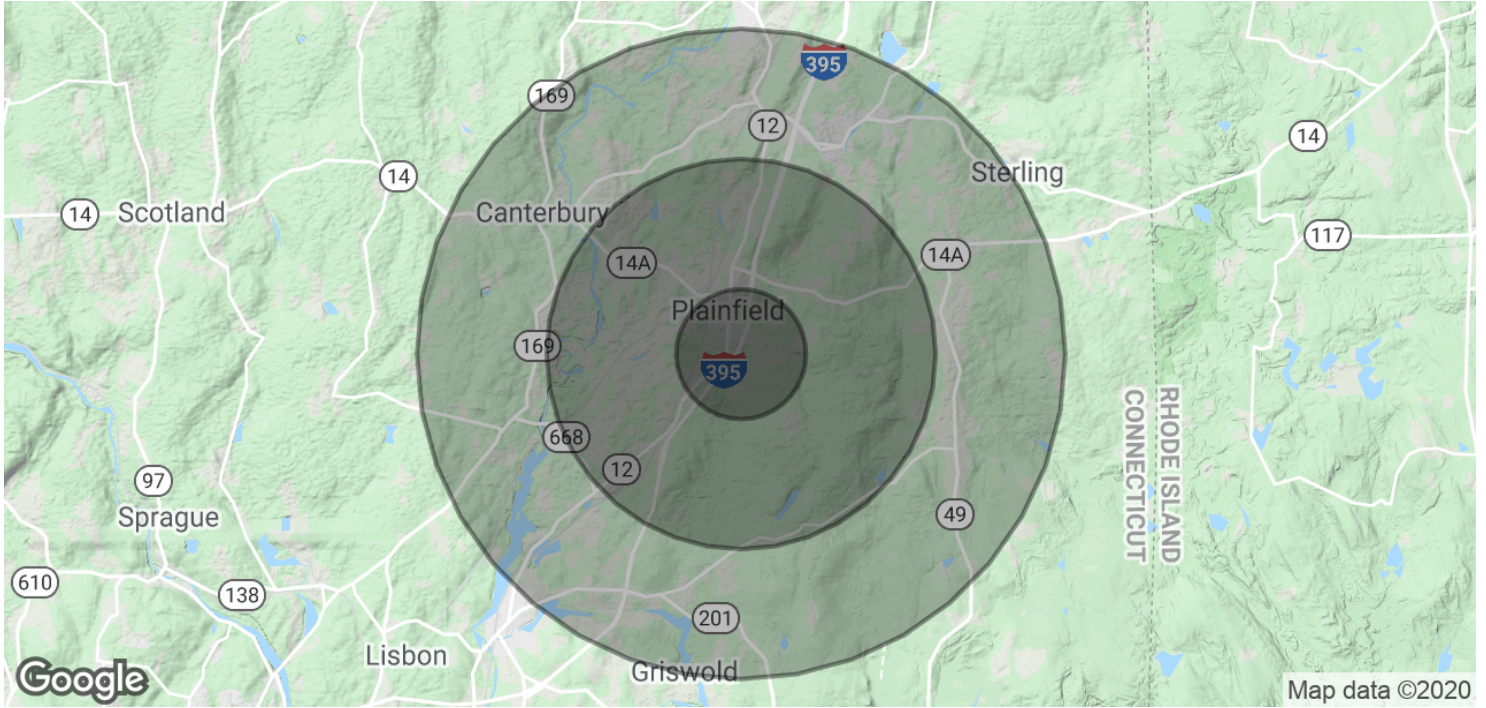
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,768	49,251	111,914
Average age	42.1	41.6	41.0
Average age (Male)	40.2	40.2	40.1
Average age (Female)	42.8	42.3	41.5

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,981	16,054	36,029
# of persons per HH	2.9	3.1	3.1
Average HH income	\$105,478	\$122,694	\$126,734
Average house value	\$496,647	\$580,531	\$575,050

* Demographic data derived from 2010 US Census

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