

FOR SALE OR LEASE

26,250 SF INDUSTRIAL FACILITY

166 TUNNEL ROAD | VERNON, CT 06066



PROPERTY DESCRIPTION

Sentry Commercial, as exclusive agent for the owner, is pleased to present 166 Tunnel Road, Vernon for sale or lease. This 26,250 SF facility, ideally located with easy on/off access from I-84, offers 60% finished office space and is 100% air conditioned. Owner is willing to build out tenant improvements and subdivide the space to 11,000 square feet.

PROPERTY HIGHLIGHTS

- 60% finished offices
- 100% air conditioned
- 2 docks, 3 drives, heavy power
- Close proximity to I-84 @ exit 66

OFFERING SUMMARY

Sale Price:	\$1,295,000
Lease Rate:	\$5.50 NNN
Lot Size:	3.55 Acres
Building Size:	26,250 SF

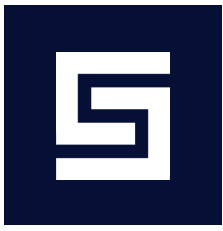
DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	1,482	37,257	97,770
Total Population	3,325	89,493	243,368
Average HH Income	\$87,968	\$85,754	\$87,677

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

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BUILDING SPECIFICATIONS

Building Size	26,250 SF
Office Space	15,757 SF
Warehouse	10,493 SF
Ceiling Height	14 ft
Docks	2
Drives	3
Drives	3
Roof	Rubber Membrane (newer)
Column Spacing	Varies
Year Built	1979



MECHANICAL/UTILITIES

Heat	Gas
Air Conditioning	100%
Lighting	T8 fluorescent
Water/Sewer Company	City
Gas / Propane	Yes
Electric Company	Eversource



LAND

Lot Size	3.55 Acres
Rail	N/A
Zoning	Industrial



TAXES

Tax PSF	\$1.48 SF
Assessed Value	\$982,770.00
Year Assessed	2018
Mill Rate	39.63

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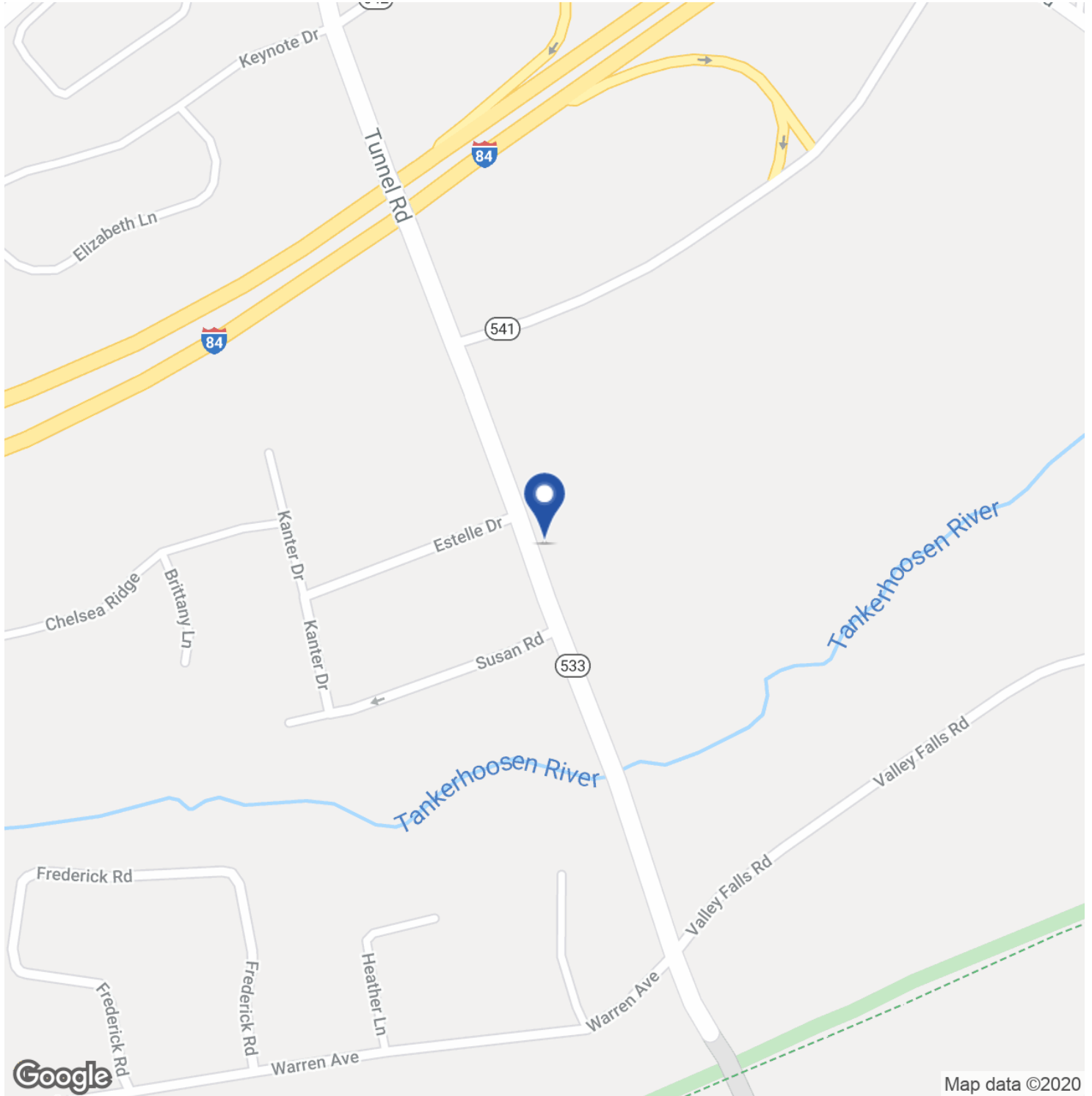
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Google

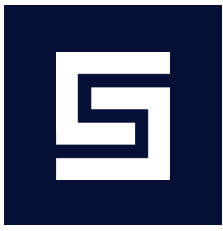
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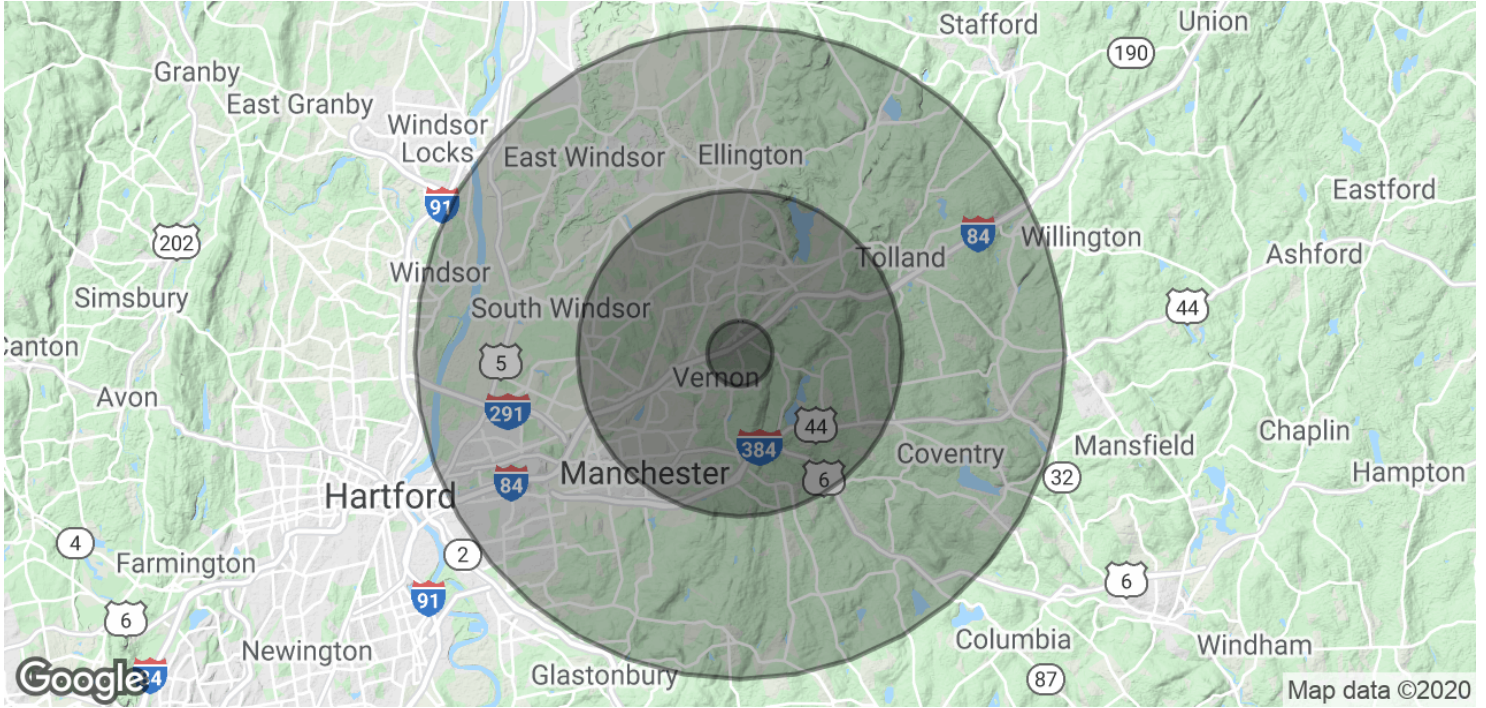
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POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	3,325	89,493	243,368
Average age	45.0	40.8	39.9
Average age (Male)	44.0	39.6	39.0
Average age (Female)	46.3	41.8	40.7

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	1,482	37,257	97,770
# of persons per HH	2.2	2.4	2.5
Average HH income	\$87,968	\$85,754	\$87,677
Average house value	\$268,352	\$261,536	\$267,759

* Demographic data derived from 2010 US Census

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