



FOR SALE

22,710 SF INDUSTRIAL BUILDING

9 BRITTON DRIVE | BLOOMFIELD, CT 06002



PROPERTY DESCRIPTION

Sentry Commercial, as exclusive agent for the owner, is pleased to present 9 Britton Drive, Bloomfield CT for sale. This 22,710 square foot industrial building on 3.44 acres is located in the Gateway Business Park.

PROPERTY HIGHLIGHTS

- 3.44 acres
- 22,710 square foot industrial building
- Enterprise Zone
- Located two miles from I-91

OFFERING SUMMARY

Sale Price:	\$599,000
Lot Size:	3.44 Acres
Building Size:	22,710 SF

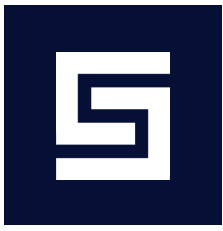
DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	4,083	35,560	92,924
Total Population	11,818	98,707	244,632
Average HH Income	\$57,743	\$58,543	\$63,136

DAVID MONTANO
860.302.7671
montano@sentrycommercial.com



190 TRUMBULL STREET | HARTFORD, CT 06103 | [SENTRYCOMMERCIAL.COM](http://sentrycommercial.com)

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\$599,000

BUILDING SPECIFICATIONS

Building Size	22,710 SF
Office Space	2,350 SF
Warehouse	20,360 SF
Ceiling Height	13 ft
Docks	4
Drives	0
Roof	Tar & gravel
Column Spacing	33' x 51'
Year Built	1967

MECHANICAL/UTILITIES

Power	1,200 amp, 480 volt, 3 phase
Heat	Gas
Air Conditioning	Partial
Lighting	Fluorescent
Water/Sewer Company	MDC
Gas / Propane	Yes
Electric Company	Eversource

LAND

Lot Size	3.44 Acres
Rail	No
Zoning	I-2

TAXES

Tax PSF	\$0.81 SF
Assessed Value	\$512,890.00
Year Assessed	2016

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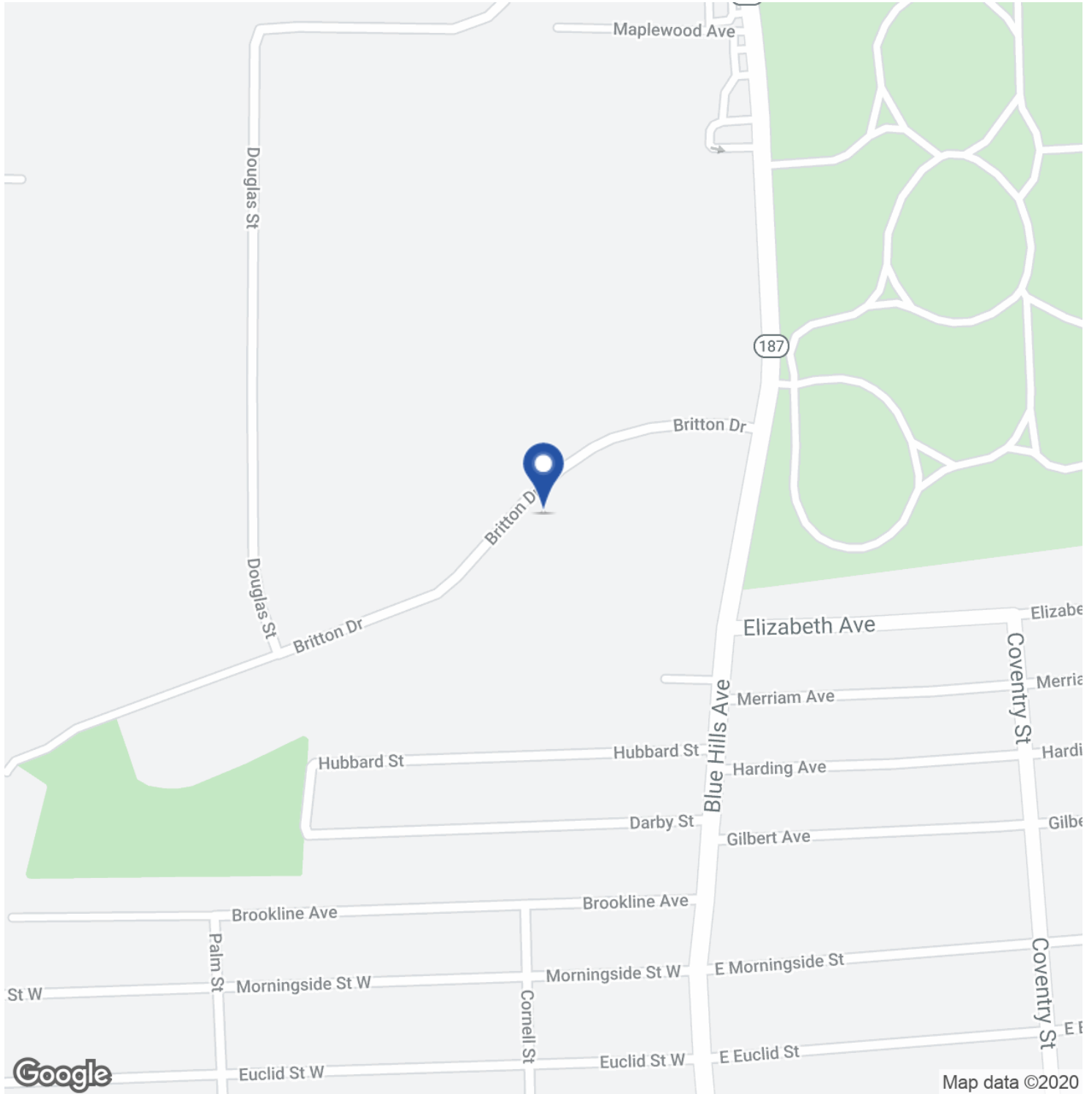
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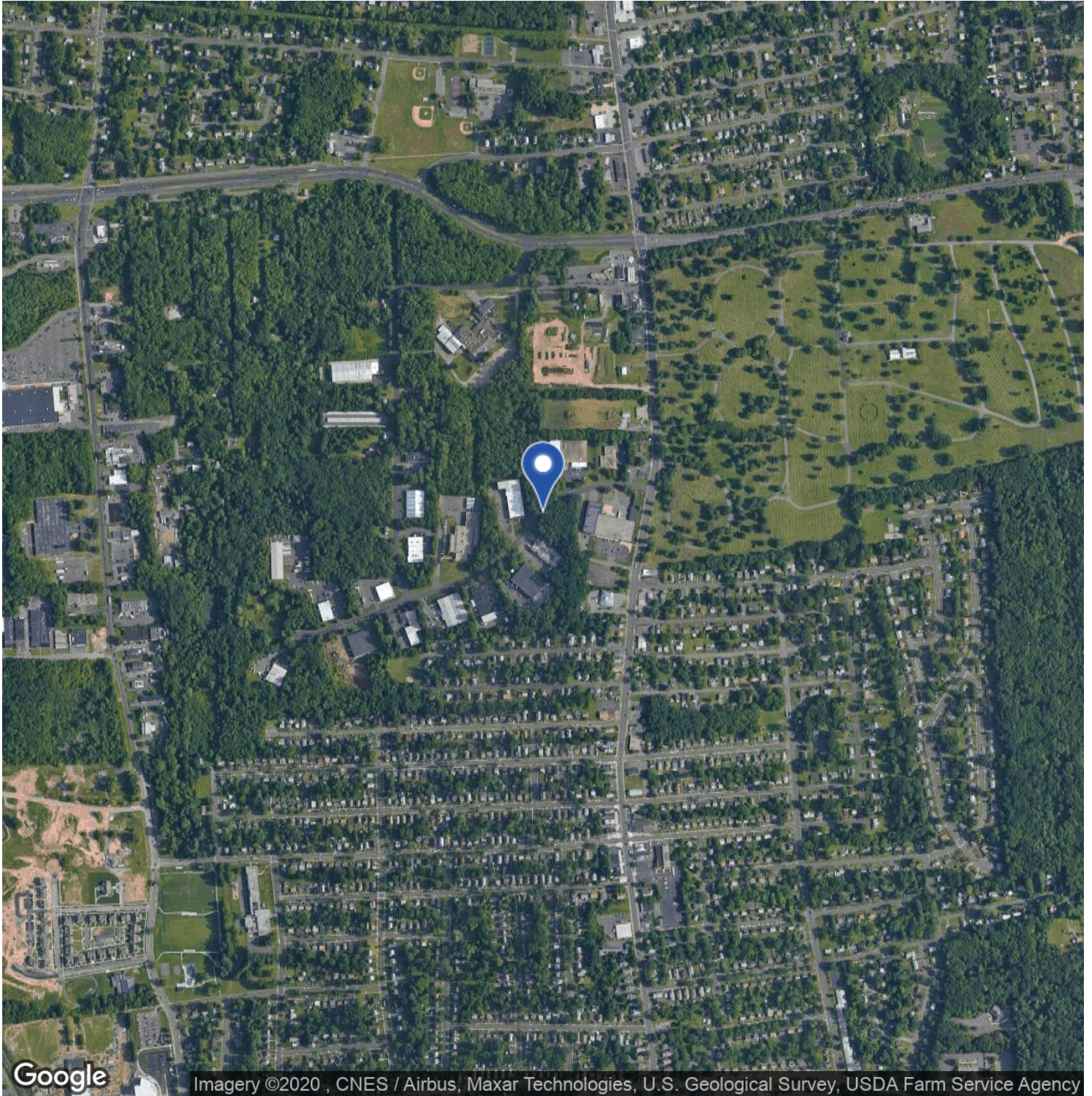
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Google

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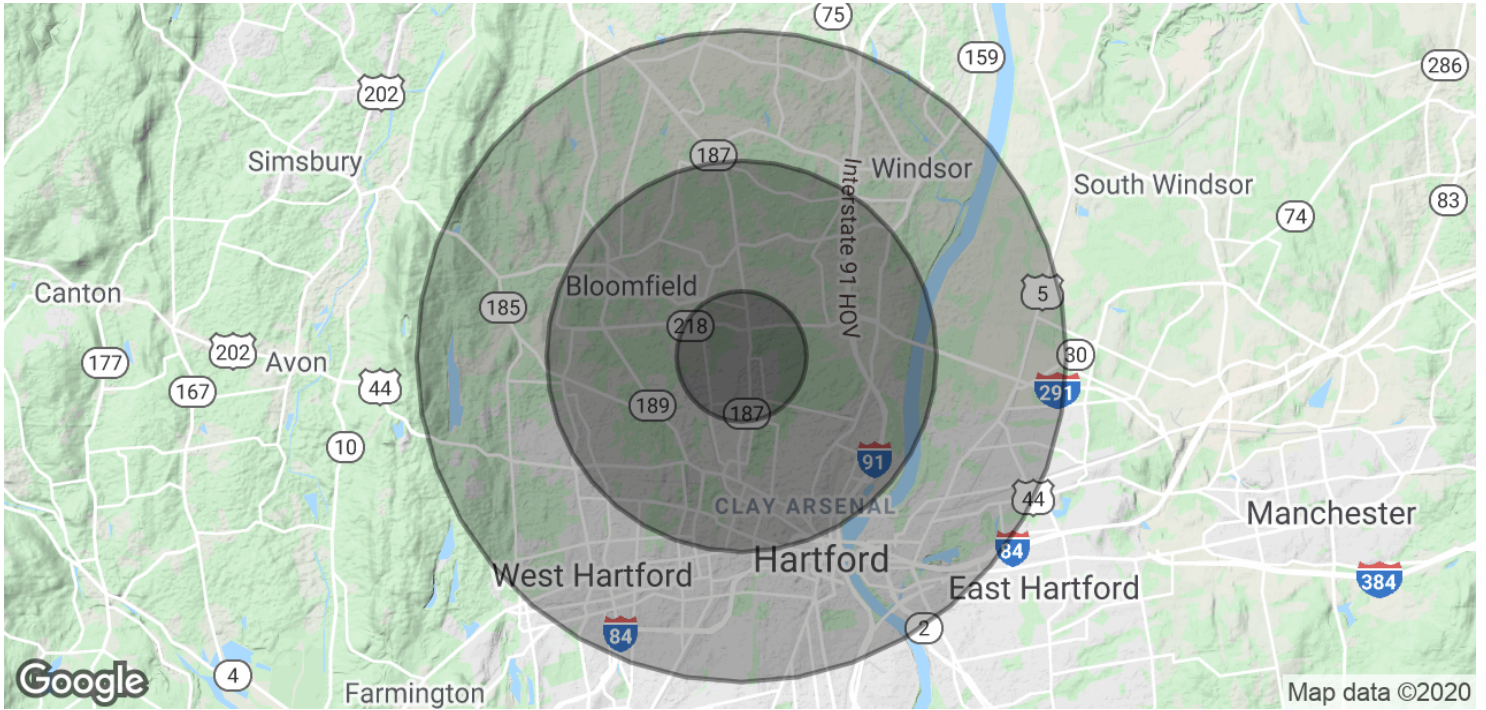
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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	11,818	98,707	244,632
Average age	40.2	34.5	35.2
Average age (Male)	39.9	32.6	33.5
Average age (Female)	41.0	35.9	36.4

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	4,083	35,560	92,924
# of persons per HH	2.9	2.8	2.6
Average HH income	\$57,743	\$58,543	\$63,136
Average house value	\$182,450	\$252,972	\$286,996

* Demographic data derived from 2010 US Census

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Direct: 860.302.7671

Sentry Commercial

190 Trumbull Street
Hartford, CT 06103
860.528.0884

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