

FOR LEASE

19,250 SF INDUSTRIAL SPACE

33 NICHOLSON ROAD | EAST GRANBY, CT 06026



PROPERTY DESCRIPTION

Sentry Commercial, as exclusive agent for the owner, is pleased to present 19,250 square feet at 33 Nicholson Road, East Granby for lease. This industrial space offers three docks, three drives, and 5,000 square feet of air conditioned office space.

PROPERTY HIGHLIGHTS

- Three dock doors with levelers
- Three 10' x 14' drives
- 5,000 square feet of air conditioned office
- Parking in both front and rear of building
- Available immediately

OFFERING SUMMARY

Lease Rate:	\$5.35 SF/yr (NNN)
Available SF:	19,250 SF
Lot Size:	7.78 Acres
Building Size:	31,250 SF

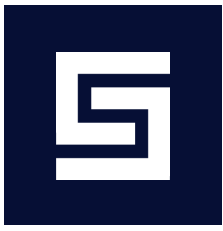
DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	320	14,091	82,072
Total Population	823	35,434	213,577
Average HH Income	\$106,840	\$98,821	\$91,361

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

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\$5.35 NNN

BUILDING SPECIFICATIONS

Building Size	31,250 SF
Office Space	5,000 SF
Warehouse	14,250 SF
Ceiling Height	20 ft
Docks	5
Drives	5
Roof	Rubber Membrane (2011); 20 year warranty
Column Spacing	36' x 40'
Year Built	1989

MECHANICAL/UTILITIES

Heat	Gas
Air Conditioning	Office
Lighting	Metal halide
Sprinklers	Wet
Water/Sewer Company	City/Septic
Gas / Propane	Yes
Electric Company	Eversource

LAND

Lot Size	7.78 Acres
Rail	N/A
Zoning	I

TAXES

Tax PSF	\$1.03 SF
Year Assessed	2018
Mill Rate	32.40

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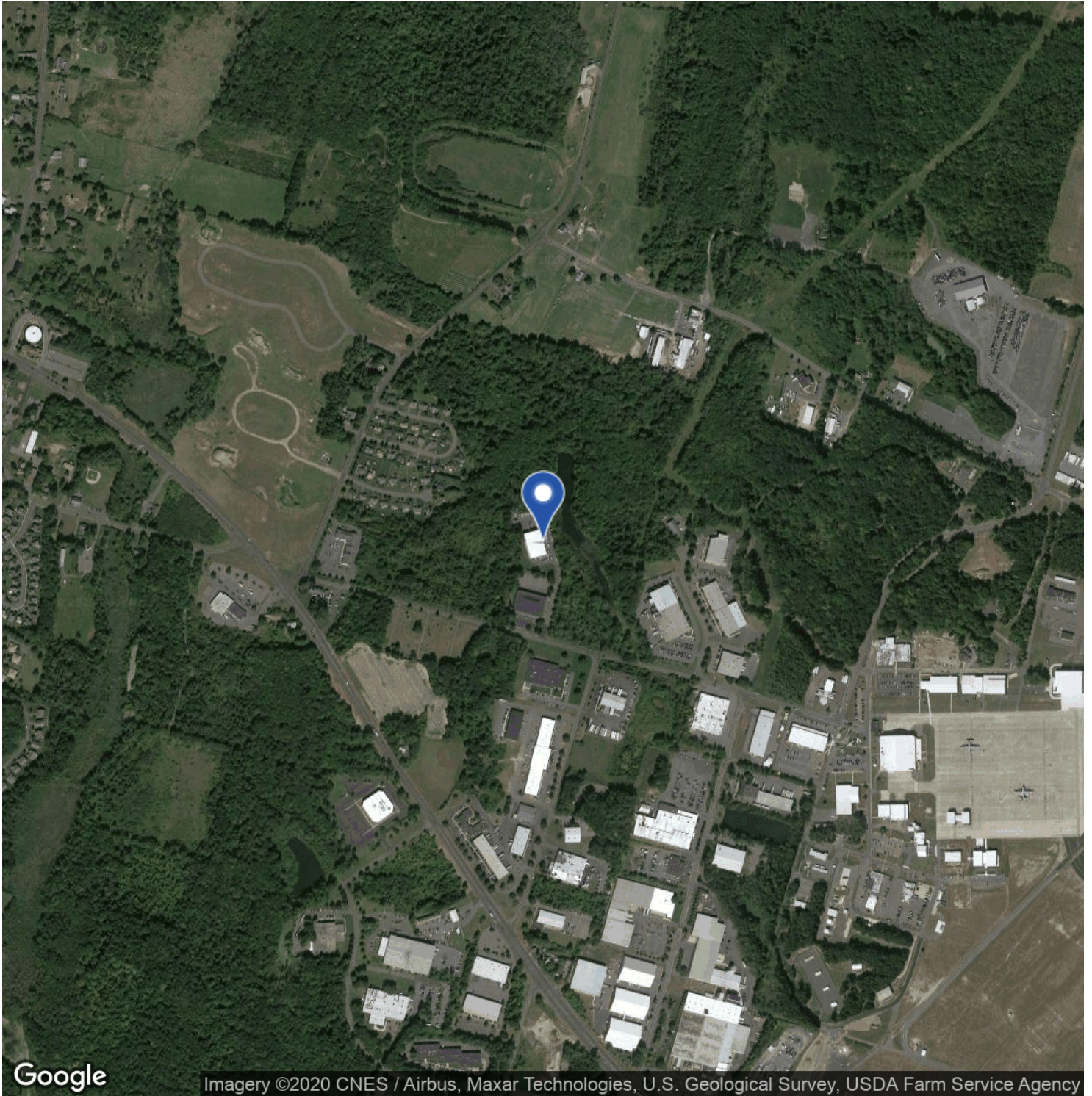
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Google

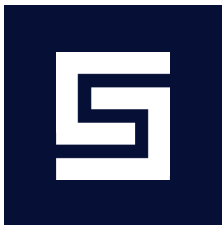
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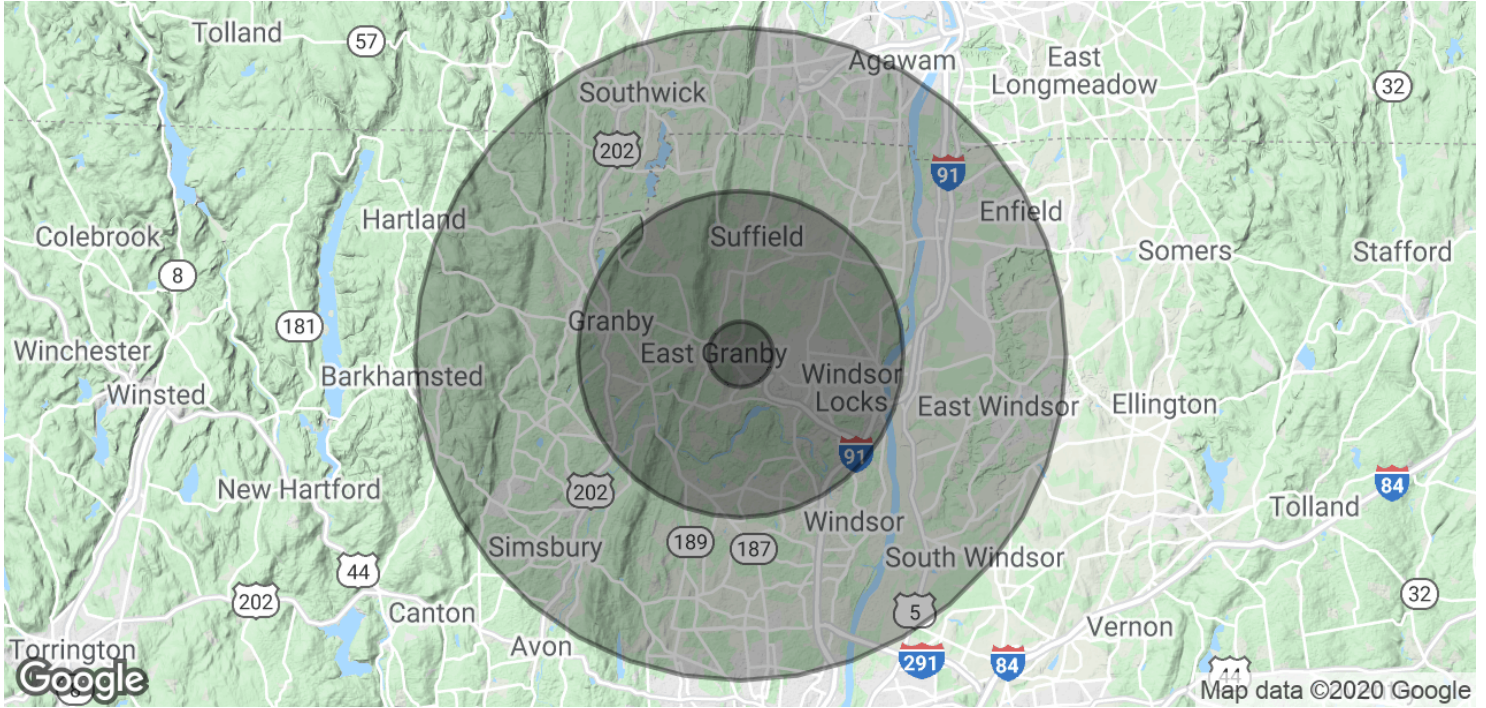
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POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	823	35,434	213,577
Average age	43.5	43.4	42.2
Average age (Male)	43.7	42.7	40.8
Average age (Female)	43.1	44.1	43.4

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	320	14,091	82,072
# of persons per HH	2.6	2.5	2.6
Average HH income	\$106,840	\$98,821	\$91,361
Average house value	\$308,626	\$290,511	\$294,882

* Demographic data derived from 2010 US Census

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