



**7A OLD WINDSOR ROAD  
BLOOMFIELD, CT 06002**

**11,214 SF AVAILABLE**

Sentry Commercial, as exclusive agent for the owner, is pleased to present 7A Old Windsor Road, Bloomfield for sale. This 11,214 square foot industrial facility on 0.93 acres offers 1,300 square feet of office space, two drive in doors and easy access to I-91 and I-291.

- Suitable for a variety of industrial uses
- Great visibility on high-traffic road
- Two drive in doors
- Property secured by 8-foot perimeter chain link fence

**\$649,000**

**Chris Duclos**  
860.922.6481  
chrisduclos@sentrycommercial.com

**Dave Montano**  
860.302.7671  
montano@sentrycommercial.com

**Leeann Duclos**  
413.374.8461  
laduclos@sentrycommercial.com

# 7A OLD WINDSOR ROAD, BLOOMFIELD CT

\$649,000

## BUILDING SPECIFICATIONS

Available Space: 11,214 SF

Office: 1,300 SF

Warehouse: 9,914 SF

Ceiling Height: 16'

Docks: 0

Drives: 2 (12' x 12') and (14' x 16')

Floors: Concrete

Roof: Rubber membrane

Column Spacing: 36' x 33'

Construction: Concrete

Year Built: 1986

## MECHANICALS

Power: 400 amp, 208 volt, 3 phase

Heat: Gas

Air Conditioning: Office

Lighting: T-8

Sprinkler: No

## UTILITIES

Water/Sewer: City

Gas: Yes

Electric: Eversource

## LAND

Acres: 0.93

Parking: 10

Rail: No

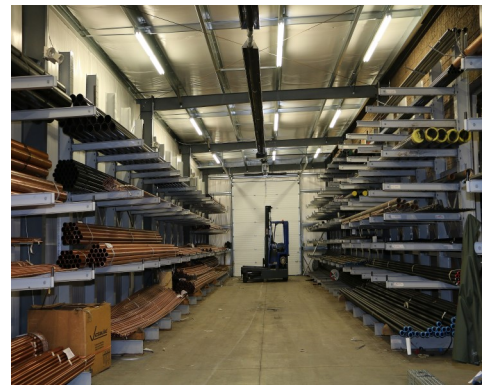
Zoning: Industrial

## TAXES

Taxes PSF: \$0.88

Assessment: \$255,710

Year Assessed: 2017



**SENTRY**  
COMMERCIAL

190 Trumbull St. Hartford, CT 06103  
860.528.0884

[SENTRYCOMMERCIAL.COM](http://SENTRYCOMMERCIAL.COM)