



FOR LEASE

43,000 SF INDUSTRIAL SPACE

250 SOUTH ROAD | ENFIELD, CT 06082



PROPERTY DESCRIPTION

Sentry Commercial, as exclusive agent for the owner, is pleased to present 43,000 square feet at 250 South Road, Enfield CT for lease. This high bay industrial space offers two dock doors, two drives and has a clear height of 26' - 27'.

PROPERTY HIGHLIGHTS

- Ideal high bay space with 26' - 27' clear height
- Two docks
- Two 12' x 14' drives
- Excellent visibility on I-91

OFFERING SUMMARY

Lease Rate:	\$4.95 SF/yr (NNN)
Available SF:	43,000 SF
Lot Size:	8.98 Acres
Building Size:	114,300 SF

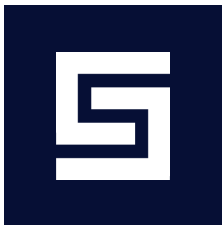
DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	1,881	30,646	136,652
Total Population	4,818	83,023	364,386
Average HH Income	\$73,690	\$83,659	\$73,638

DAVID MURDOCK
860.983.0029
murdock@sentrycommercial.com



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

All information furnished regarding property sale, rental or financing is gathered from multiple sources, but no warranty or representation is made as to the accuracy thereof and same is subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.



FOR LEASE

43,000 SF INDUSTRIAL SPACE

250 SOUTH ROAD | ENFIELD, CT 06082



\$4.95 NNN

BUILDING SPECIFICATIONS

Available Office Space	1,000 SF
Available Warehouse	42,000 SF
Ceiling Height	26 - 27 ft
Docks	2
Drives	2
Roof	Tar & gravel
Column Spacing	40' x 50' & 30' x 27'
Year Built	1978
Year Last Renovated	1989

MECHANICAL/UTILITIES

Heat	Gas
Air Conditioning	Office
Lighting	Fluorescent
Water/Sewer Company	CT Water Company/ Town of Enfield
Gas / Propane	Yes
Electric Company	Eversource

LAND

Lot Size	8.98 Acres
Rail	N/A
Zoning	IP - Industrial Park

TAXES

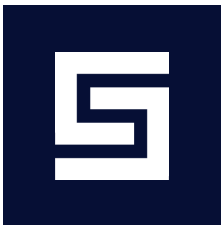
Taxes	\$1.10psf.
Year Assessed	2018
Mill Rate	33.40 + 3.6 Fire District

DAVID MURDOCK
860.983.0029
murdock@sentrycommercial.com



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

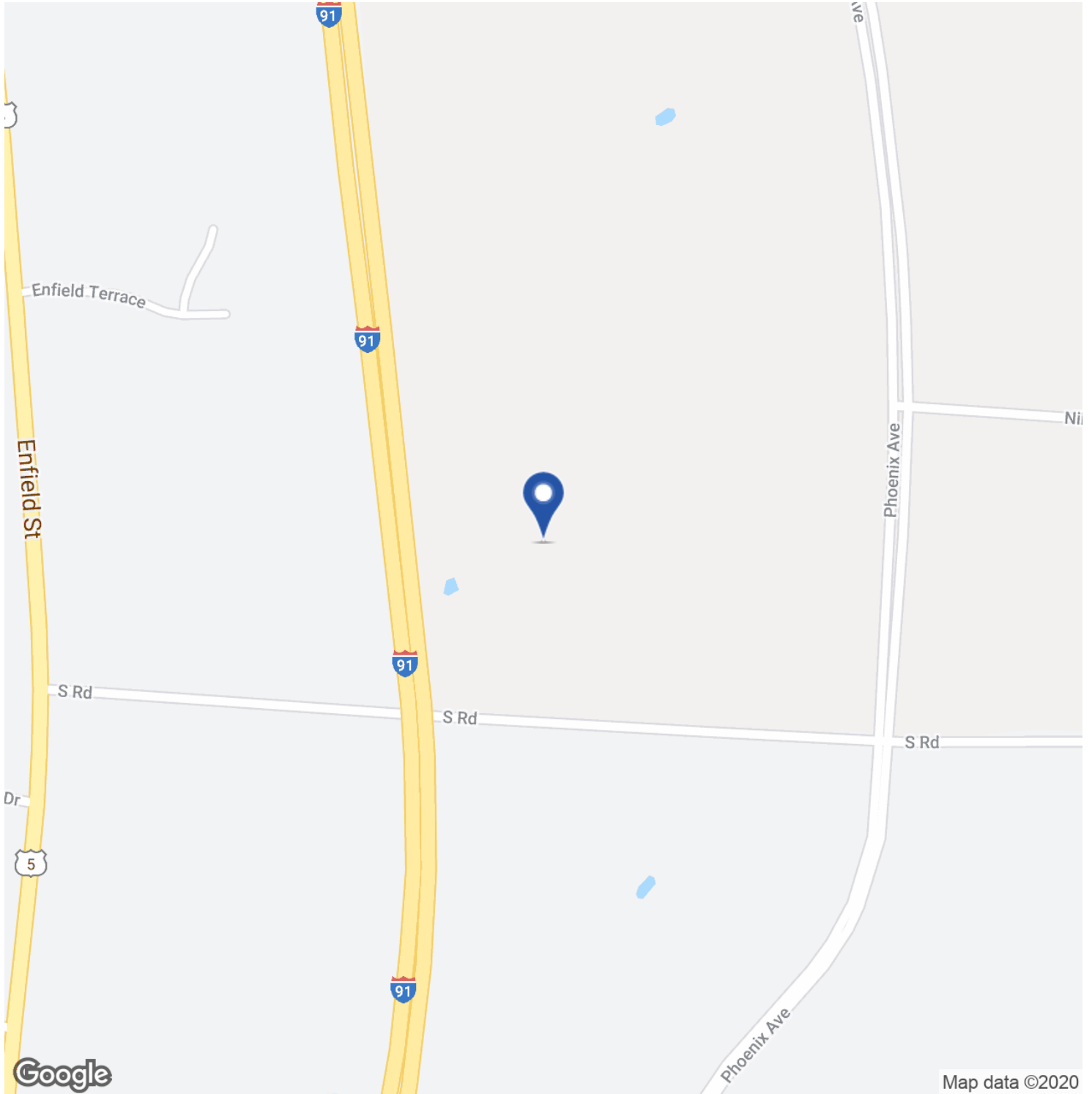
All information furnished regarding property sale, rental or financing is gathered from multiple sources, but no warranty or representation is made as to the accuracy thereof and same is subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.



FOR LEASE

43,000 SF INDUSTRIAL SPACE

250 SOUTH ROAD | ENFIELD, CT 06082



DAVID MURDOCK
860.983.0029
murdock@sentrycommercial.com



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

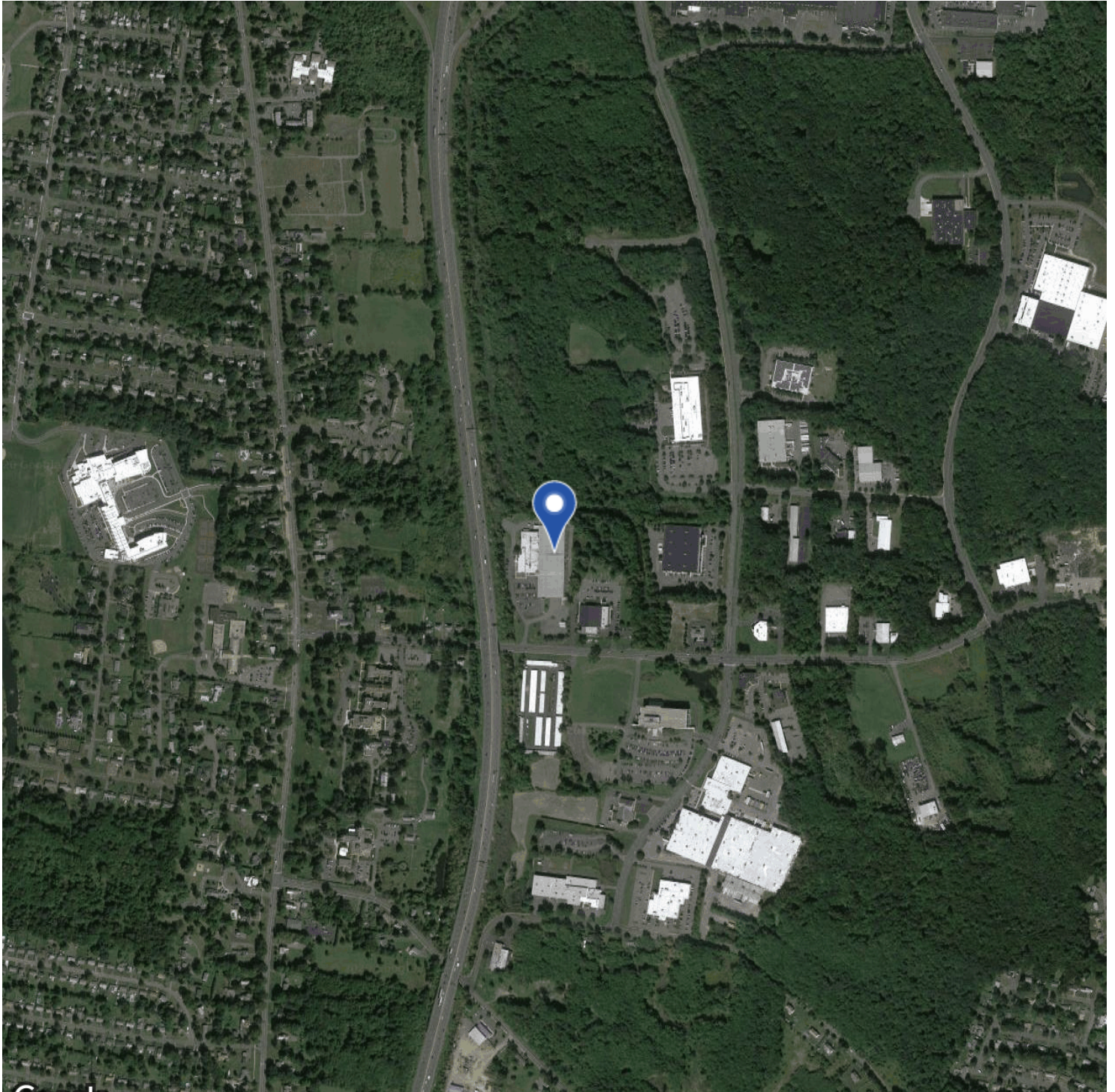
All information furnished regarding property sale, rental or financing is gathered from multiple sources, but no warranty or representation is made as to the accuracy thereof and same is subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.



FOR LEASE

43,000 SF INDUSTRIAL SPACE

250 SOUTH ROAD | ENFIELD, CT 06082



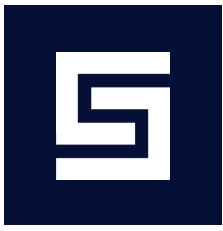
Google, Commonwealth of Massachusetts EOE, Maxar Technologies, U.S. Geological Survey, USDA Farm Service Agency

DAVID MURDOCK
860.983.0029
murdock@sentrycommercial.com



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

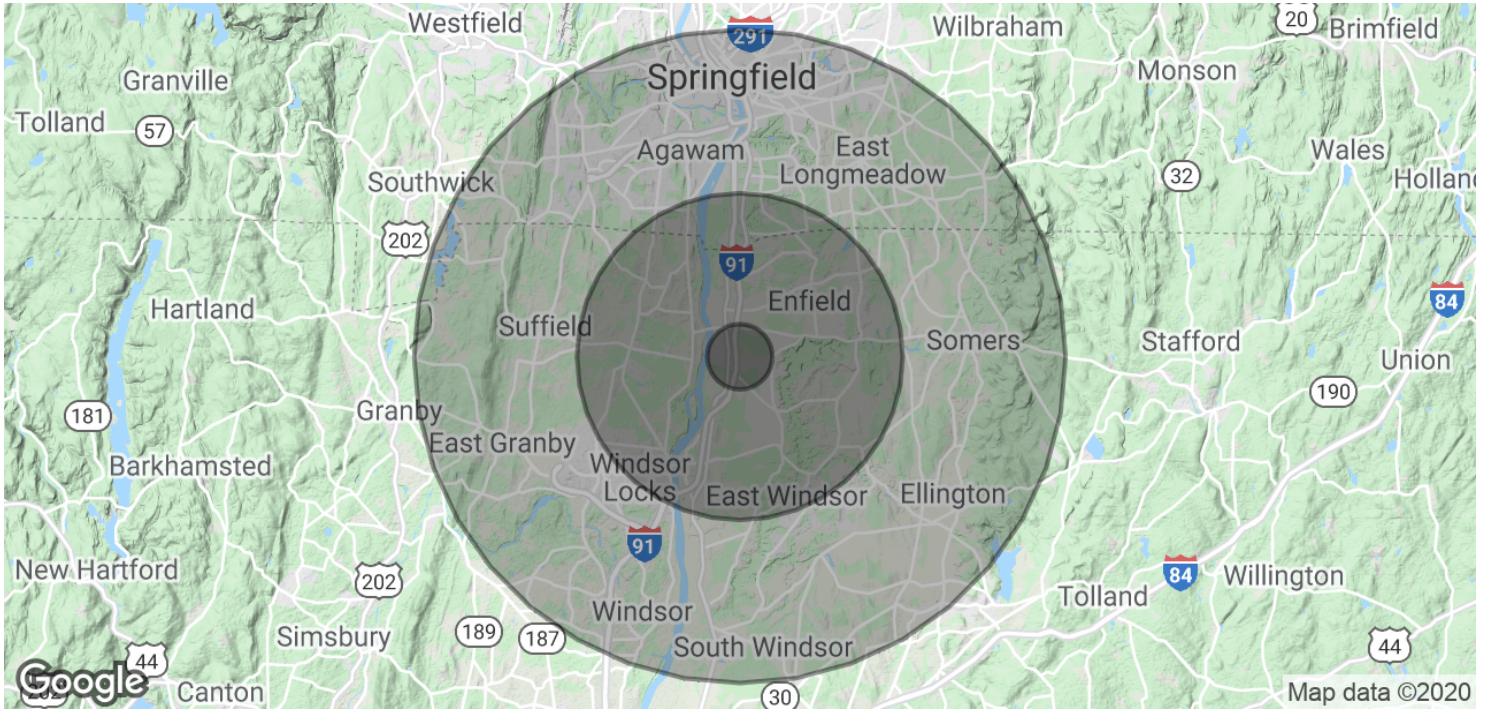
All information furnished regarding property sale, rental or financing is gathered from multiple sources, but no warranty or representation is made as to the accuracy thereof and same is subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.



FOR LEASE

43,000 SF INDUSTRIAL SPACE

250 SOUTH ROAD | ENFIELD, CT 06082



POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	4,818	83,023	364,386
Average age	45.4	40.6	38.1
Average age (Male)	40.4	39.1	36.9
Average age (Female)	49.4	42.5	39.2

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	1,881	30,646	136,652
# of persons per HH	2.6	2.7	2.7
Average HH income	\$73,690	\$83,659	\$73,638
Average house value	\$233,419	\$276,969	\$268,631

* Demographic data derived from 2010 US Census

DAVID MURDOCK
860.983.0029
murdock@sentrycommercial.com



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

All information furnished regarding property sale, rental or financing is gathered from multiple sources, but no warranty or representation is made as to the accuracy thereof and same is subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.



FOR LEASE

43,000 SF INDUSTRIAL SPACE

250 SOUTH ROAD | ENFIELD, CT 06082



DAVID MURDOCK

murdock@sentrycommercial.com

Direct: 860.983.0029

Sentry Commercial

190 Trumbull Street
Hartford, CT 06103
860.528.0884

DAVID MURDOCK
860.983.0029
murdock@sentrycommercial.com



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

All information furnished regarding property sale, rental or financing is gathered from multiple sources, but no warranty or representation is made as to the accuracy thereof and same is subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.