



FOR SALE OR LEASE

57,361 SF INDUSTRIAL BUILDING

21 MANNING ROAD | ENFIELD, CT 06082



PROPERTY DESCRIPTION

Sentry Commercial, as exclusive agent for the owner, is pleased to present 21 Manning Road, Enfield CT for sale or lease. This 57,361 square foot industrial building on over 12 acres offers four docks, one drive, and has heavy power throughout.

PROPERTY HIGHLIGHTS

- Four docks and one drive
- 800 amp, 277 volt, 3 phase power
- 5,600 SF of finished offices
- New roof on approximately 75% of building

OFFERING SUMMARY

Sale Price:	\$1,295,000
Lease Rate:	\$2.95 NNN
Lot Size:	12.79 Acres
Building Size:	57,361 SF

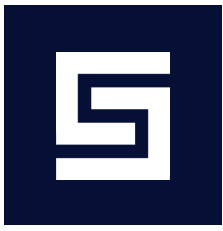
DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,897	15,573	38,304
Total Population	7,357	42,150	102,192
Average HH Income	\$68,071	\$83,280	\$86,970

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

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BUILDING SPECIFICATIONS

Building Size	57,361 SF
Office Space	5,600 SF
Warehouse	51,761 SF
Ceiling Height	14-19 ft
Docks	4
Drives	1
Roof	Rubber Membrane
Column Spacing	31' x 31'
Year Built	1968
Drives	1

MECHANICAL/UTILITIES

Power	800 amp, 277 volt, 3 phase
Air Conditioning	Office
Lighting	Fluorescent
Sprinklers	Wet & dry
Water/Sewer Company	City
Gas / Propane	Yes
Electric Company	Eversource

LAND

Lot Size	12.79 Acres
Rail	N/A
Zoning	I-1

TAXES

Tax PSF	\$0.49 SF
Year Assessed	2018
Mill Rate	33.4 + 3.15 Fire District

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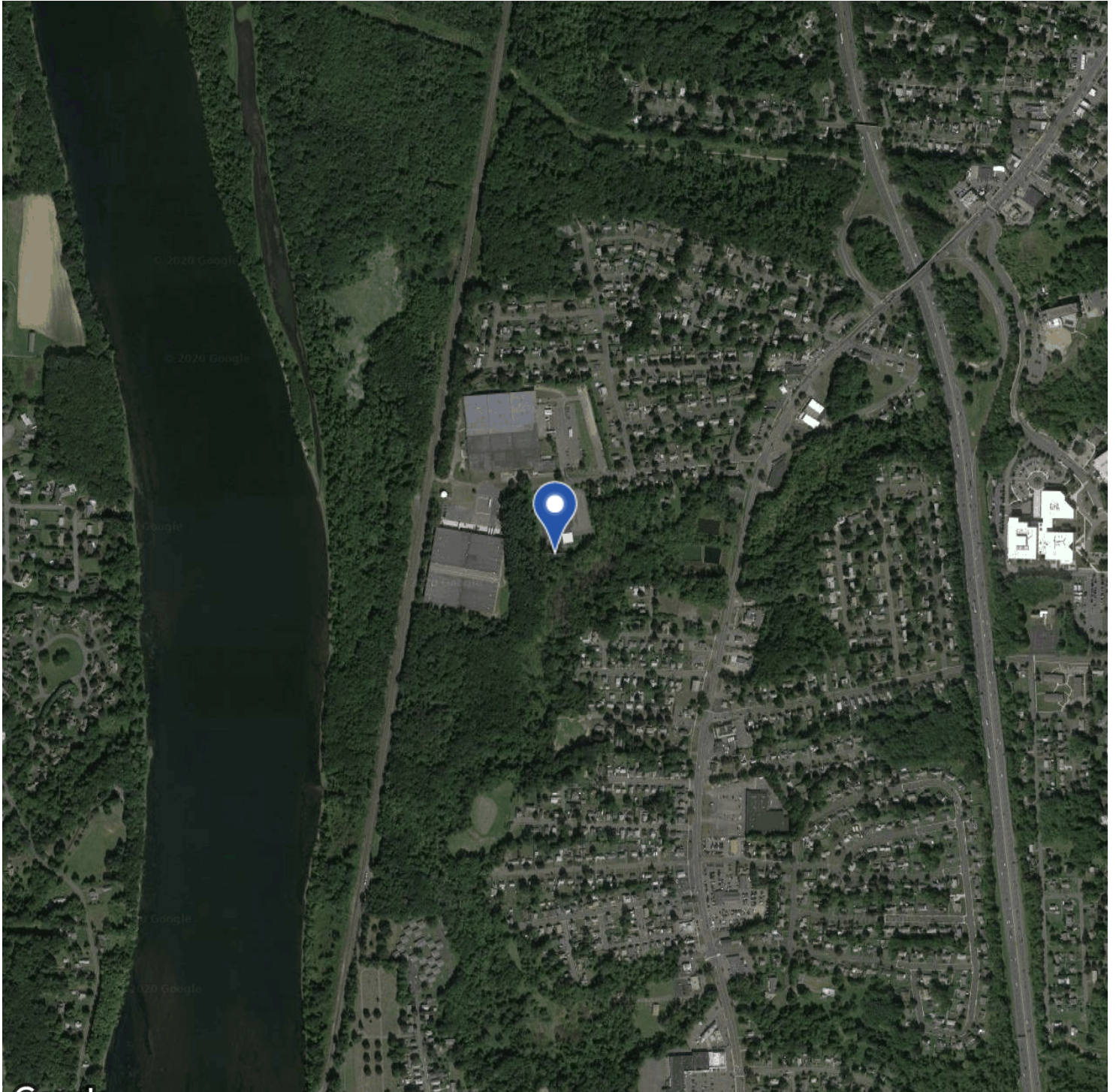
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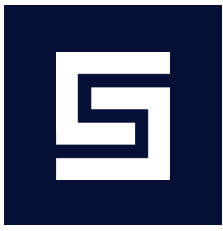
Google, Commonwealth of Massachusetts EOE, Maxar Technologies, U.S. Geological Survey, USDA Farm Service Agency

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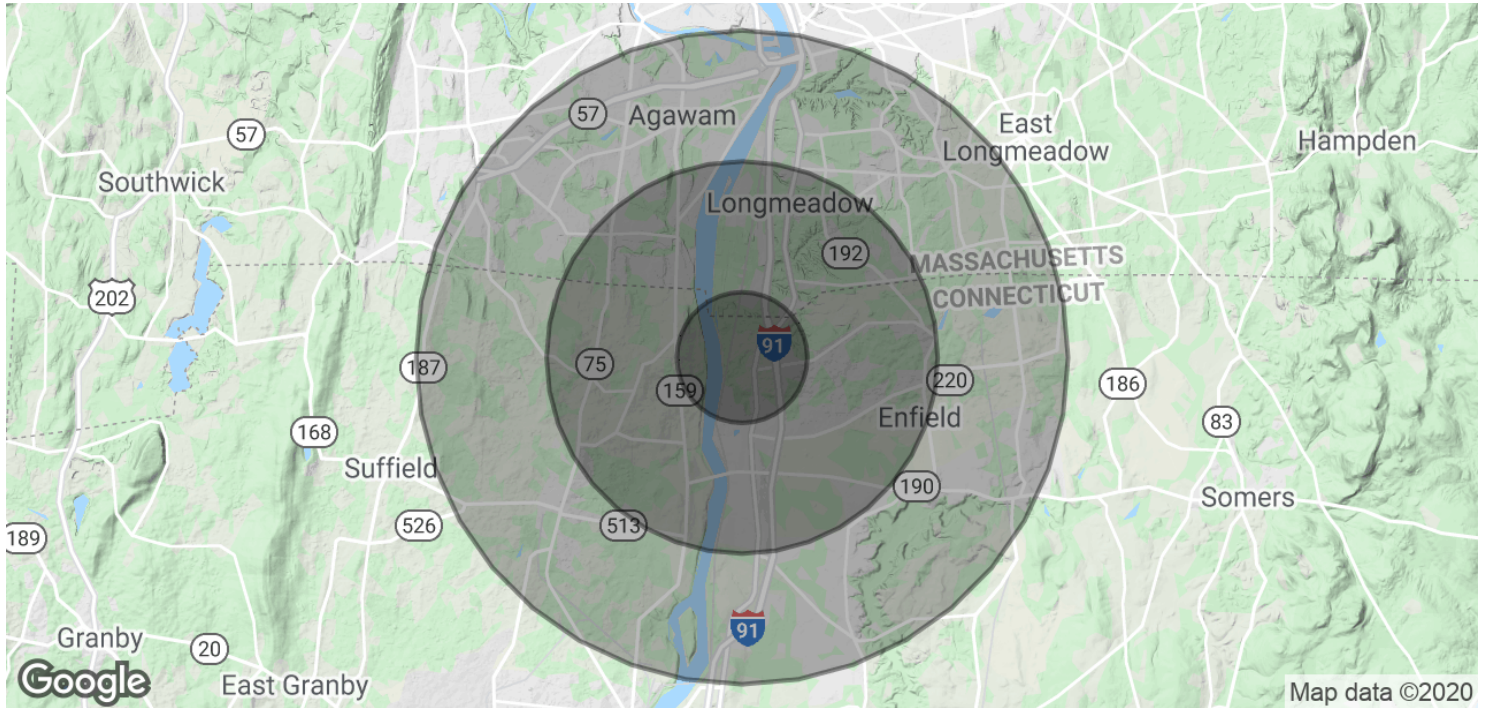
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,357	42,150	102,192
Average age	34.9	39.0	40.5
Average age (Male)	34.3	37.3	38.7
Average age (Female)	35.0	40.3	42.4

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,897	15,573	38,304
# of persons per HH	2.5	2.7	2.7
Average HH income	\$68,071	\$83,280	\$86,970
Average house value	\$313,533	\$284,415	\$292,680

* Demographic data derived from 2010 US Census

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