



# FOR LEASE

## 4,024 SF INDUSTRIAL SPACE

585 NUTMEG ROAD NORTH | SOUTH WINDSOR, CT 06074



### PROPERTY DESCRIPTION

Sentry Commercial, as exclusive agent for the owner, is pleased to present 4,024 square feet for lease at 585 Nutmeg Road North, South Windsor CT. This clear span industrial space offers 500+/- square feet of built-to-suit office space, one dock, and one drive in door.

### PROPERTY HIGHLIGHTS

- 4,024 SF high bay warehouse
- One dock and one drive in door
- 19' clear
- Clear span
- Space also available as a fitness gym

### OFFERING SUMMARY

Lease Rate:	\$5.25 SF/yr (NNN)
Available SF:	4,024 SF
Lot Size:	2.03 Acres
Building Size:	13,200 SF

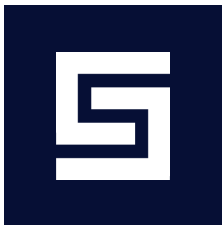
DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	442	35,878	207,052
Total Population	1,094	92,551	528,358
Average HH Income	\$86,717	\$76,736	\$69,952

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### \$5.25 NNN

#### BUILDING SPECIFICATIONS

Building Size	13,200 SF
Office Space	3,200 SF
Warehouse	3,524 SF
Ceiling Height	19 ft
Docks	1
Drives	1
Roof	Rubber membrane
Column Spacing	Clear span
Year Built	1980

#### MECHANICAL/UTILITIES

Heat	Gas
Air Conditioning	No
Lighting	LED
Water/Sewer Company	City
Gas / Propane	Yes
Electric Company	Eversource

#### LAND

Lot Size	2.03 Acres
Rail	No
Zoning	Industrial

#### TAXES

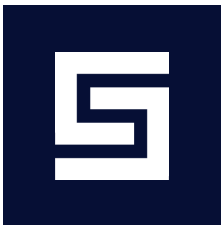
Tax PSF	\$1.26 SF
Year Assessed	2017
Mill Rate	37.67

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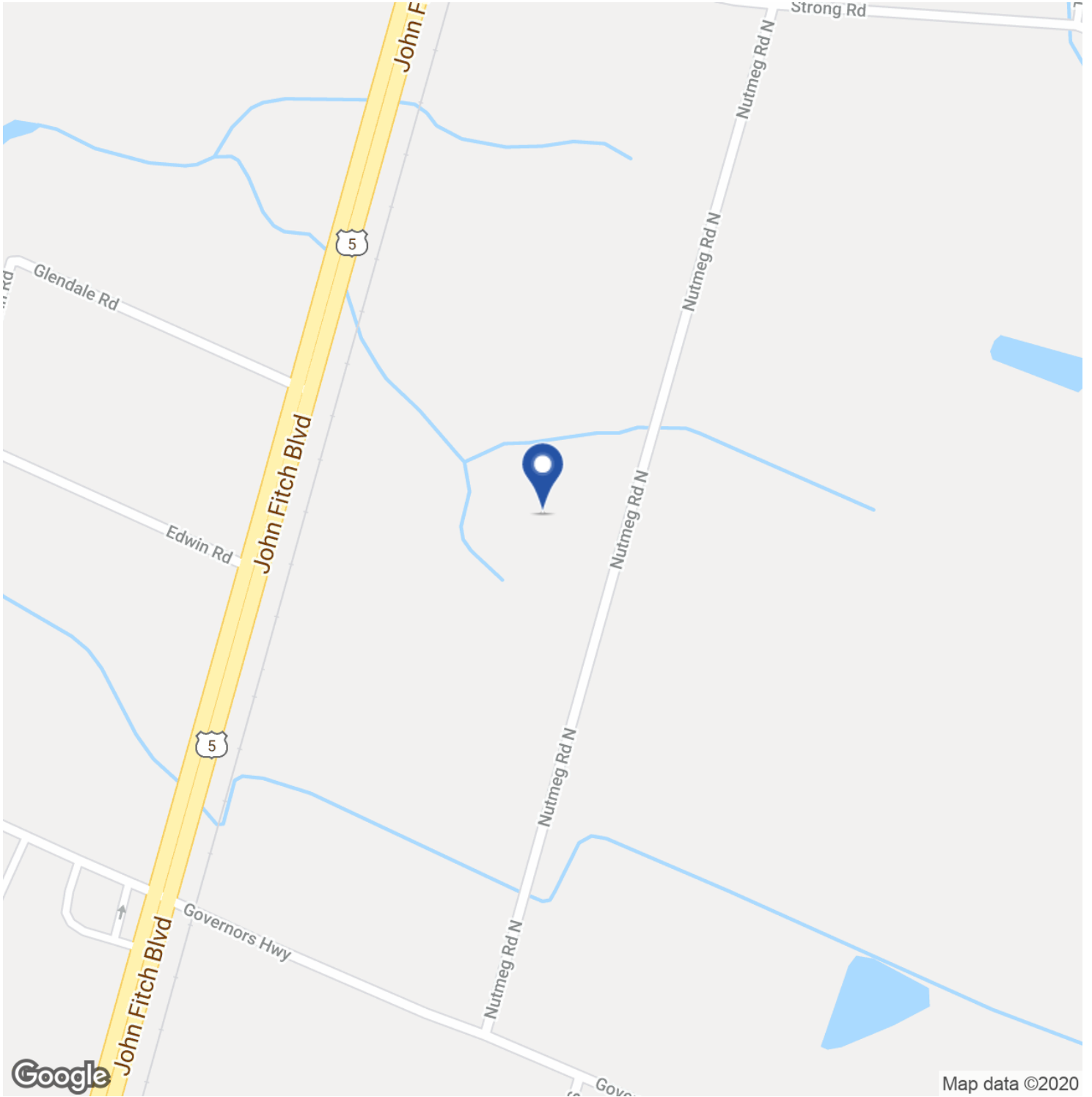
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Google

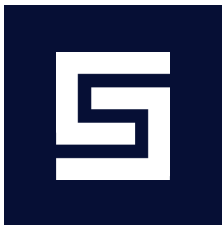
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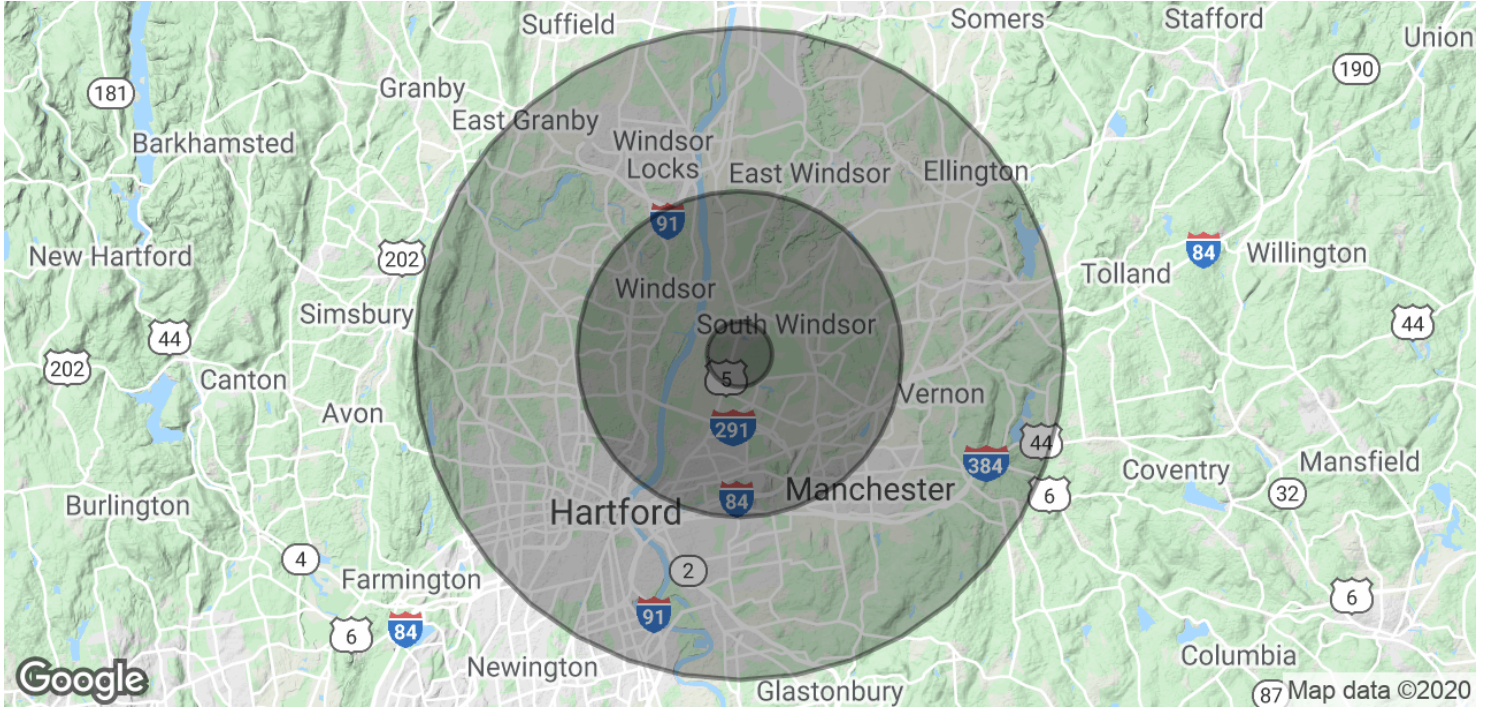
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### POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	1,094	92,551	528,358
Average age	44.5	38.3	37.5
Average age (Male)	43.1	36.8	36.0
Average age (Female)	46.8	39.6	38.7

### HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	442	35,878	207,052
# of persons per HH	2.5	2.6	2.6
Average HH income	\$86,717	\$76,736	\$69,952
Average house value	\$288,032	\$229,789	\$251,258

\* Demographic data derived from 2010 US Census

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