

FOR LEASE

58,599 SF INDUSTRIAL BUILDING

75 - 91 BRAINARD ROAD | HARTFORD, CT 06114



PROPERTY DESCRIPTION

Sentry Commercial, as exclusive agent for the owner, is pleased to present 75-91 Brainard Road, Hartford CT for lease. This 58,599 square foot flex facility located in the Brainard Industrial Park offers 4 dock doors, one drive, 5,000 square feet of office space and ample parking.

PROPERTY HIGHLIGHTS

- Up to 58,599 SF available for lease
- Easily subdividable to 14,000 SF
- 200+ parking spaces
- Three interior 10' x 12' dock doors
- One exterior dock
- One 14' x 14; drive in door

OFFERING SUMMARY

Lease Rate:	\$5.95 NNN
Available SF:	44,599 - 58,599 SF
Lot Size:	11.87 Acres
Building Size:	58,599 SF

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	2,315	112,216	262,730
Total Population	6,011	287,087	668,757
Average HH Income	\$43,732	\$56,637	\$73,374

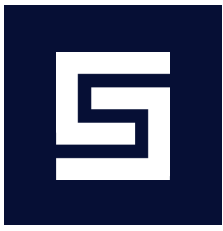
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190 TRUMBULL STREET | HARTFORD, CT 06103 | [SENTRYCOMMERCIAL.COM](https://www.sentrycommercial.com)

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\$5.95 NNN

BUILDING SPECIFICATIONS

Building Size	58,599 SF
Office Space	5,000 SF
Warehouse	53,599 SF
Ceiling Height	30 ft
Docks	4
Drives	1
Roof	Rubber Membrane
Column Spacing	25' x 45'
Year Built	1981

MECHANICAL/UTILITIES

Power	400 amp, (2) 480 volt, 3 phase
Heat	Gas
Air Conditioning	None
Lighting	T-5
Sprinklers	Wet
Water/Sewer Company	MDC
Gas / Propane	Yes
Electric Company	CL&P

LAND

Lot Size	11.87 Acres
Rail	N/A
Zoning	C-1

TAXES

Tax PSF	\$3.90 SF
Year Assessed	2019
Mill Rate	74.29

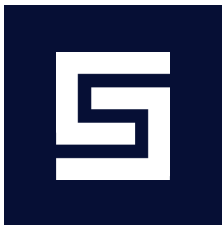
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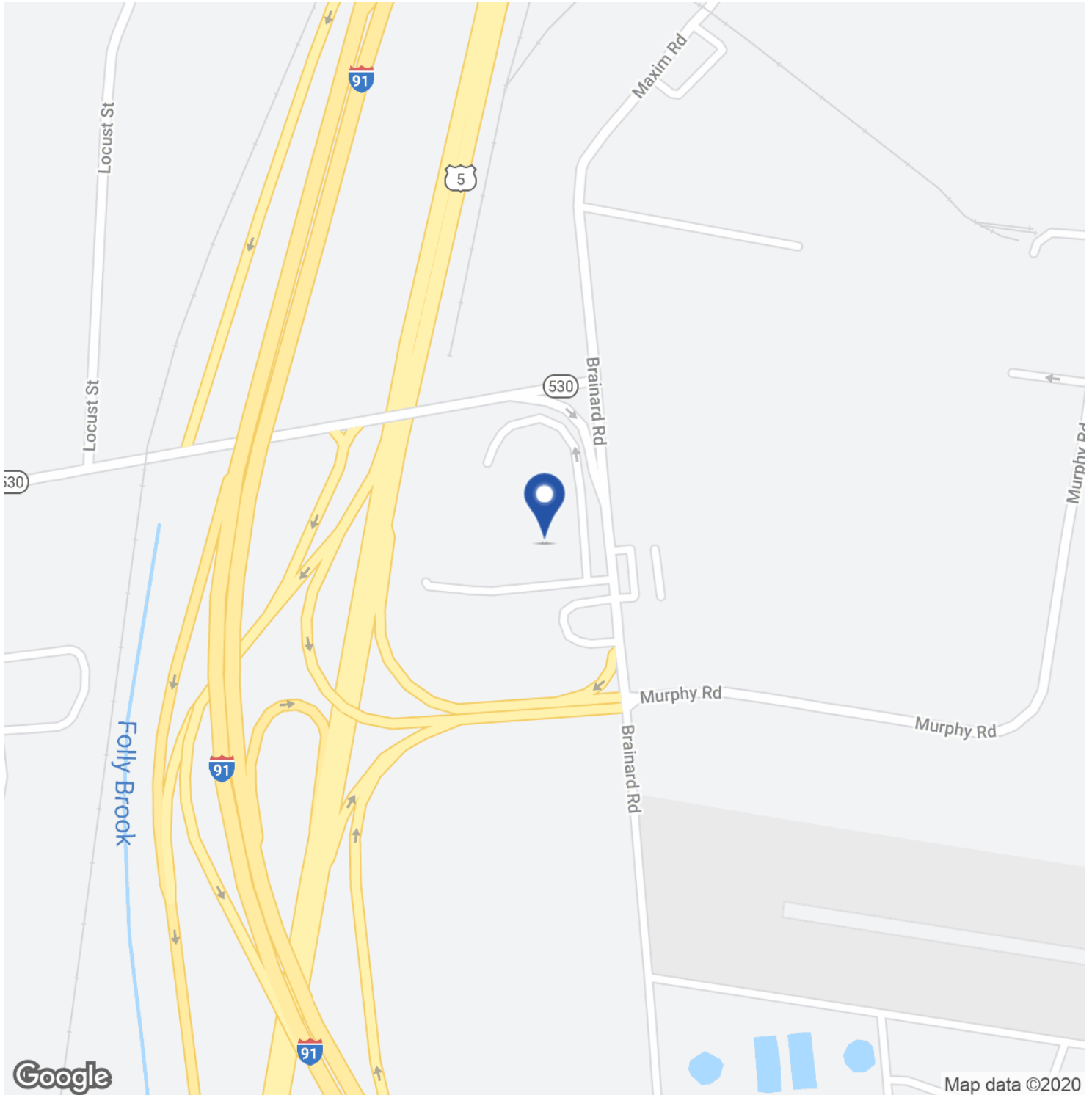
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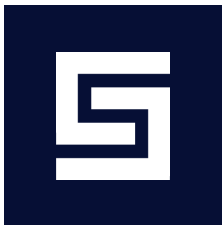
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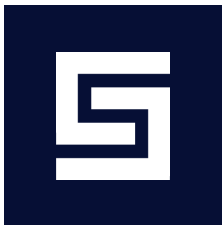
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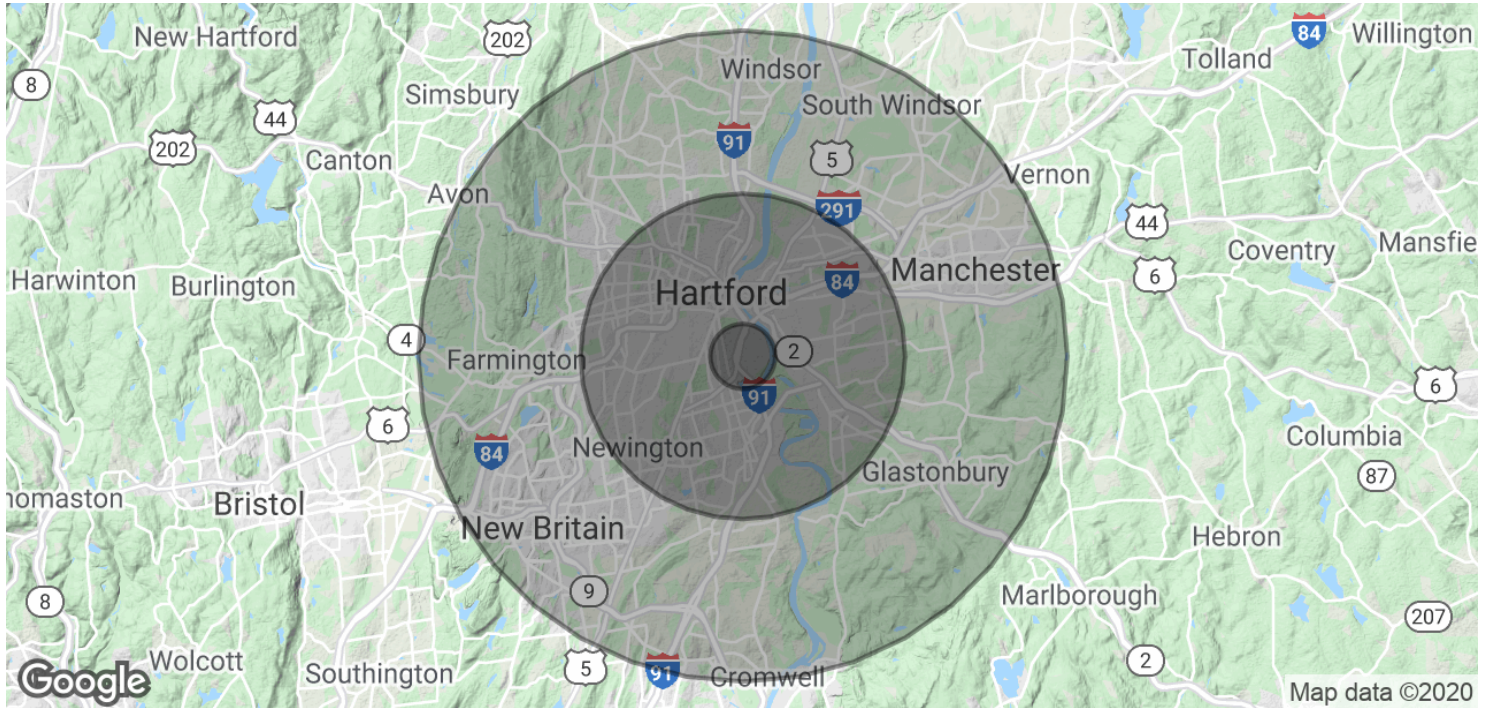
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POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	6,011	287,087	668,757
Average age	33.5	35.1	38.0
Average age (Male)	32.1	33.1	36.5
Average age (Female)	35.9	36.5	39.3

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	2,315	112,216	262,730
# of persons per HH	2.6	2.6	2.5
Average HH income	\$43,732	\$56,637	\$73,374
Average house value	\$256,400	\$253,277	\$290,621

* Demographic data derived from 2010 US Census

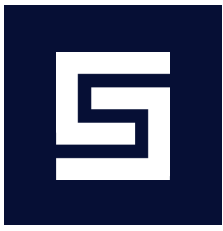
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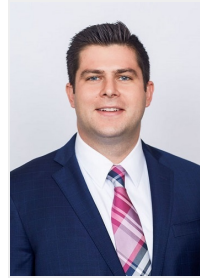
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