



# FOR SALE OR LEASE

## 50,512 SF INDUSTRIAL FACILITY

1335 BLUE HILLS AVENUE | BLOOMFIELD, CT 06002



### PROPERTY DESCRIPTION

Sentry Commercial is pleased to present 1335 Blue Hills Avenue, Bloomfield CT for sale or lease. This 50,512 SF industrial facility on 4.86 acres is well suited for a variety of uses including manufacturing, distribution, and more. The property provides quick and easy access to I-91 and I-291.

### PROPERTY HIGHLIGHTS

- 14' - 18' clear throughout
- Three miles to I-91 North and South
- Three miles to I-291 West
- Seven 8' x 10' docks

### OFFERING SUMMARY

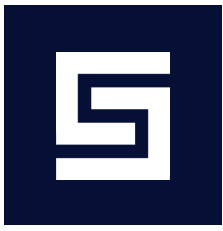
Sale Price:	\$2,100,000
Lease Rate:	\$4.50 NNN
Lot Size:	4.86 Acres
Building Size:	50,512 SF

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	690	33,215	178,084
Total Population	1,600	90,175	462,340
Average HH Income	\$80,393	\$85,265	\$77,015

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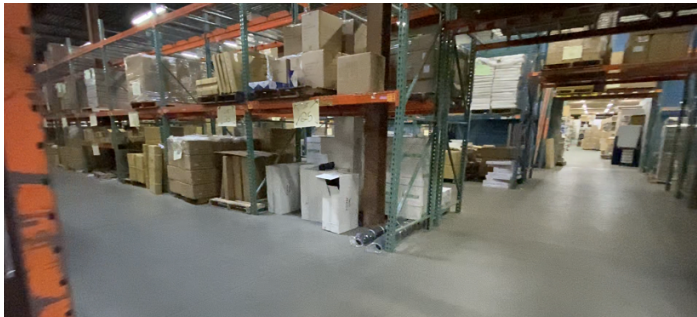




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#### BUILDING SPECIFICATIONS

Building Size	50,512 SF
Office Space	10,920 SF
Warehouse	39,592 SF
Ceiling Height	13' 7" - 18' 2"
Docks	7 (8' x 9')
Roof	EPDM
Column Spacing	38' 9" x 19' 6" and 32' x 30'
Year Built	1968

#### MECHANICAL/UTILITIES

Power	800 amp, 277/480 volt, 3 phase
Heat	Gas
Air Conditioning	Office
Lighting	T-8 and LED
Sprinklers	Wet
Water/Sewer Company	MDC/Municipal
Gas / Propane	Yes
Electric Company	Eversource

#### LAND

Lot Size	4.86 Acres
Rail	N/A
Zoning	I-2

#### TAXES

Tax PSF	\$0.96 SF
Taxes	\$48,336.27
Assessed Value	\$1,288,280.00
Year Assessed	2019

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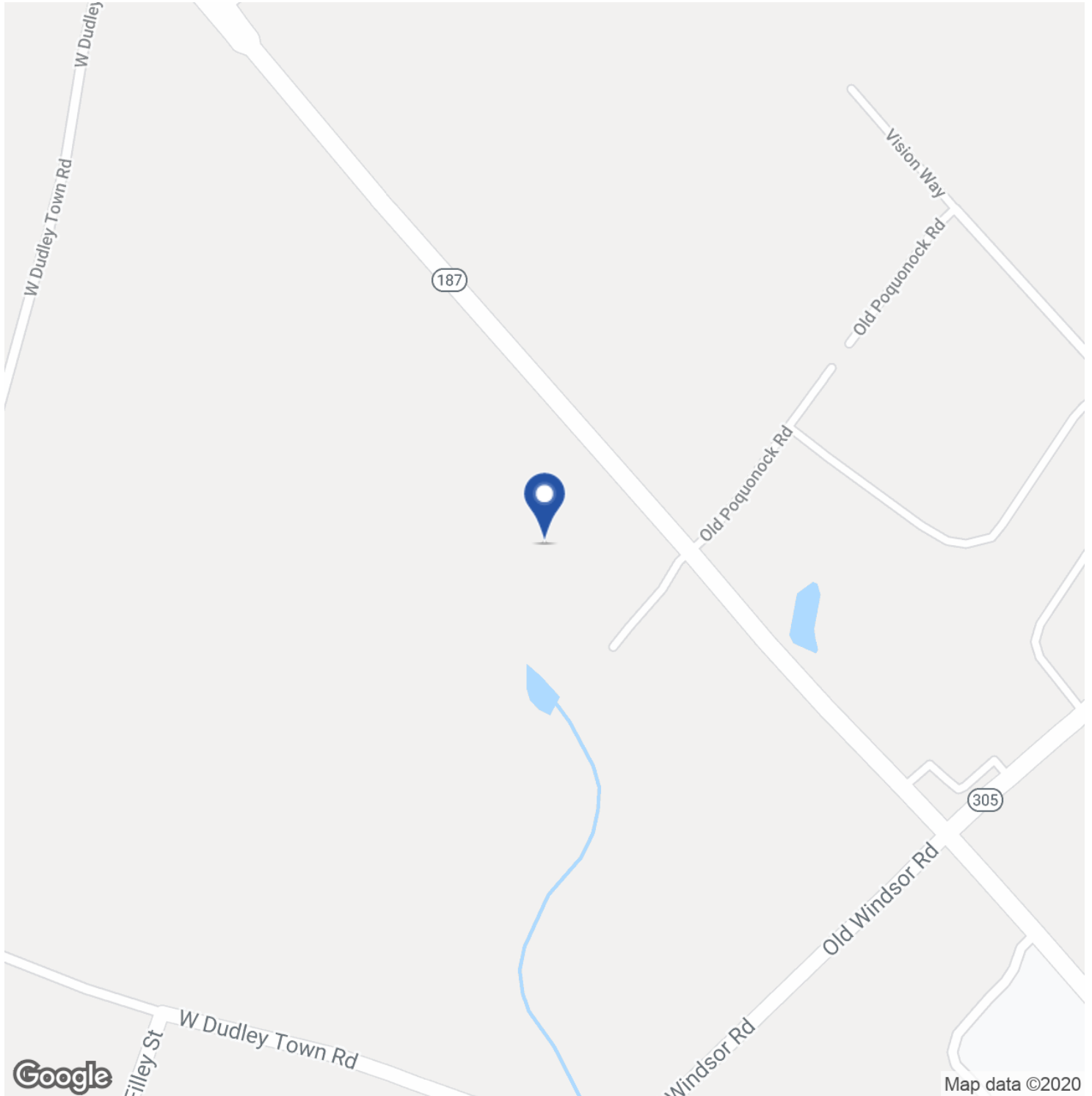
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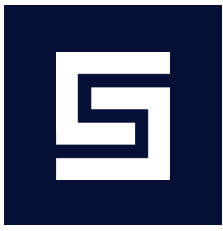
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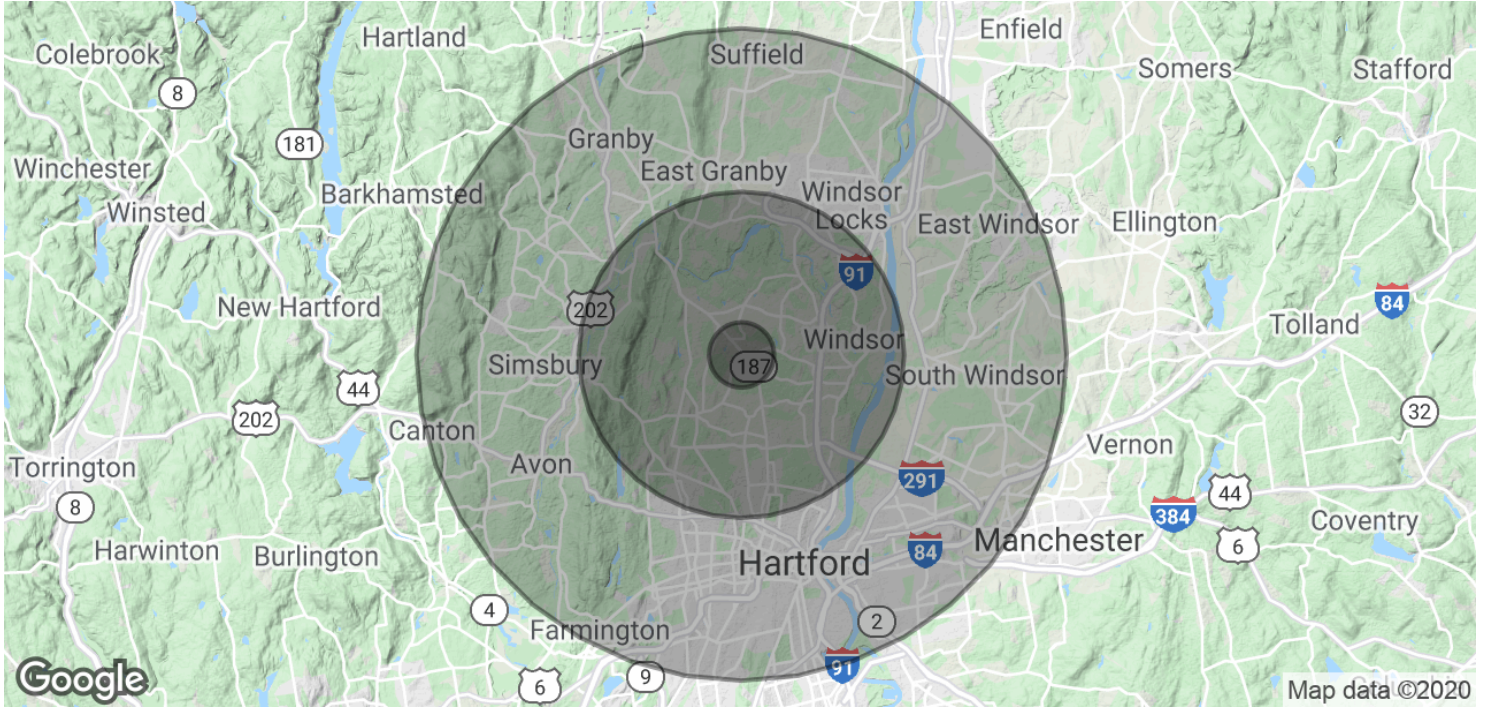
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### POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	1,600	90,175	462,340
Average age	48.1	41.1	37.8
Average age (Male)	43.2	39.4	36.1
Average age (Female)	51.4	42.5	39.1

### HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	690	33,215	178,084
# of persons per HH	2.3	2.7	2.6
Average HH income	\$80,393	\$85,265	\$77,015
Average house value		\$272,739	\$311,702

\* Demographic data derived from 2010 US Census

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