



FOR SALE OR LEASE

32,600 SF INDUSTRIAL FACILITY

299 DIVIDEND ROAD | ROCKY HILL, CT 06067



PROPERTY DESCRIPTION

Sentry Commercial, as exclusive agent for the owner, is pleased to present 299 Dividend Road, Rocky Hill CT for sale or lease. This 32,600 square foot industrial building on 2.95 acres is conveniently located just 2.5 miles from I-91 and less than one mile from the Silas Deane Highway. The property features six loading docks, 19' to 22' clear heights, and can accommodate large scale office, manufacturing and/or light industrial users.

PROPERTY HIGHLIGHTS

- Four tractor trailer loading docks and two 8' x 8' box truck doors
- Heavy 2,000 amp, 120/208 volt, 3 phase power
- Refurbished in 2015
- Ample parking

OFFERING SUMMARY

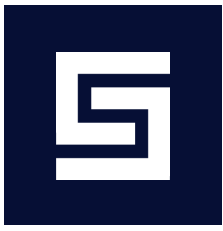
Sale Price:	\$1,670,000
Lease Rate:	\$5.25 NNN
Lot Size:	2.95 Acres
Building Size:	32,600 SF

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	1,261	32,112	201,692
Total Population	2,791	79,727	508,352
Average HH Income	\$83,752	\$100,590	\$71,578

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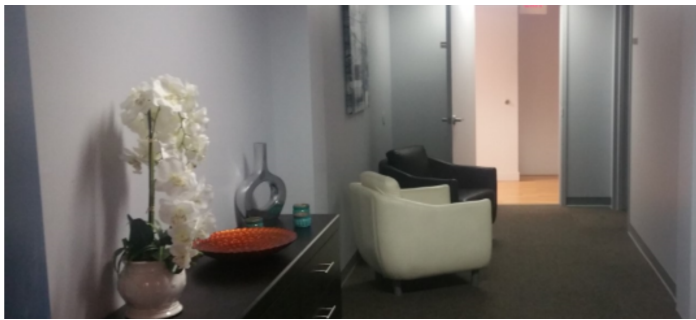
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BUILDING SPECIFICATIONS

Building Size	32,600 SF
Office Space	4,000 SF
Warehouse	28,600 SF
Ceiling Height	22 ft
Docks	6
Drives	0
Roof	Rubber Membrane (2000/2001)
Column Spacing	50' x 25'
Year Built	1982
Year Last Renovated	2015



MECHANICAL/UTILITIES

Heat	Gas
Air Conditioning	Office
Lighting	Fluorescent
Sprinklers	100% wet system
Water/Sewer Company	MDC
Gas / Propane	Yes
Electric Company	Eversource



LAND

Lot Size	2.95 Acres
Rail	N/A
Zoning	Industrial



TAXES

Tax PSF	\$1.30 SF
Assessed Value	\$1,314,250.00
Year Assessed	2018

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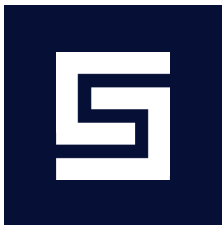
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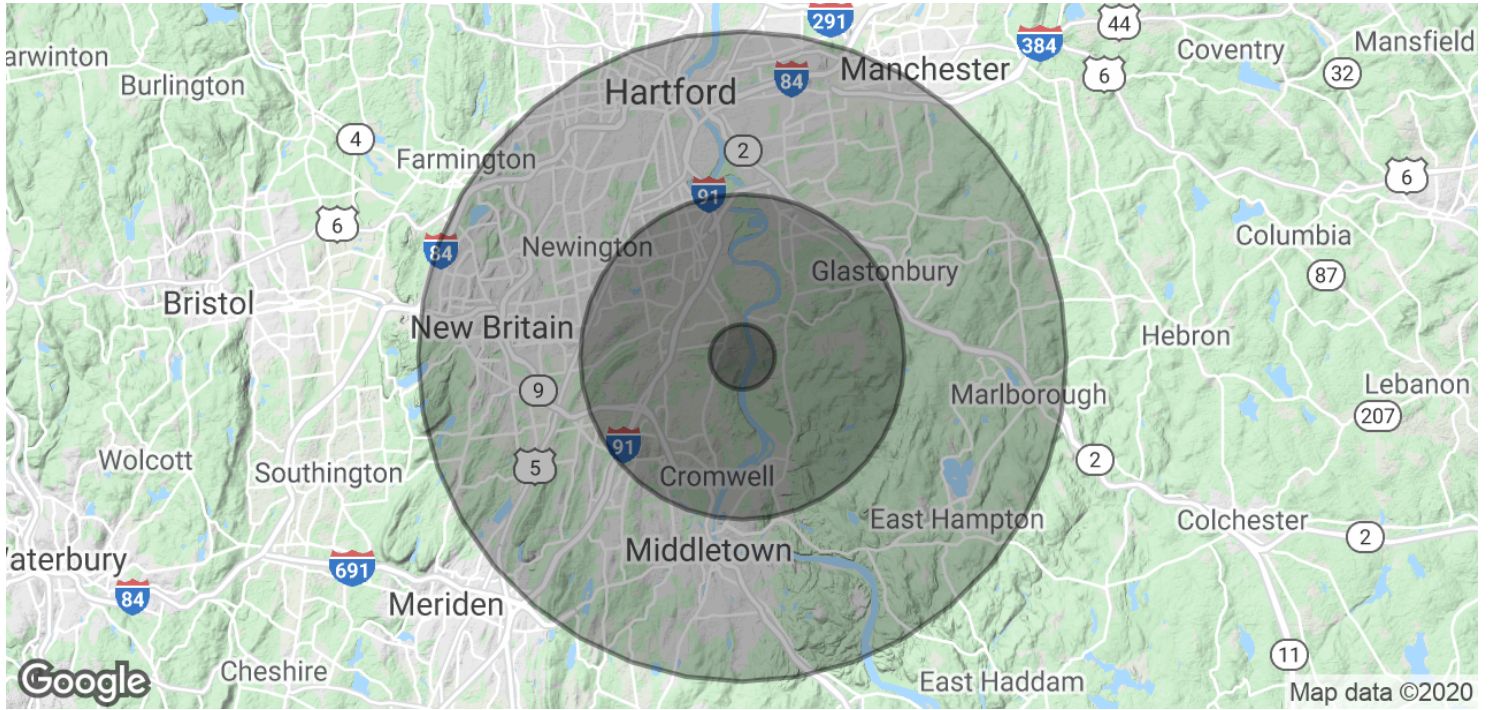
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	2,791	79,727	508,352
Average age	43.9	44.2	37.7
Average age (Male)	41.6	42.9	36.3
Average age (Female)	46.5	45.3	38.8

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	1,261	32,112	201,692
# of persons per HH	2.2	2.5	2.5
Average HH income	\$83,752	\$100,590	\$71,578
Average house value	\$234,489	\$325,261	\$281,471

* Demographic data derived from 2010 US Census

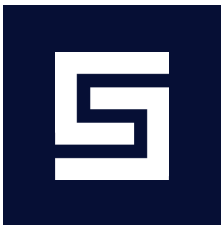
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