

FOR SALE OR LEASE

23,640 SF INDUSTRIAL FACILITY

176 SOUTH ROAD | ENFIELD, CT 06082



PROPERTY DESCRIPTION

Sentry Commercial, as exclusive agent for the owner, is pleased to present 176 South Road, Enfield CT for sale or lease. This 23,640 square foot industrial facility offers heavy power and air conditioning throughout, making it an ideal location for most manufacturers.

PROPERTY HIGHLIGHTS

- 100% air conditioned
- Heavy power
- Two drives
- Air lines distributed throughout
- Metal roof with Astec Coating System applied in 2014

OFFERING SUMMARY

Sale Price:	\$1,295,000
Lease Rate:	\$4.95 NNN
Lot Size:	2.93 Acres
Building Size:	23,640 SF

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	1,758	30,644	136,086
Total Population	4,365	83,760	363,771
Average HH Income	\$75,949	\$83,657	\$74,034

DAVID MURDOCK
860.983.0029
murdock@sentrycommercial.com



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

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BUILDING SPECIFICATIONS

Building Size	23,640 SF
Office Space	3,000 SF
Warehouse	20,640 SF
Ceiling Height	20 ft
Drives	2

Loading Description	1 @ 10' x 10'
	1 @ 12' x 12'

Roof	Metal
Column Spacing	29' x 25'
Year Built	1982

MECHANICAL/UTILITIES

Heat	Gas
Air Conditioning	100%
Lighting	Fluorescent
Water/Sewer Company	City
Gas / Propane	Yes
Electric Company	Eversource

LAND

Lot Size	2.93 Acres
Rail	No
Zoning	I-P

TAXES

Tax PSF	\$0.98 SF
Assessed Value	\$625,190.00
Year Assessed	2017

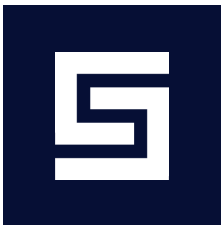


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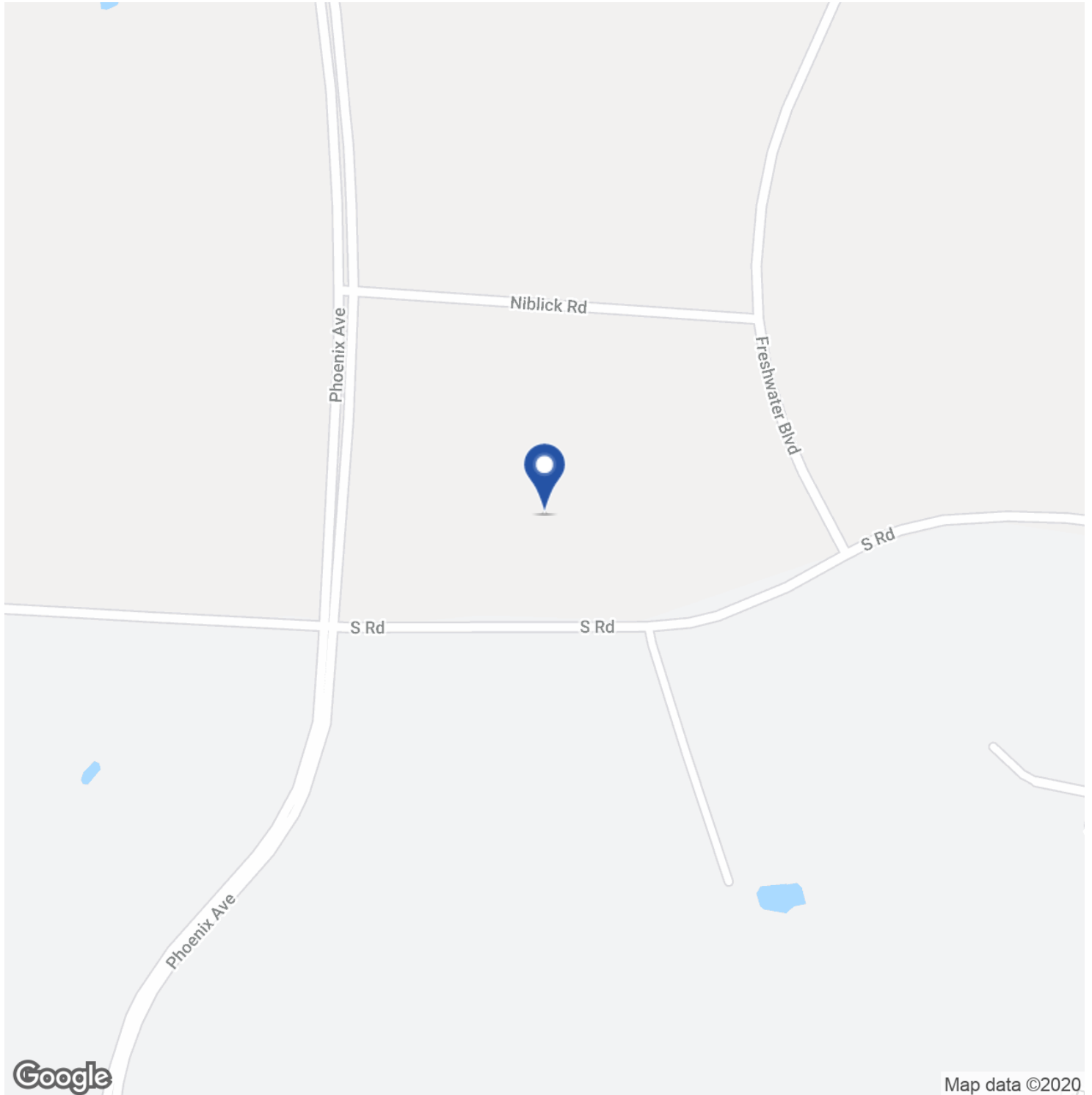
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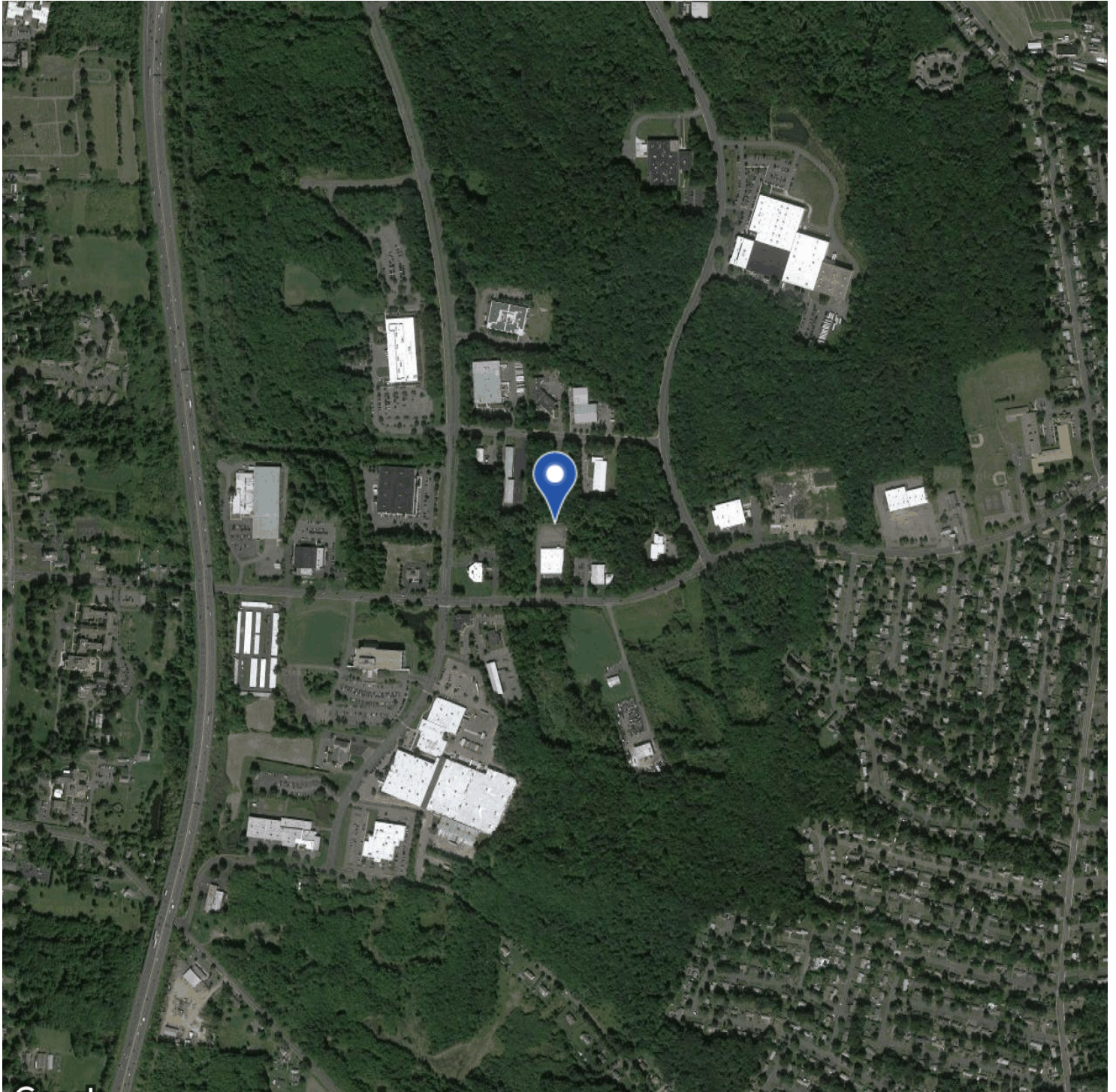
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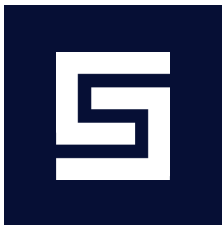
Google, Commonwealth of Massachusetts EOE, Maxar Technologies, U.S. Geological Survey, USDA Farm Service Agency

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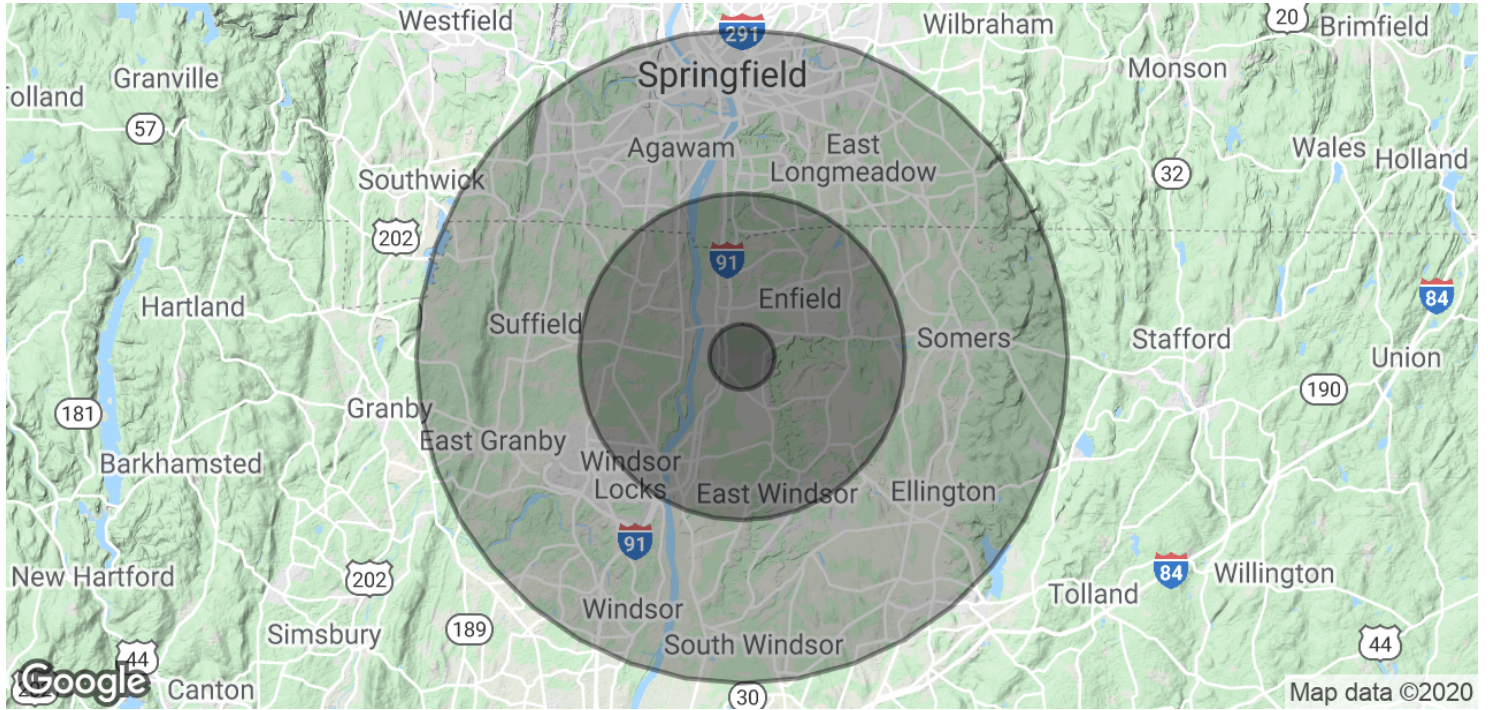
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	4,365	83,760	363,771
Average age	43.5	40.7	38.1
Average age (Male)	40.7	39.1	36.9
Average age (Female)	46.9	42.5	39.1

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	1,758	30,644	136,086
# of persons per HH	2.5	2.7	2.7
Average HH income	\$75,949	\$83,657	\$74,034
Average house value	\$231,907	\$276,405	\$268,946

* Demographic data derived from 2010 US Census

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190 Trumbull Street
Hartford, CT 06103
860.528.0884

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