



FOR SALE OR LEASE

36,000 SF INDUSTRIAL FACILITY

135 WEST DUDLEY TOWN ROAD | BLOOMFIELD, CT 06002



PROPERTY DESCRIPTION

Sentry Commercial is pleased to present 135 West Dudley Town Road, Bloomfield for sale or lease. This 36,000 SF industrial facility on 3.58 acres offers exceptional high bay space with several loading docks and easy access to I-91. The building is well suited for a variety of uses including manufacturing, distribution, and more.

PROPERTY HIGHLIGHTS

- Ample access to both Blue Hills Avenue and Day Hill Road
- 3.5 miles to I-91 North and South
- 24' - 26' clear
- Six 8' x 10' docks and one oversized ground level door

OFFERING SUMMARY

Sale Price:	\$1,450,000
Lease Rate:	\$4.95 NNN
Lot Size:	3.58 Acres
Building Size:	36,000 SF

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	677	29,304	171,630
Total Population	1,589	78,537	445,573
Average HH Income	\$82,919	\$89,675	\$78,549

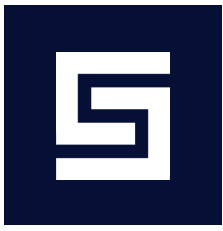
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\$1,450,000/\$4.95 NNN

BUILDING SPECIFICATIONS

Building Size	36,000 SF
Warehouse	36,000 SF
Ceiling Height	24' - 26'
Docks	6 (8' x 10')
Drives	1 (12' x 12')
Roof	Standing seam metal
Column Spacing	40' x 30'
Year Built	1986

MECHANICAL/UTILITIES

Power	400 amp, 208/120 volt, 3 phase
Heat	Gas
Air Conditioning	No
Lighting	T-5
Sprinklers	Wet
Water/Sewer Company	MDC/Municipal
Gas / Propane	Yes
Electric Company	Eversource

LAND

Lot Size	3.58 Acres
Rail	No
Zoning	I-2

TAXES

Tax PSF	\$0.97 SF
Taxes	\$34,815.56
Assessed Value	\$927,920.00
Year Assessed	2019

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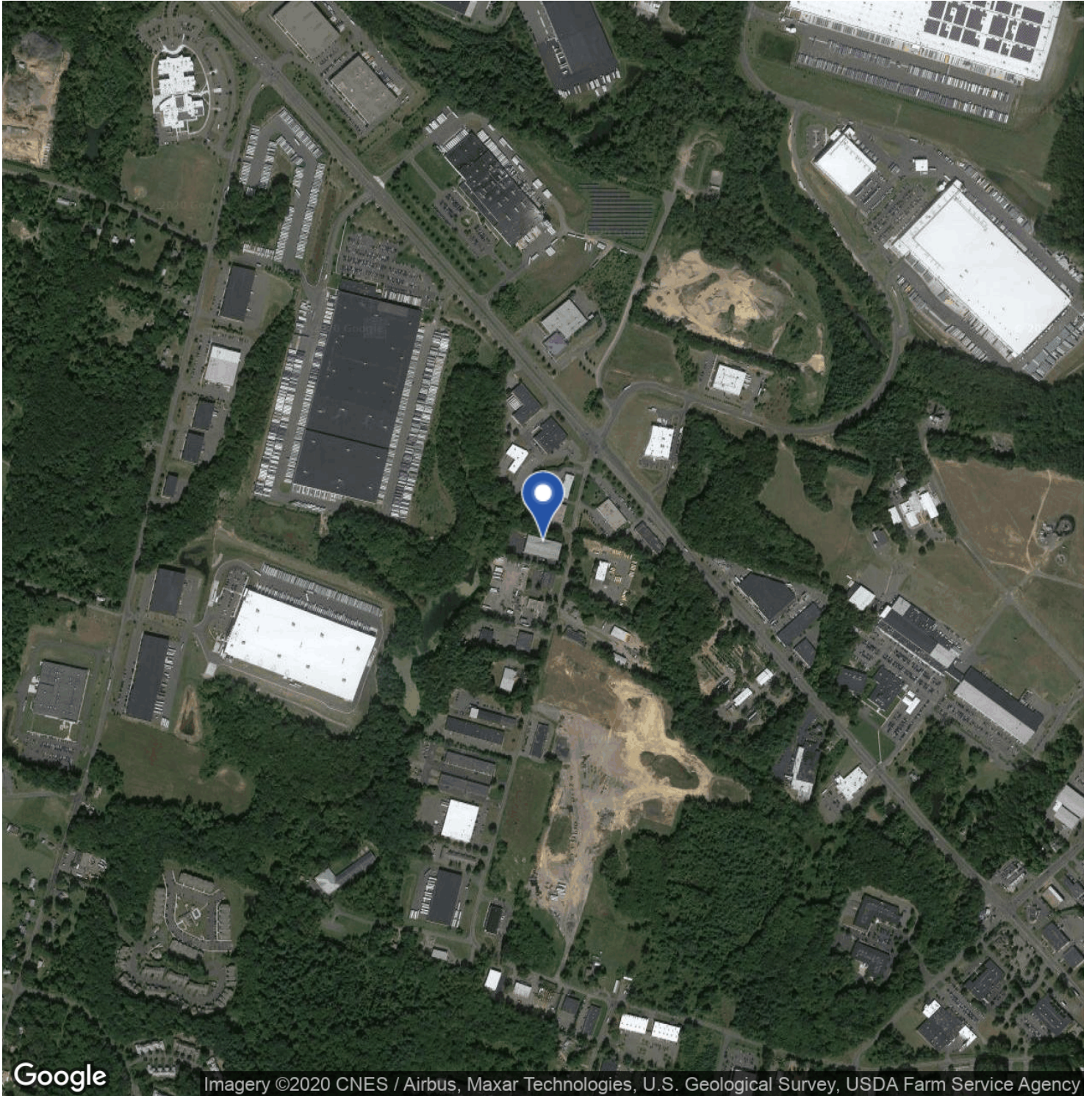
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Google

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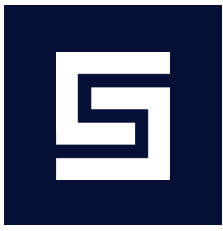
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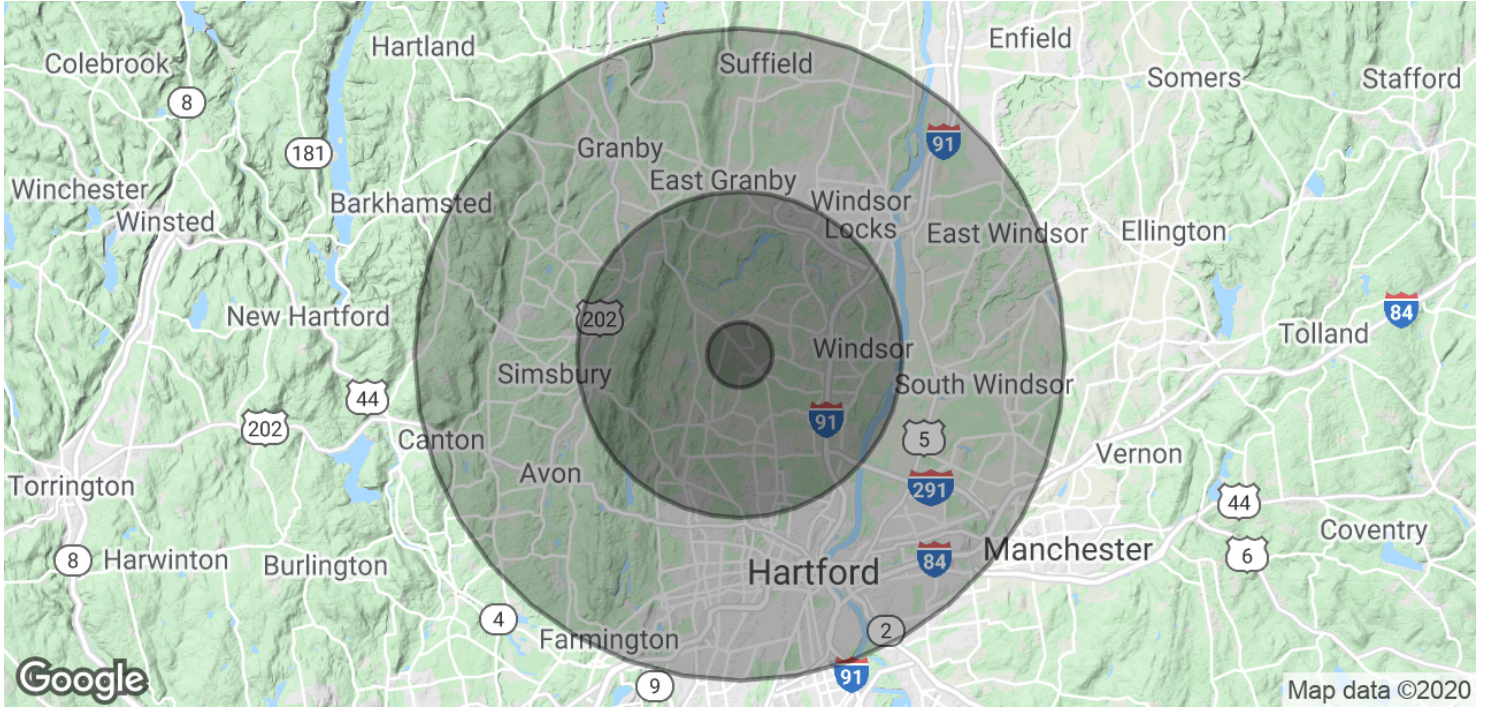
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POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	1,589	78,537	445,573
Average age	47.7	42.3	37.9
Average age (Male)	43.2	40.5	36.2
Average age (Female)	50.8	43.7	39.2

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	677	29,304	171,630
# of persons per HH	2.3	2.7	2.6
Average HH income	\$82,919	\$89,675	\$78,549
Average house value		\$275,743	\$317,974

* Demographic data derived from 2010 US Census

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