



FOR LEASE

AIRPORT BUSINESS CENTER

29 KRIPES ROAD | EAST GRANBY, CT 06026



PROPERTY DESCRIPTION

Sentry Commercial, as exclusive agent for the owner, is pleased to present 6,120 square feet for lease at 29 Kripes Road, East Granby CT. This industrial space is located directly off Route 20 with easy to I-91.

PROPERTY HIGHLIGHTS

- 6,120 square feet of industrial space
- Close proximity to Bradley International Airport
- Nice image facility located directly off Route 20
- One 14' x 10' drive in door and two loading docks

OFFERING SUMMARY

Lease Rate:	\$5.50 SF/yr (NNN)
Available SF:	6,120 SF
Lot Size:	8.34 Acres
Building Size:	48,480 SF

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	354	14,407	83,582
Total Population	904	36,074	218,525
Average HH Income	\$102,299	\$98,460	\$91,343

DAVID MONTANO
860.302.7671
montano@sentrycommercial.com

MARK DUCLOS, SDR, CRE, FRCS
860.983.5630
duclos@sentrycommercial.com





FOR LEASE

AIRPORT BUSINESS CENTER

29 KRIPES ROAD | EAST GRANBY, CT 06026



\$5.50 NNN

BUILDING SPECIFICATIONS

Building Size	48,480 SF
Warehouse	6,120 SF
Ceiling Height	19 ft
Docks	2
Drives	1
Roof	Standing seam
Column Spacing	24' x 42' 6"
Year Built	1987
Drives	12

MECHANICAL/UTILITIES

Power	200 amp, 208/120 volt, 3 phase
Heat	Gas
Air Conditioning	No
Lighting	Fluorescent
Water/Sewer Company	City
Gas / Propane	Yes
Electric Company	Eversource

LAND

Lot Size	8.34 Acres
Rail	No
Zoning	Industrial

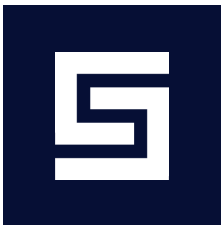
DAVID MONTANO
860.302.7671
montano@sentrycommercial.com

MARK DUCLOS, SDR, CRE, FRCS
860.983.5630
duclos@sentrycommercial.com



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

All information furnished regarding property sale, rental or financing is gathered from multiple sources, but no warranty or representation is made as to the accuracy thereof and same is subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.



FOR LEASE

AIRPORT BUSINESS CENTER

29 KRIPES ROAD | EAST GRANBY, CT 06026



DAVID MONTANO
860.302.7671
montano@sentrycommercial.com

MARK DUCLOS, SDR, CRE, FRCS
860.983.5630
duclos@sentrycommercial.com



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

All information furnished regarding property sale, rental or financing is gathered from multiple sources, but no warranty or representation is made as to the accuracy thereof and same is subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.



FOR LEASE

AIRPORT BUSINESS CENTER

29 KRIPES ROAD | EAST GRANBY, CT 06026



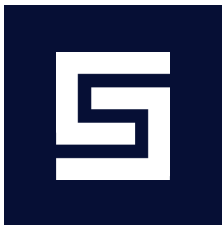
DAVID MONTANO
860.302.7671
montano@sentrycommercial.com

MARK DUCLOS, SDR, CRE, FRCS
860.983.5630
duclos@sentrycommercial.com



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

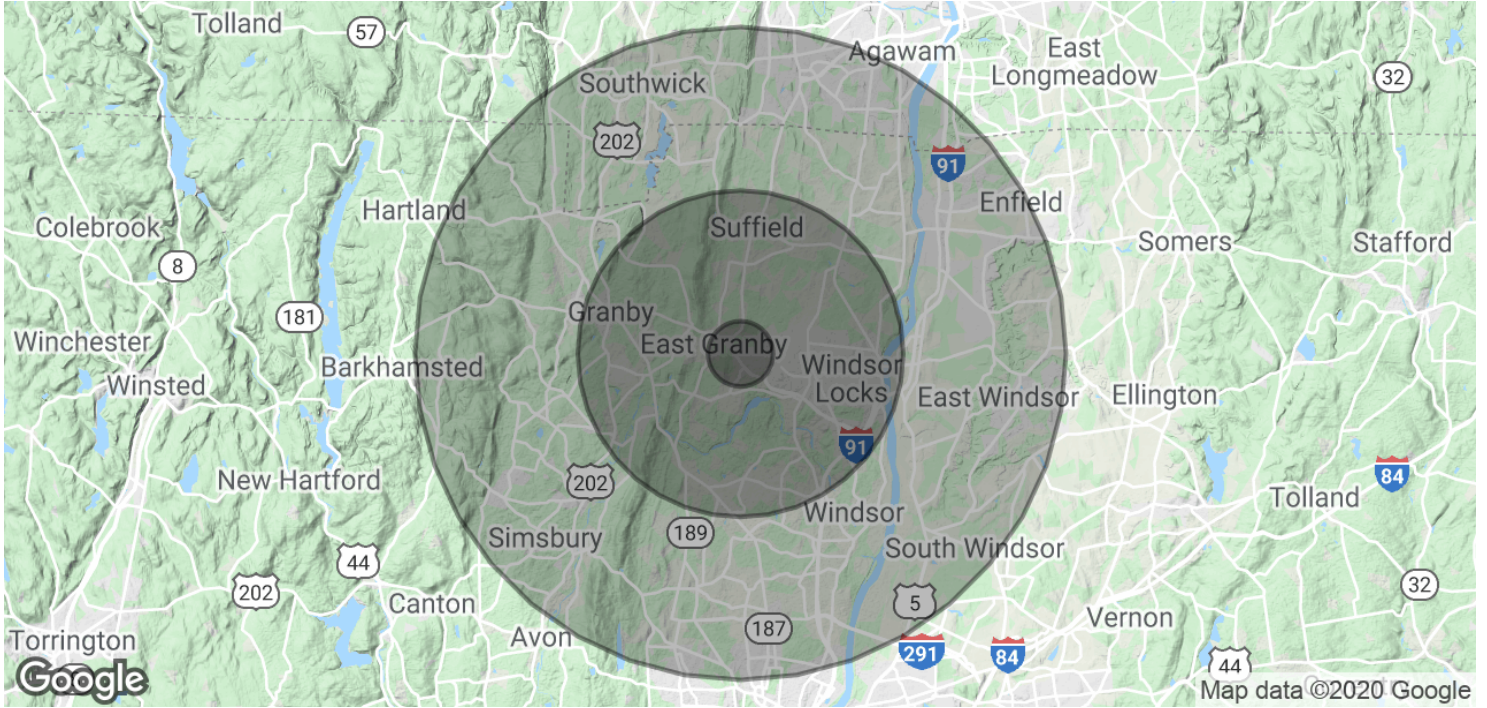
All information furnished regarding property sale, rental or financing is gathered from multiple sources, but no warranty or representation is made as to the accuracy thereof and same is subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.



FOR LEASE

AIRPORT BUSINESS CENTER

29 KRIPES ROAD | EAST GRANBY, CT 06026



POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	904	36,074	218,525
Average age	43.3	43.5	42.0
Average age (Male)	43.1	42.8	40.6
Average age (Female)	43.3	44.3	43.2

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	354	14,407	83,582
# of persons per HH	2.6	2.5	2.6
Average HH income	\$102,299	\$98,460	\$91,343
Average house value	\$296,189	\$288,999	\$297,185

* Demographic data derived from 2010 US Census

DAVID MONTANO
860.302.7671
montano@sentrycommercial.com

MARK DUCLOS, SDR, CRE, FRCS
860.983.5630
duclos@sentrycommercial.com



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

All information furnished regarding property sale, rental or financing is gathered from multiple sources, but no warranty or representation is made as to the accuracy thereof and same is subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.



FOR LEASE

AIRPORT BUSINESS CENTER

29 KRIPES ROAD | EAST GRANBY, CT 06026



DAVID MONTANO

montano@sentrycommercial.com

Direct: 860.302.7671

Sentry Commercial

190 Trumbull Street
Hartford, CT 06103
860.528.0884

DAVID MONTANO
860.302.7671
montano@sentrycommercial.com

MARK DUCLOS, SDR, CRE, FRCS
860.983.5630
duclos@sentrycommercial.com



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

All information furnished regarding property sale, rental or financing is gathered from multiple sources, but no warranty or representation is made as to the accuracy thereof and same is subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.