



# FOR SALE OR LEASE

## 29,920 SF INDUSTRIAL FACILITY

1160 SOUTH STREET | SUFFIELD, CT 06078



### PROPERTY DESCRIPTION

Sentry Commercial, as exclusive agent for the owner, is pleased to present 1160 South Street, Suffield CT for sale or lease. This 29,290 SF industrial facility on 1.97 acres is located near Bradley International Airport and offers 2 dock doors and 1 drive.

### PROPERTY HIGHLIGHTS

- 20' clear
- Up to 11,840 SF of office space
- One mile to Bradley International Airport
- 2/1,000 parking
- Subdividable to 24,000 SF

### OFFERING SUMMARY

Sale Price:	\$1,195,000
Lot Size:	1.97 Acres
Building Size:	29,920 SF

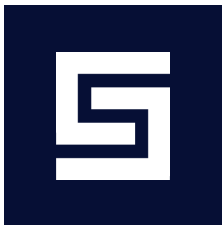
DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	789	18,191	91,040
Total Population	2,188	47,450	234,664
Average HH Income	\$91,309	\$91,404	\$87,095

**CHRIS DUCLOS**  
860.922.6481  
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190 TRUMBULL STREET | HARTFORD, CT 06103 | [SENTRYCOMMERCIAL.COM](http://SENTRYCOMMERCIAL.COM)

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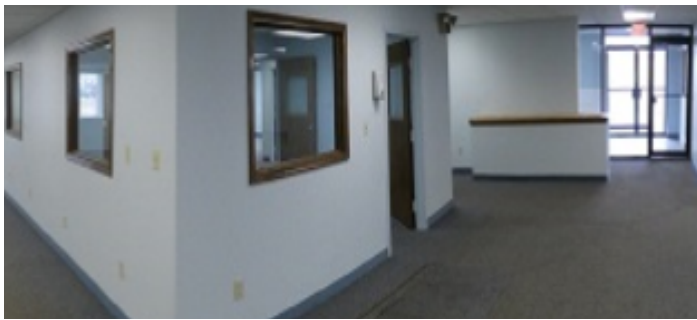
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**\$1,195,000/\$5.75 NNN**

### BUILDING SPECIFICATIONS

Building Size	29,920 SF
Office Space	11,840 SF
Warehouse	18,080 SF
Ceiling Height	20 ft
Docks	2
Drives	1
Dock Door Description	2 @ 10' x 10' (1 w/leveler)
Roof	Tar & gravel
Column Spacing	38' x 38'
Year Built	1980



### MECHANICAL/UTILITIES

Heat	Gas
Air Conditioning	Office
Lighting	T8
Sprinklers	Dry sprinkler; Siamese connection
Water/Sewer Company	Well water/septic sewer (Municipal water available)
Gas / Propane	Yes
Electric Company	Eversource



### LAND

Lot Size	1.97 Acres
Rail	N/A
Zoning	PDI



### TAXES

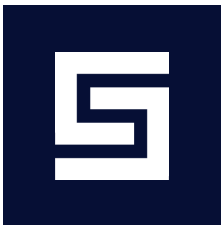
Tax PSF	\$0.00 SF
Year Assessed	2017
Mill Rate	22.00

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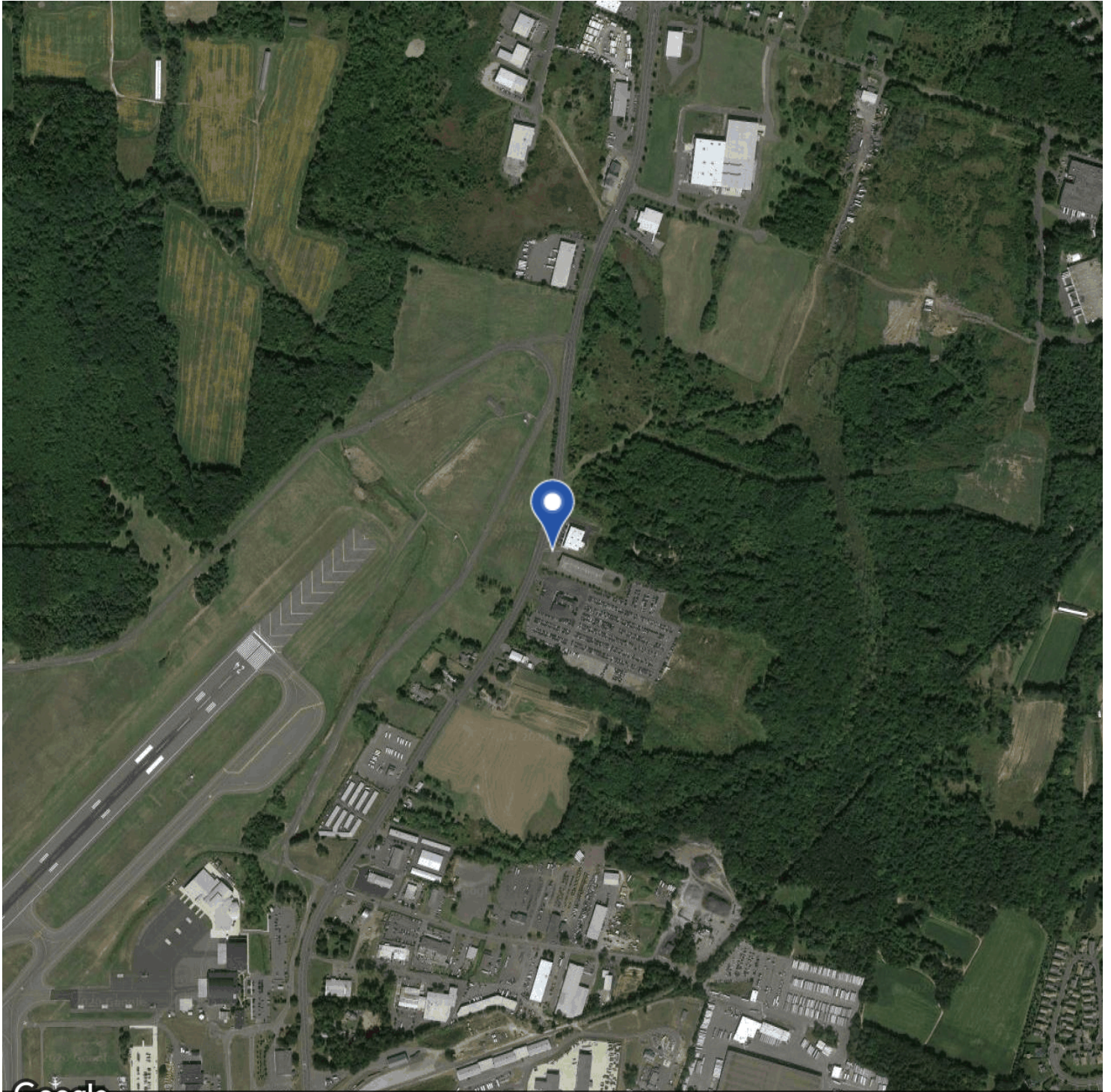
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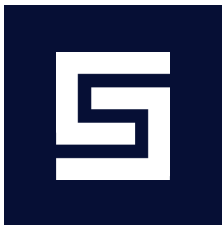
Google, Commonwealth of Massachusetts EOE, Maxar Technologies, U.S. Geological Survey, USDA Farm Service Agency

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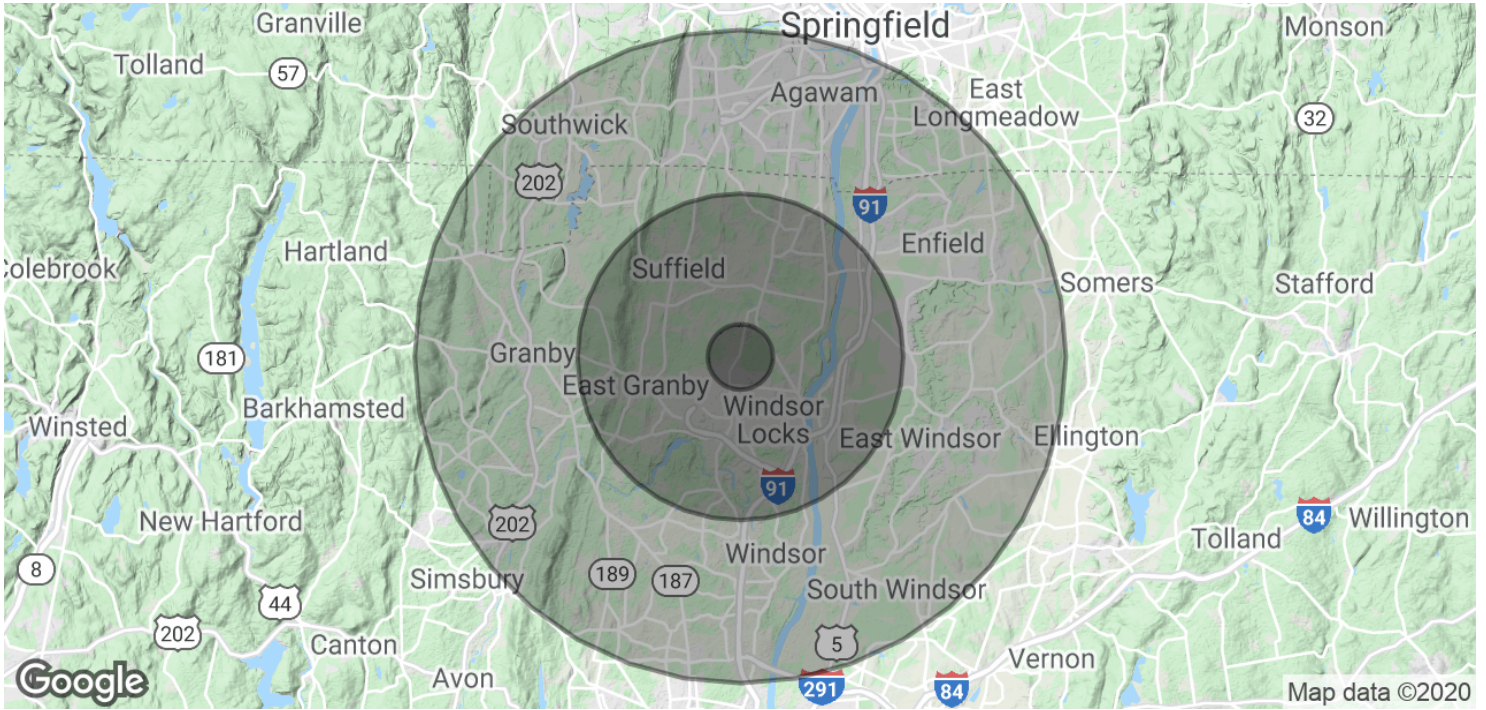
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### POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	2,188	47,450	234,664
Average age	40.6	42.6	42.1
Average age (Male)	39.8	41.7	40.8
Average age (Female)	42.1	43.6	43.6

### HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	789	18,191	91,040
# of persons per HH	2.8	2.6	2.6
Average HH income	\$91,309	\$91,404	\$87,095
Average house value	\$291,636	\$290,194	\$277,817

\* Demographic data derived from 2010 US Census

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