

# FOR LEASE

## 14,724 SF INDUSTRIAL SPACE

50 SEBETHE DRIVE | CROMWELL, CT 06416



### PROPERTY DESCRIPTION

Sentry Commercial, as exclusive agent for O&G Industries, Inc., is pleased to present 50 Sebethe Drive, Cromwell CT for lease. This 28,724 square foot industrial warehouse is located conveniently off I-91 and is surrounded by a mix of retail and industrial establishments, as well as strip malls and shopping centers. The building provides ample parking and will comfortably suit any future tenant.

### PROPERTY HIGHLIGHTS

- Built in 2000; renovated in 2007
- Located less than one mile from I-91
- Two docks and two ground level doors
- 26' - 28' clear height

### OFFERING SUMMARY

Lease Rate:	\$6.25 SF/yr (NNN)
Available SF:	14,724 SF
Lot Size:	4.68 Acres
Building Size:	28,724 SF

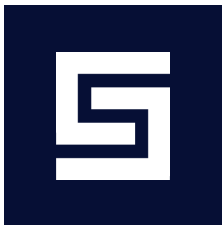
DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,338	17,086	44,414
Total Population	4,794	38,440	106,792
Average HH Income	\$82,052	\$87,357	\$85,440

**CHRIS DUCLOS**  
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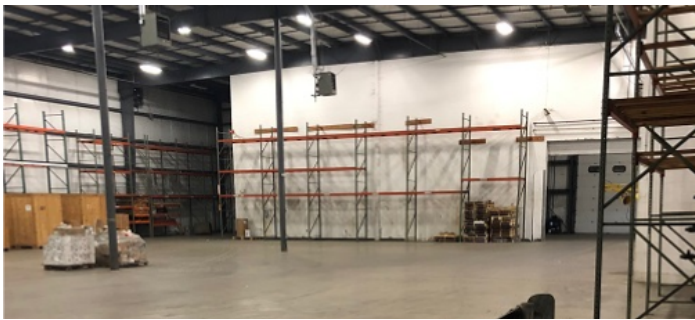
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### \$6.25 NNN

#### BUILDING SPECIFICATIONS

Building Size	28,724 SF
Office Space	TBD
Warehouse	14,724 SF
Ceiling Height	28 ft
Docks	2
Drives	2
Roof	Standing seam
Column Spacing	30' x 50'
Year Built	2000/2007
Drives	2

#### MECHANICAL/UTILITIES

Power	400 amp, 240 volt
Heat	Gas; forced air
Air Conditioning	Office
Lighting	T-5 fluorescent
Sprinklers	100% wet
Water/Sewer Company	City
Electric Company	Eversource

#### LAND

Lot Size	4.68 Acres
Zoning	Industrial

#### TAXES

Tax PSF	\$0.92 SF
Year Assessed	2017
Mill Rate	30.33 + 2.50 Fire District

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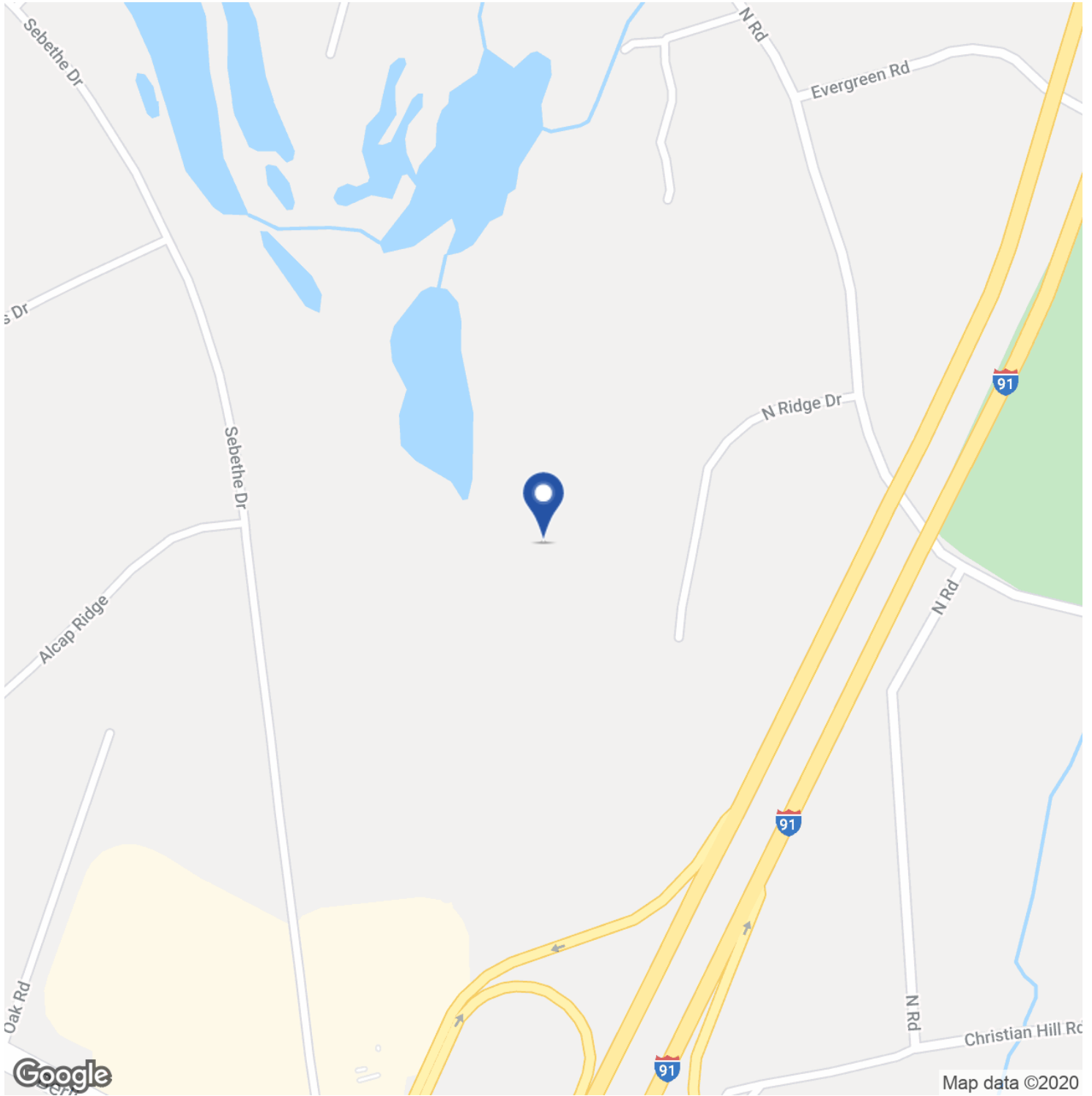
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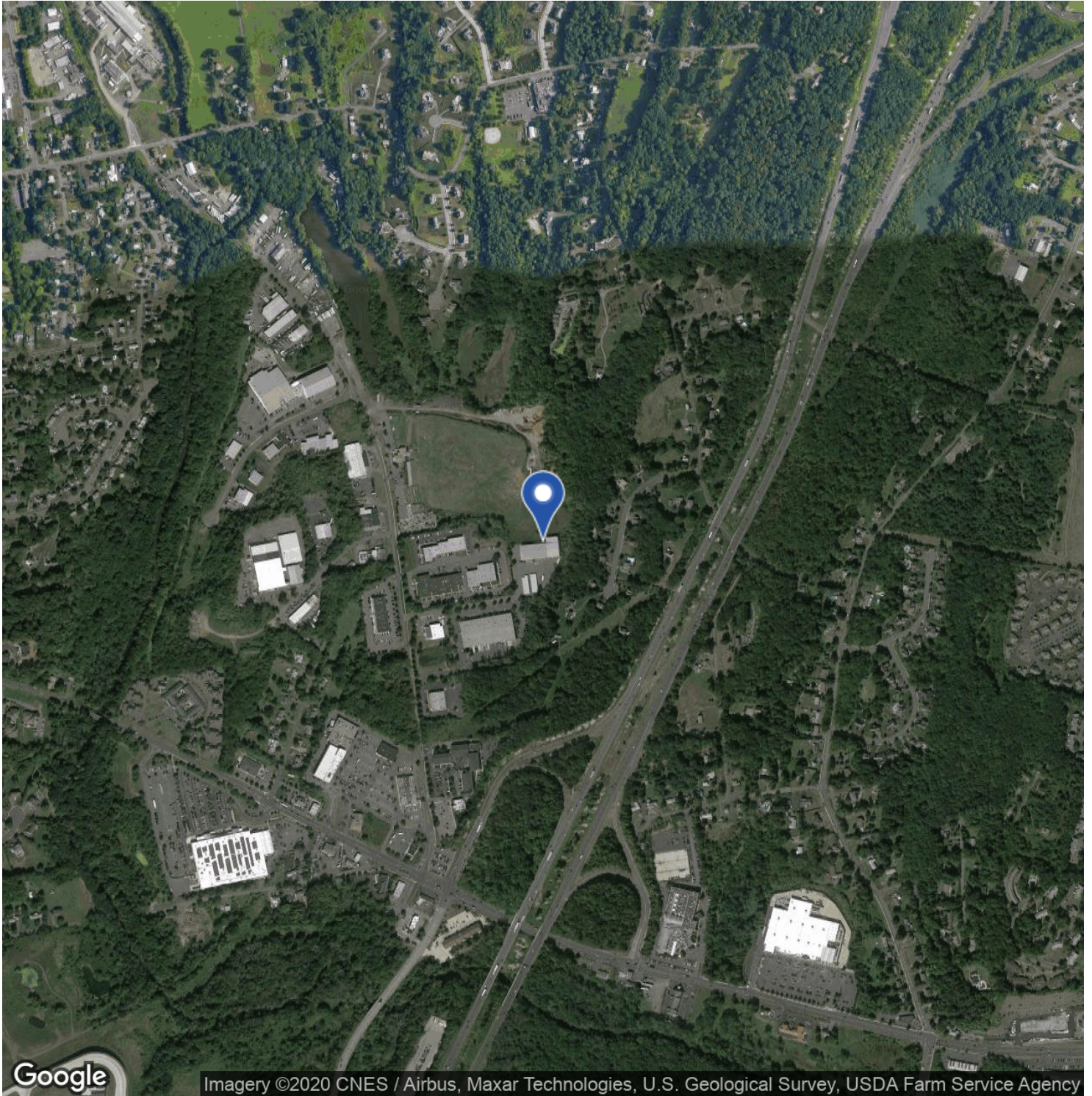
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Google

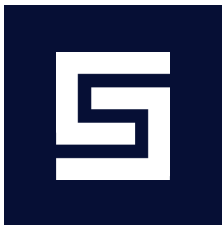
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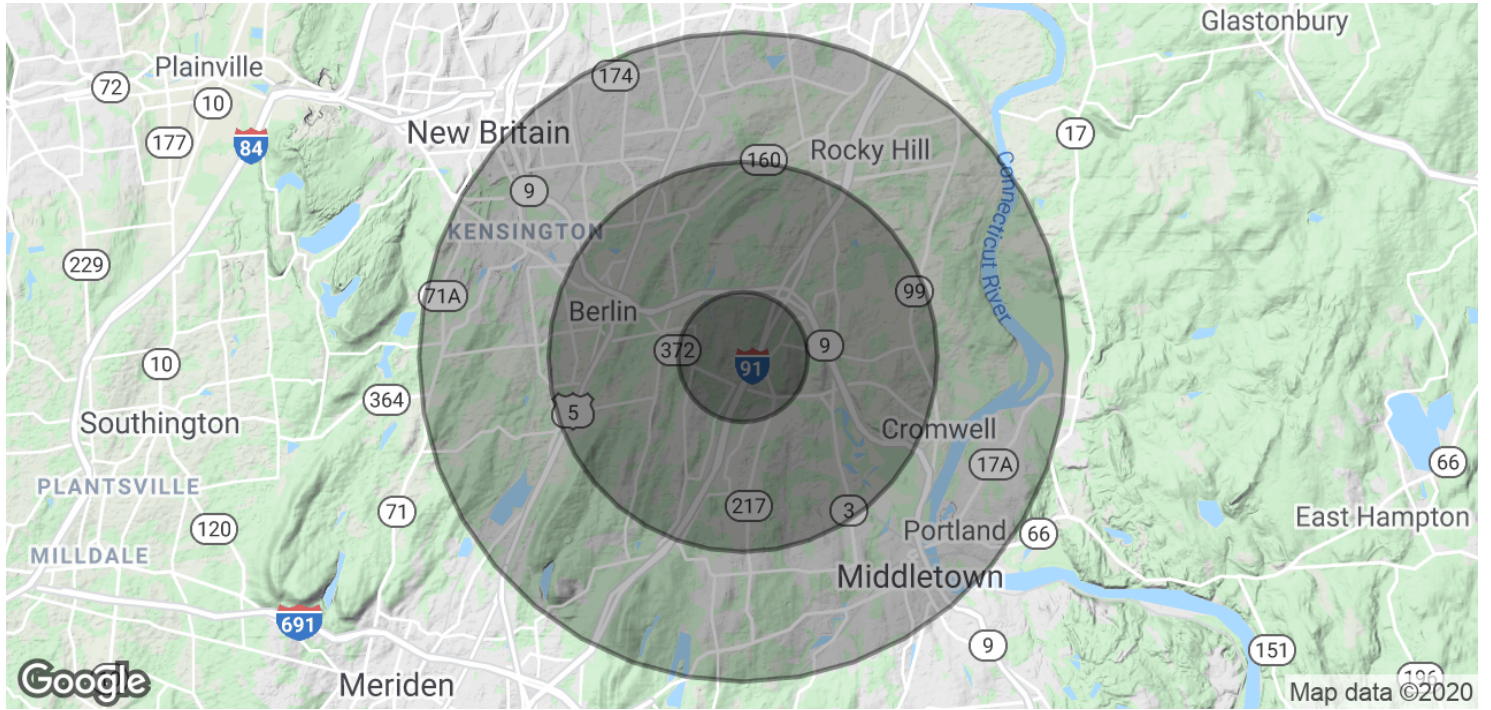
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### POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	4,794	38,440	106,792
Average age	35.3	38.1	40.8
Average age (Male)	34.7	36.9	39.7
Average age (Female)	36.1	39.2	41.5

### HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	2,338	17,086	44,414
# of persons per HH	2.1	2.2	2.4
Average HH income	\$82,052	\$87,357	\$85,440
Average house value	\$330,206	\$308,824	\$299,648

\* Demographic data derived from 2010 US Census

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