

FOR LEASE

50,755 SF INDUSTRIAL SPACE

69 LEGGETT STREET | EAST HARTFORD, CT 06108



PROPERTY DESCRIPTION

Sentry Commercial, as exclusive agent for the owner, is pleased to present 50,755 square feet for lease at 69 Leggett Street, East Hartford CT. The space has 6,500 square feet of finished offices and 44,255 square feet of warehouse space with multiple loading docks.

PROPERTY HIGHLIGHTS

- Three interior docks and one 10' x 10' dock
- 6,500 SF of finished office space (an additional 2,600 SF could be made available)
- 16' clear
- Minutes from I-291, I-91 and I-84

OFFERING SUMMARY

Lease Rate:	\$3.50 PSF NNN
Available SF:	50,755 SF
Lot Size:	3.69 Acres
Building Size:	71,655 SF

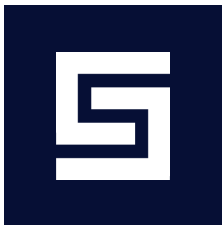
DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,846	20,283	66,675
Total Population	10,386	53,695	171,175
Average HH Income	\$51,985	\$59,713	\$58,716

DAVID MURDOCK
860.983.0029
murdock@sentrycommercial.com



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\$3.50 PSF NNN

BUILDING SPECIFICATIONS

Building Size	71,655 SF
Office Space	6,500 SF
Warehouse	44,255 SF
Ceiling Height	16 ft
Docks	1 @ 10' x 10', 3 interior
Drives	0
Roof	Rubber Membrane
Column Spacing	20' x 50'
Year Built	1954
Year Last Renovated	1981

MECHANICAL/UTILITIES

Heat	Gas
Air Conditioning	Office
Lighting	Fluorescent and metal halide
Sprinklers	Wet system
Water/Sewer Company	MDC
Gas / Propane	Yes
Electric Company	Eversource

LAND

Lot Size	3.69 Acres
Rail	Yes
Zoning	I-2

TAXES

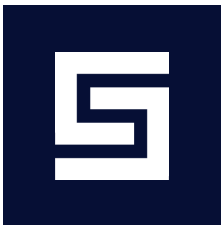
Assessment	\$1,592,010
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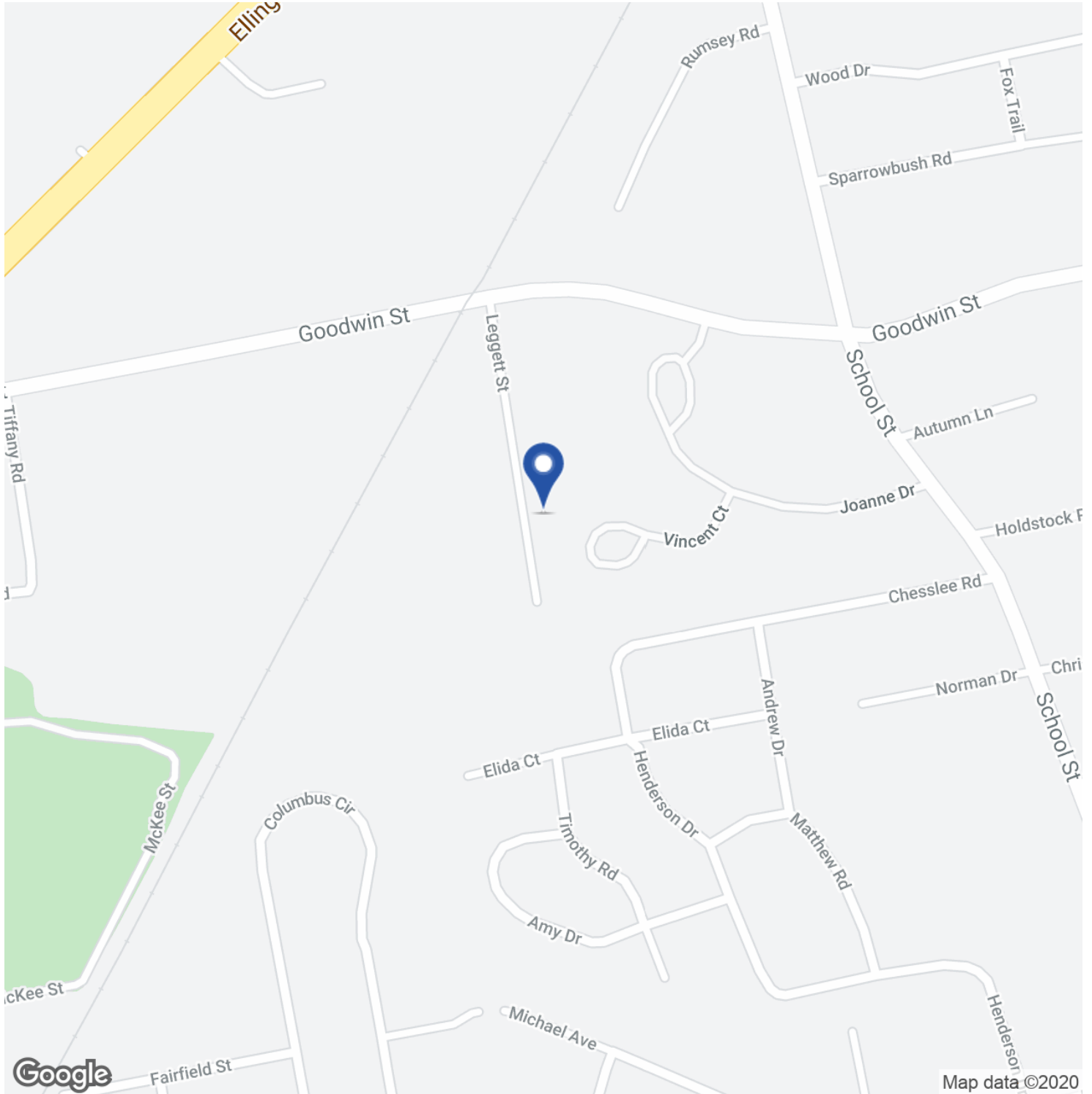
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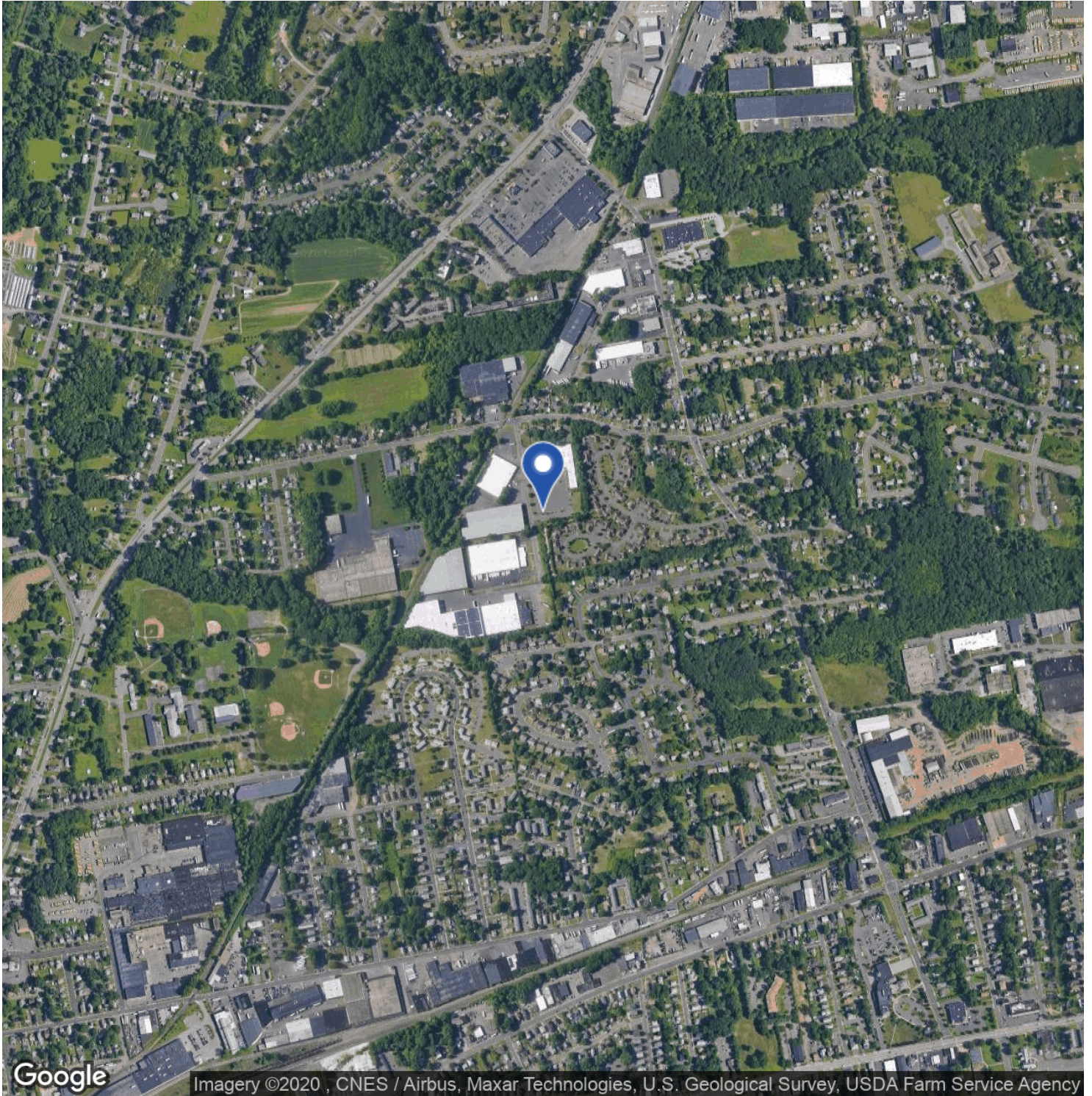
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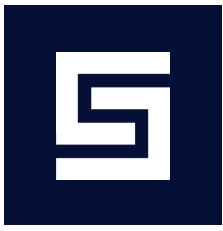


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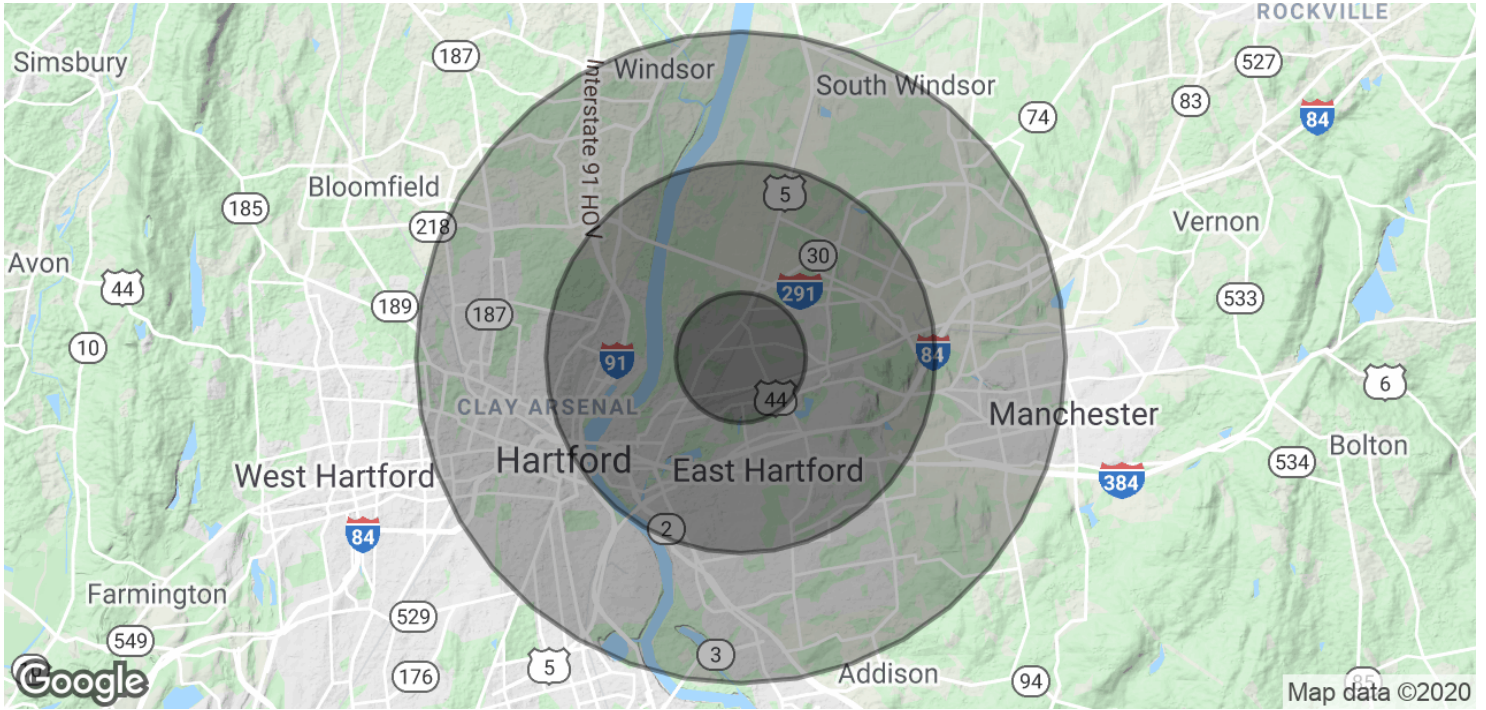
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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	10,386	53,695	171,175
Average age	32.9	35.7	35.4
Average age (Male)	31.3	33.9	33.8
Average age (Female)	33.8	37.0	36.7

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	3,846	20,283	66,675
# of persons per HH	2.7	2.6	2.6
Average HH income	\$51,985	\$59,713	\$58,716
Average house value	\$205,492	\$209,927	\$225,778

* Demographic data derived from 2010 US Census

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Direct: 860.983.0029

Sentry Commercial

190 Trumbull Street
Hartford, CT 06103
860.528.0884

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