

# FOR LEASE

## 12,000 SF INDUSTRIAL SPACE

60 PROGRESS DRIVE | MANCHESTER, CT 06040



### PROPERTY DESCRIPTION

Sentry Commercial, as exclusive agent for the owner, is pleased to present space for lease at 60 Progress Drive, Manchester CT. This 12,000 square foot unit has two docks, 18' clear heights and can be subdivided to 6,000 square feet.

### PROPERTY HIGHLIGHTS

- Two docks (10' x 12')
- Can be subdivided to 6,000 square feet
- 18' clear ceiling heights
- Close proximity to I-84

### OFFERING SUMMARY

Lease Rate:	\$3.95 SF/yr (NNN)
Available SF:	12,000 SF
Lot Size:	3.1 Acres
Building Size:	36,000 SF

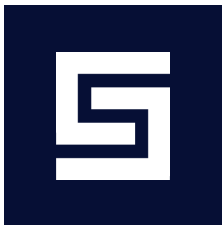
DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,629	25,333	51,470
Total Population	6,356	60,347	122,585
Average HH Income	\$93,620	\$80,423	\$82,227

**DAVID MURDOCK**  
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### \$3.95 NNN

#### BUILDING SPECIFICATIONS

Building Size	36,000 SF
Office Space	0
Warehouse	12,000 SF
Ceiling Height	18 ft
Docks	2
Drives	0
Roof	Rubber membrane
Column Spacing	40' x 50'
Year Built	1971

#### MECHANICAL/UTILITIES

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

#### LAND

Lot Size	3.1 Acres
Rail	No
Zoning	Industrial

#### TAXES

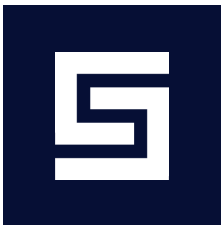
Tax PSF	\$0.85 SF
Year Assessed	2016
Mill Rate	39.40

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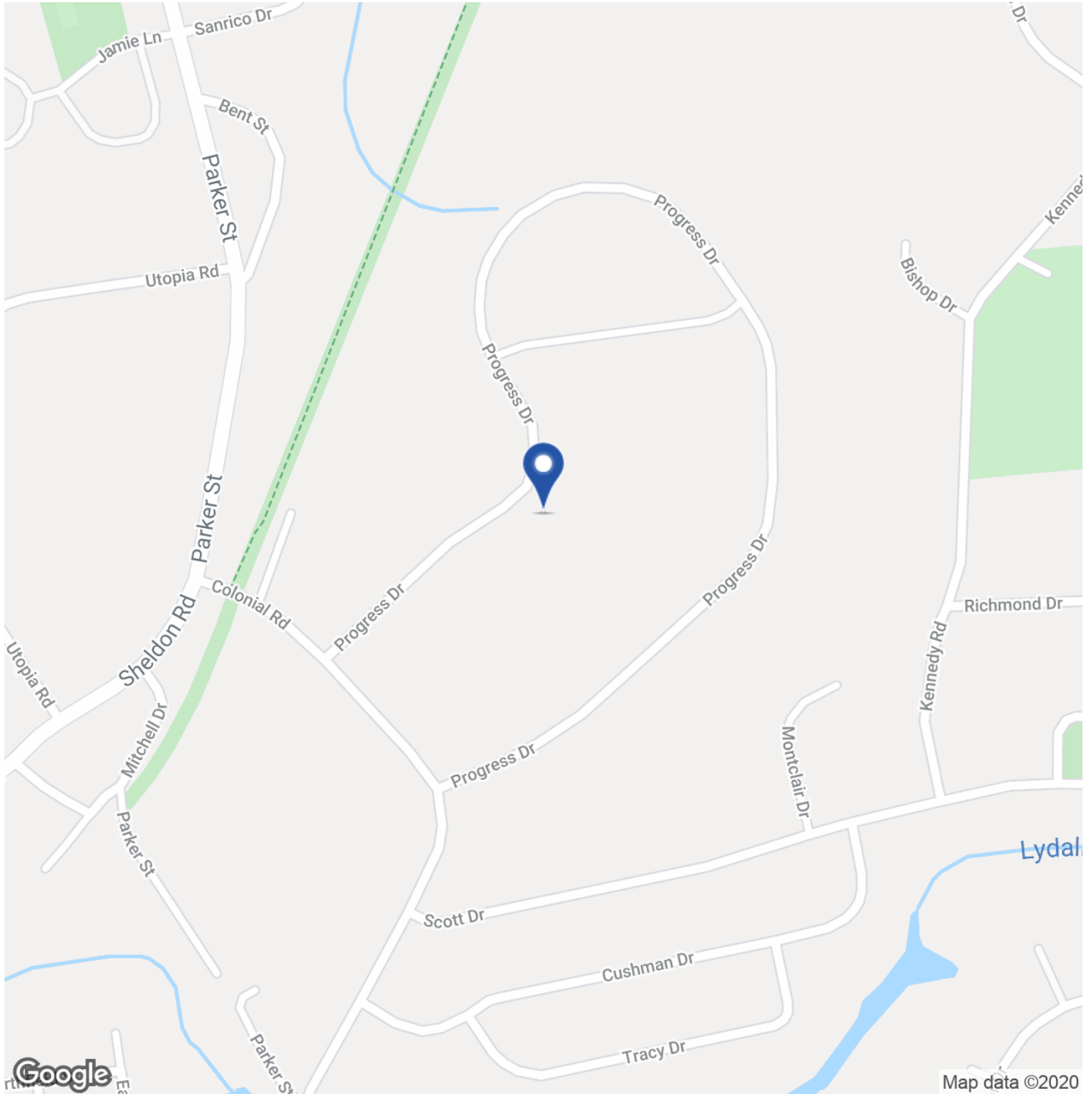
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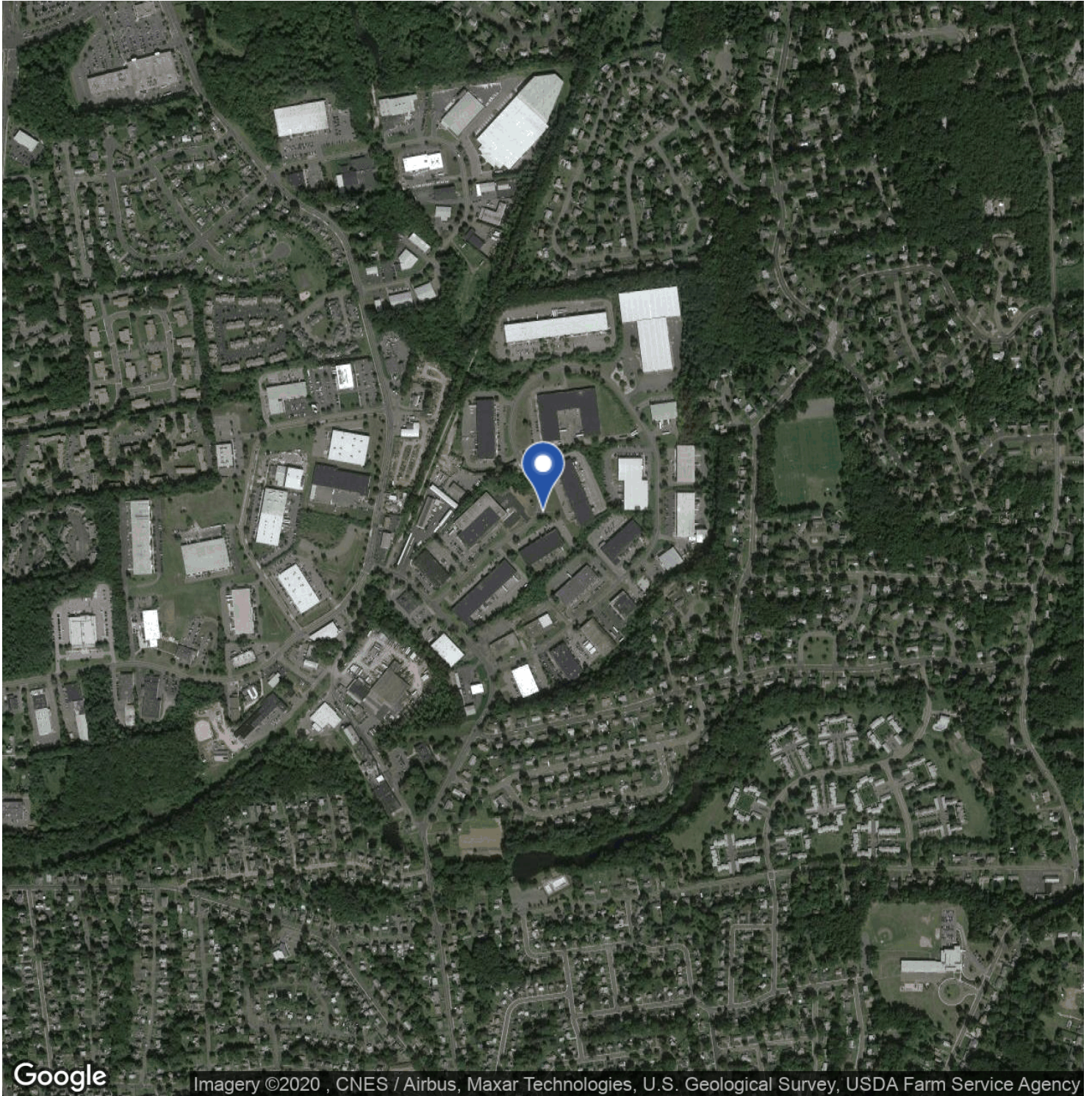




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Google

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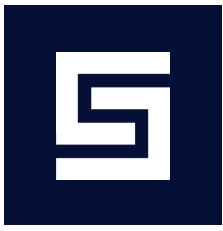
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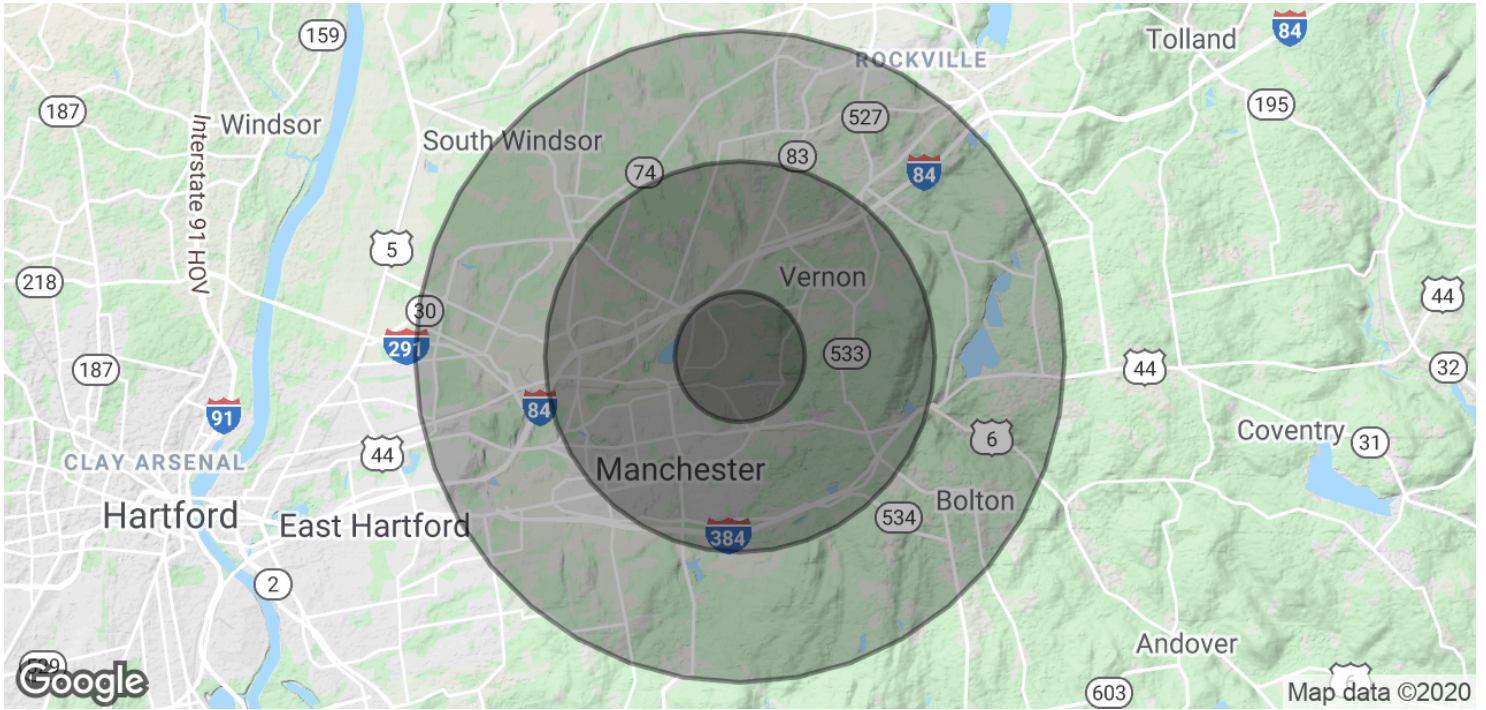




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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,356	60,347	122,585
Average age	41.6	39.8	39.9
Average age (Male)	39.0	38.4	38.9
Average age (Female)	43.2	40.9	40.7

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,629	25,333	51,470
# of persons per HH	2.4	2.4	2.4
Average HH income	\$93,620	\$80,423	\$82,227
Average house value	\$264,293	\$249,256	\$244,404

\* Demographic data derived from 2010 US Census

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