



**10-12 MIDLAND STREET
HARTFORD, CT 06120**

PRICE REDUCTION

\$349,000

32,584 SF AVAILABLE

Sentry Commercial, as exclusive agent for the owner, is pleased to present 10-12 Midland Street, Hartford for sale. 10 Midland Street is 20,575 square feet and 12 Midland Street is approximately 12,009 square feet.

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- Two buildings totaling over 32,000 square feet
- Each building has three dock doors
- Block construction
- Located in Opportunity Zone

10-12 MIDLAND STREET, HARTFORD CT

\$349,000

10 MIDLAND STREET

Warehouse: 15,075 SF
Office: 5,500 SF
Ceiling Height: 14' 7"
Docks: 3
Floors: Concrete slab
Roof: Rubber
Column Spacing: 31' x 21'
Construction: Concrete block
Date Built: 1950's
Building Dimensions: 130' x 160'
Power: 600 amp, 600 volt
Heat: Gas
Air Conditioning: 100%
Sprinkler: Yes, wet system
Water/Sewer: City



12 MIDLAND STREET

Warehouse: 12,009 SF
Office: None
Ceiling Height: 14' 7"
Docks: 3
Floors: Concrete slab
Roof: Tar & gravel
Column Spacing: 27' x 31'
Construction: Concrete block
Date Built: 1950's
Building Dimensions: 108' x 92'
Power: 200 amp, 220 volt
Heat: Oil
Air Conditioning: No
Sprinkler: Yes, wet system
Water/Sewer: City

LAND

Acres: .875 + .16
Parking: 12
Rail: No
Zoning: CX-2 & N3-1

TAXES

Taxes: \$38,820.00
Assessment: \$522,550
Year Assessed: 2019
Mill Rate: 74.29

SENTRY
COMMERCIAL

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