



# 10-12 MIDLAND STREET HARTFORD, CT 06120

## 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.

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

# **PRICE REDUCTION** \$349,000

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## 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

#### TAXES

 Acres: .875 + .16
 Taxes: \$38,820.00

 Parking: 12
 Assessment: \$522,550

 Rail: No
 Year Assessed: 2019

 Zoning: CX-2 & N3-1
 Mill Rate: 74.29









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