



INDUSTRIAL PROPERTY FOR SALE

4,224 SF INDUSTRIAL FACILITY

11 HIGHLAND STREET | EAST HARTFORD, CT 06108

DAVID MURDOCK
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PROPERTY DESCRIPTION

Sentry Commercial, as exclusive agent for the owner, is pleased to present 11 Highland Street, East Hartford CT for sale. This 4,224 square foot industrial building offers two large drive in doors with good clear height and a clear span warehouse.

PROPERTY HIGHLIGHTS

- 2 drive in doors
- 16' - 18' clear
- Clear span warehouse
- Price reduction

OFFERING SUMMARY

Sale Price:	\$235,000
Lot Size:	0.2 Acres
Building Size:	4,224 SF

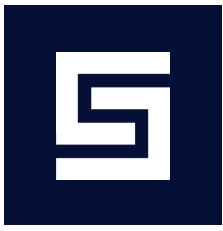
DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	4,095	25,664	93,510
Total Population	10,233	66,662	243,367
Average HH Income	\$49,506	\$53,496	\$53,326

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\$235,000

BUILDING SPECIFICATIONS

Building Size	4,224 SF
Office Space	2,112 SF
Warehouse	2,112 SF
Ceiling Height	16 - 18 ft
Docks	0
Drives	2
Roof	Metal
Column Spacing	Clear span
Year Built	1989
Number of Buildings	1

MECHANICAL/UTILITIES

Power	400 amp, 240 volt, 3 phase
Heat	Gas
Air Conditioning	Office
Lighting	Fluorescent
Sprinklers	No
Water/Sewer Company	City
Gas / Propane	Yes
Electric Company	Eversource

LAND

Lot Size	0.2 Acres
Rail	N/A
Zoning	B2

TAXES

Tax PSF	\$1.73 SF
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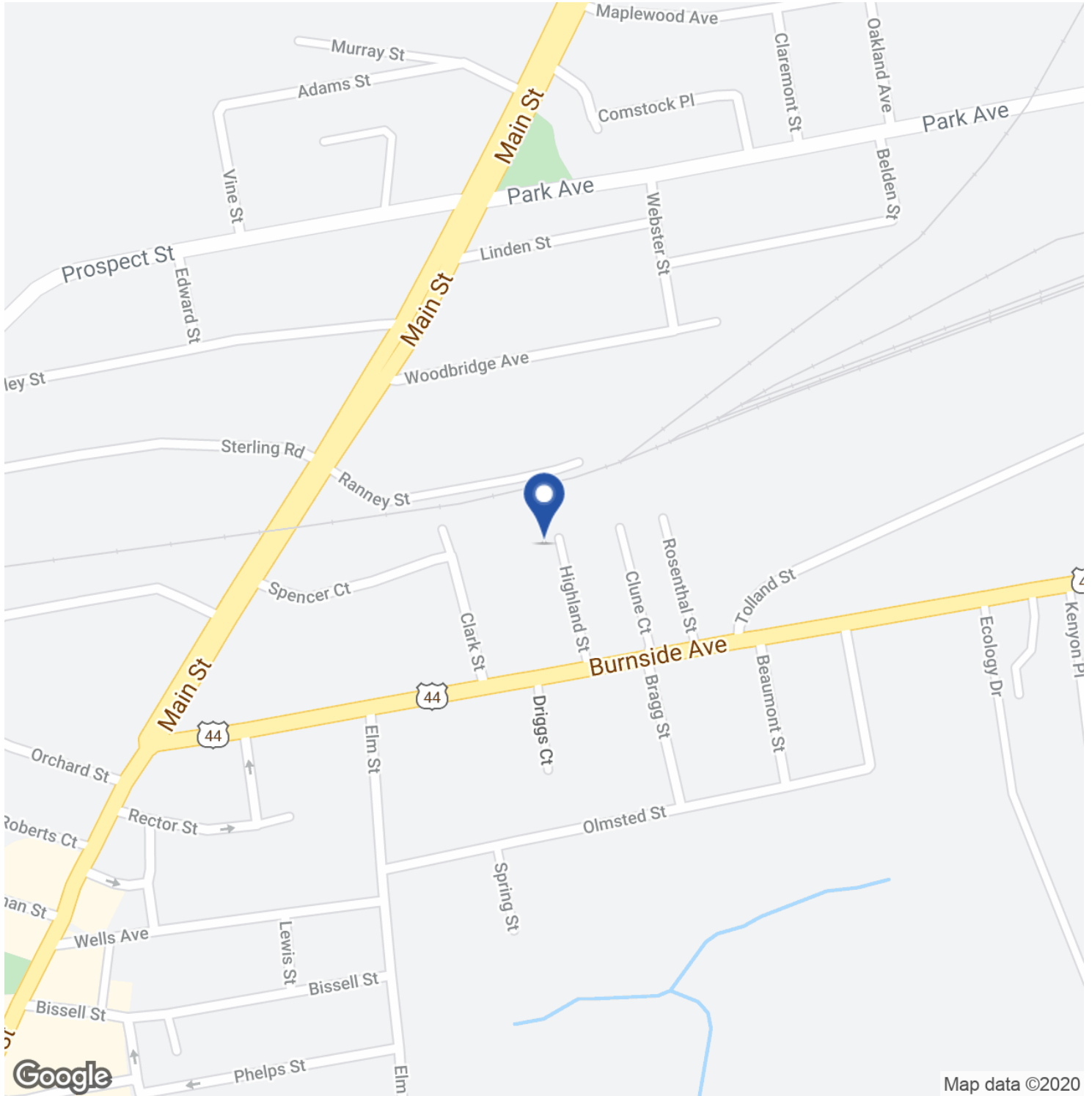
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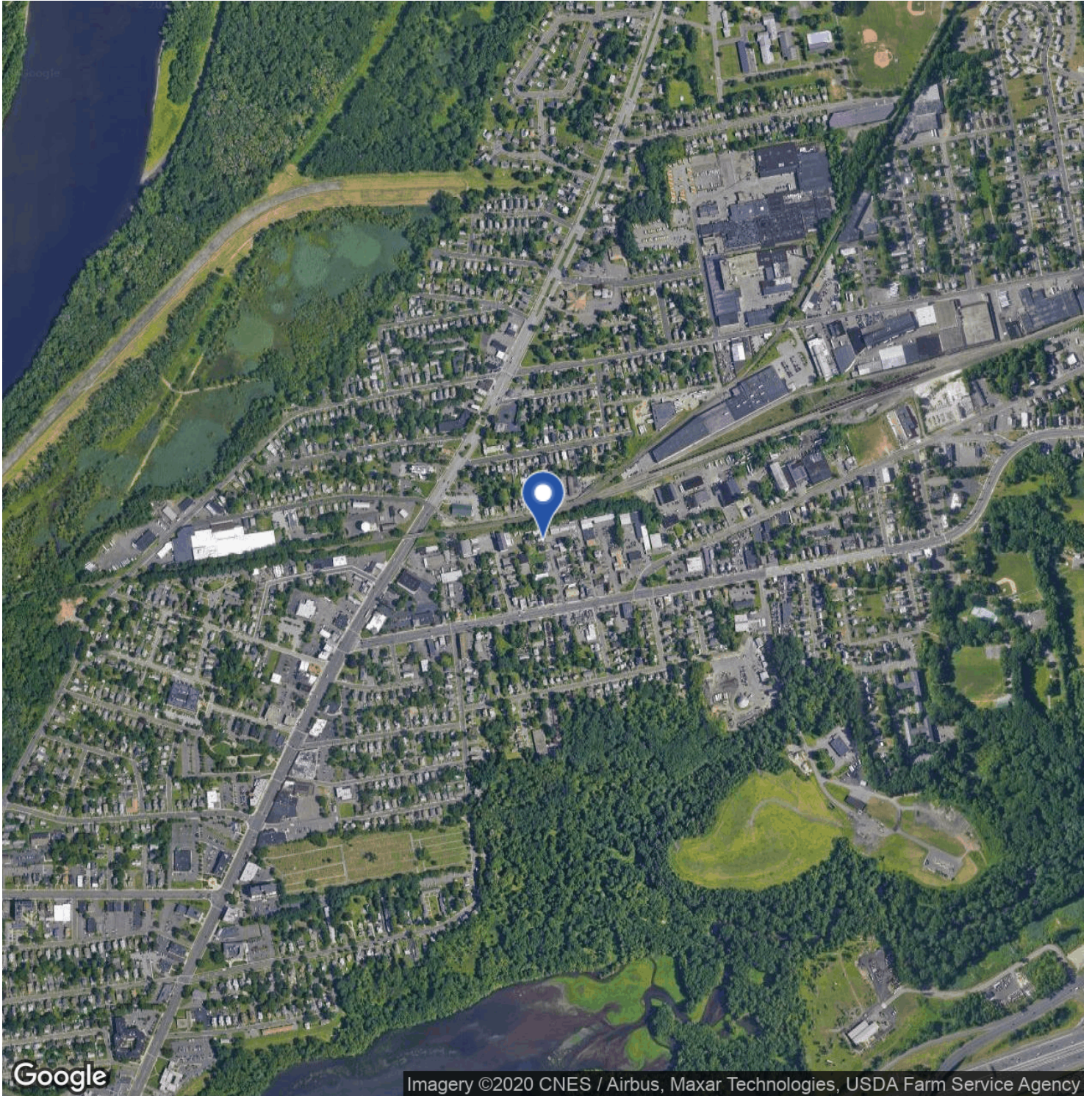
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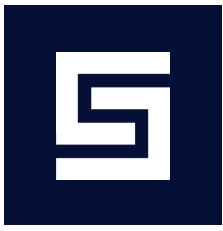
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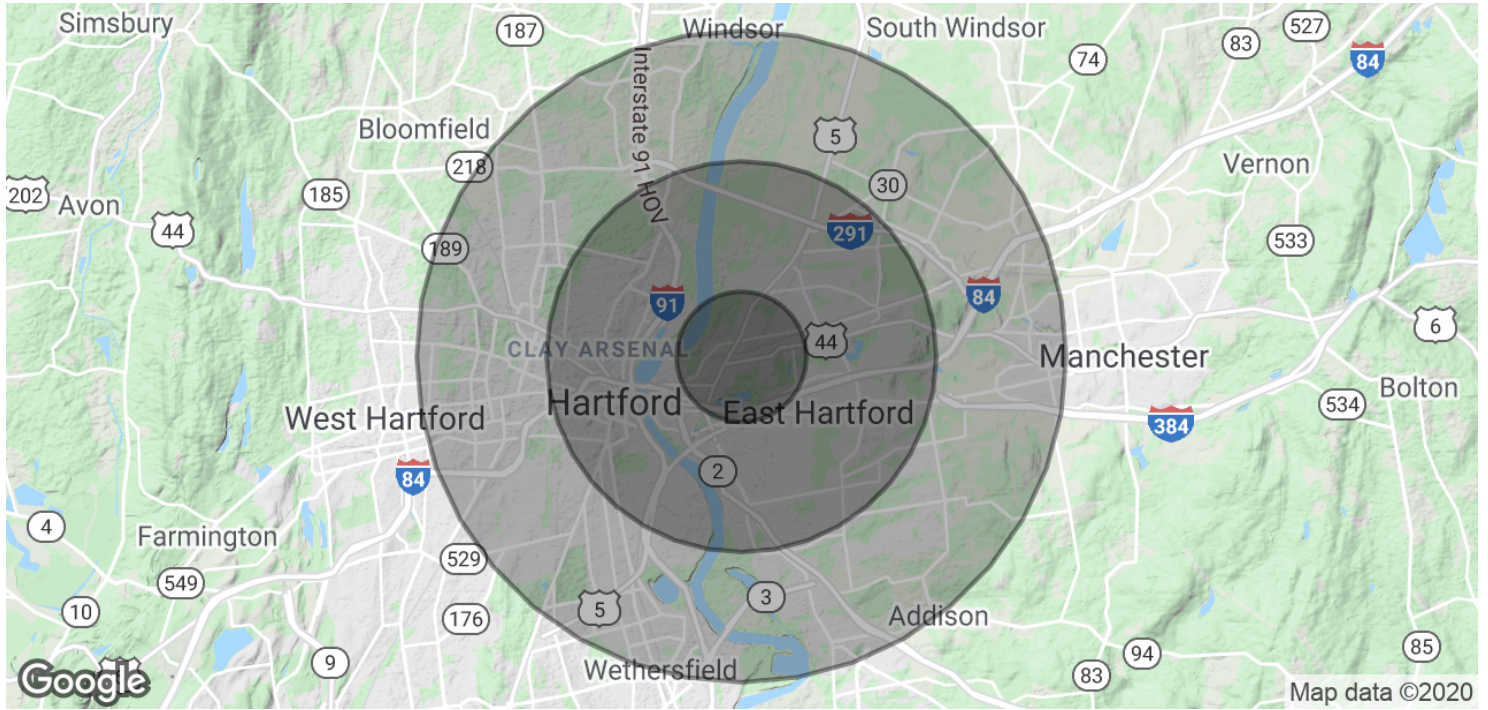
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,233	66,662	243,367
Average age	33.7	34.4	34.3
Average age (Male)	31.5	32.3	32.5
Average age (Female)	35.3	35.8	35.5

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	4,095	25,664	93,510
# of persons per HH	2.5	2.6	2.6
Average HH income	\$49,506	\$53,496	\$53,326
Average house value	\$194,914	\$201,796	\$221,263

* Demographic data derived from 2010 US Census

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