



INDUSTRIAL PROPERTY FOR SALE

43,800 SF INDUSTRIAL BUILDING

570 TOLLAND STREET | EAST HARTFORD, CT 06108

DAVID MURDOCK
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PROPERTY DESCRIPTION

Sentry Commercial is pleased to offer 570 Tolland Street, East Hartford CT for sale. This 43,800 square foot industrial building offers 12 interior loading dock doors, great clear height up to 21' and approximately 9,000 square feet of attractive office space.

OFFERING SUMMARY

Reduced Sale Price:	\$2,750,000
Lot Size:	1.67 Acres
Building Size:	43,800 SF

PROPERTY HIGHLIGHTS

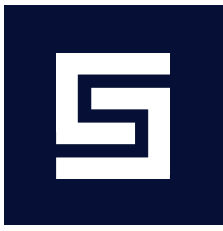
- 43,800 SF industrial building
- 13 docks (12 interior)
- Zoned B3 for diverse industrial activities
- 17' - 21' clear

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Reduced Sale Price: \$2,750,000

BUILDING SPECIFICATIONS

Building Size	43,800 SF
Office Space	Approx. 9,000 SF
Ceiling Height	17' - 21'
Docks	13 (12 interior)
Column Spacing	Varies
Year Built	1949/1996

MECHANICAL/UTILITIES

Power	400 amp, 120/208 volt
Heat	Gas
Air Conditioning	Office
Lighting	Fluorescent
Sprinklers	Yes
Water/Sewer Company	City
Electric Company	Eversource

LAND

Lot Size	1.67 Acres
Parking	28 spaces
Zoning	B3

TAXES

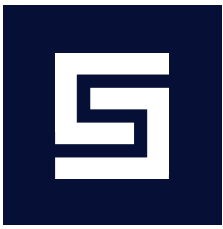
Tax PSF	\$1.15 SF
Taxes	\$50,573.68
Assessed Value	\$1,188,850.00
Year Assessed	2022
Mill Rate	42.54

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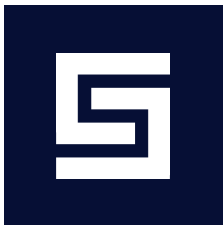


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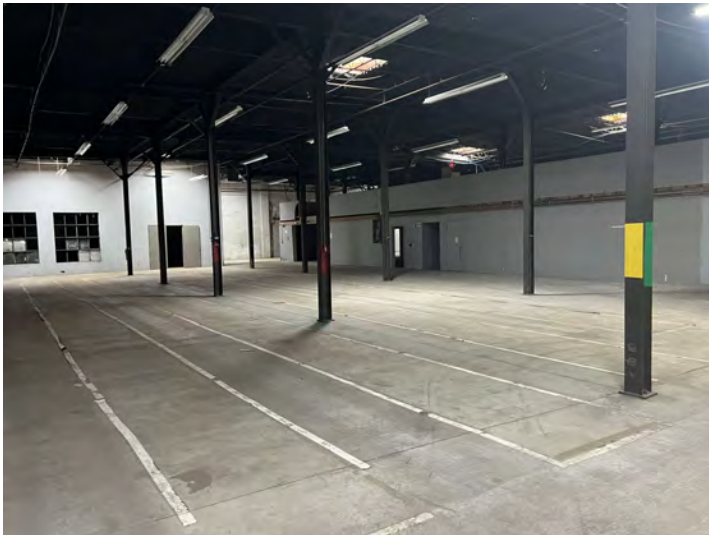
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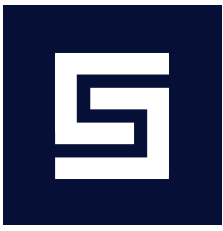


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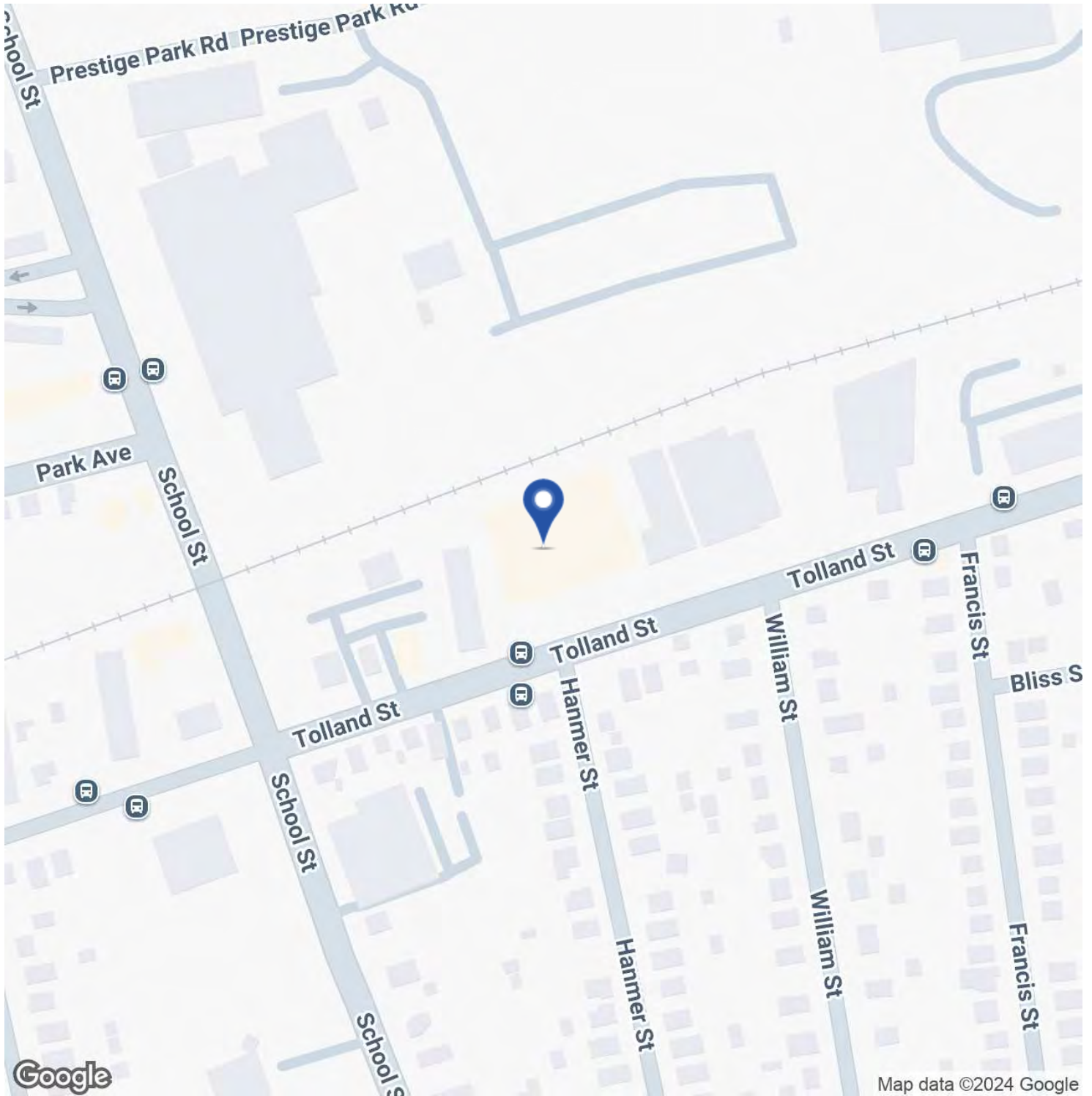
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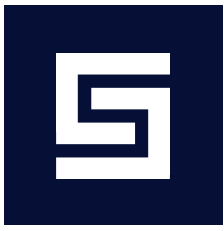


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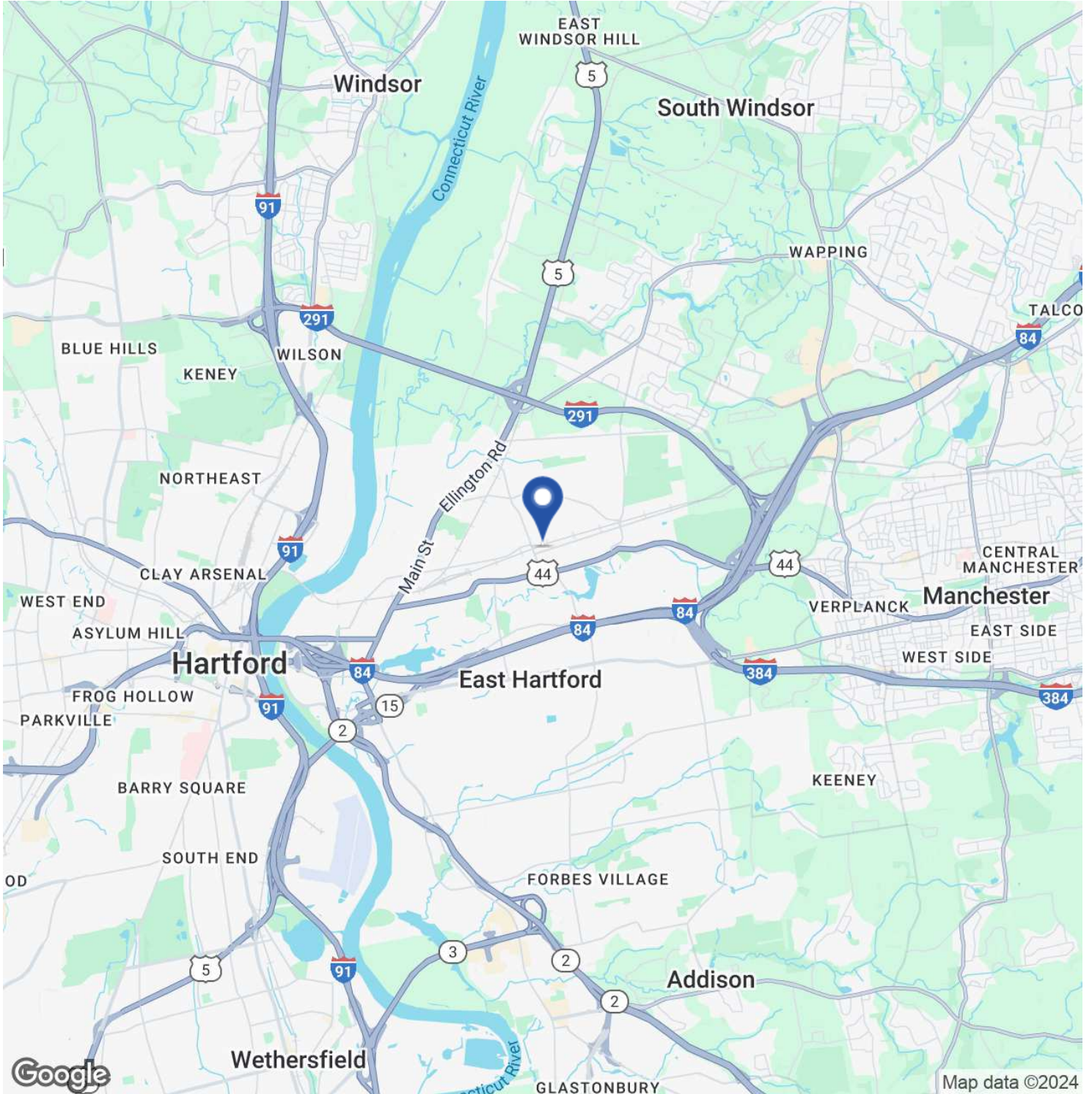
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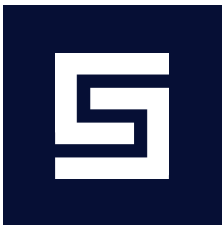


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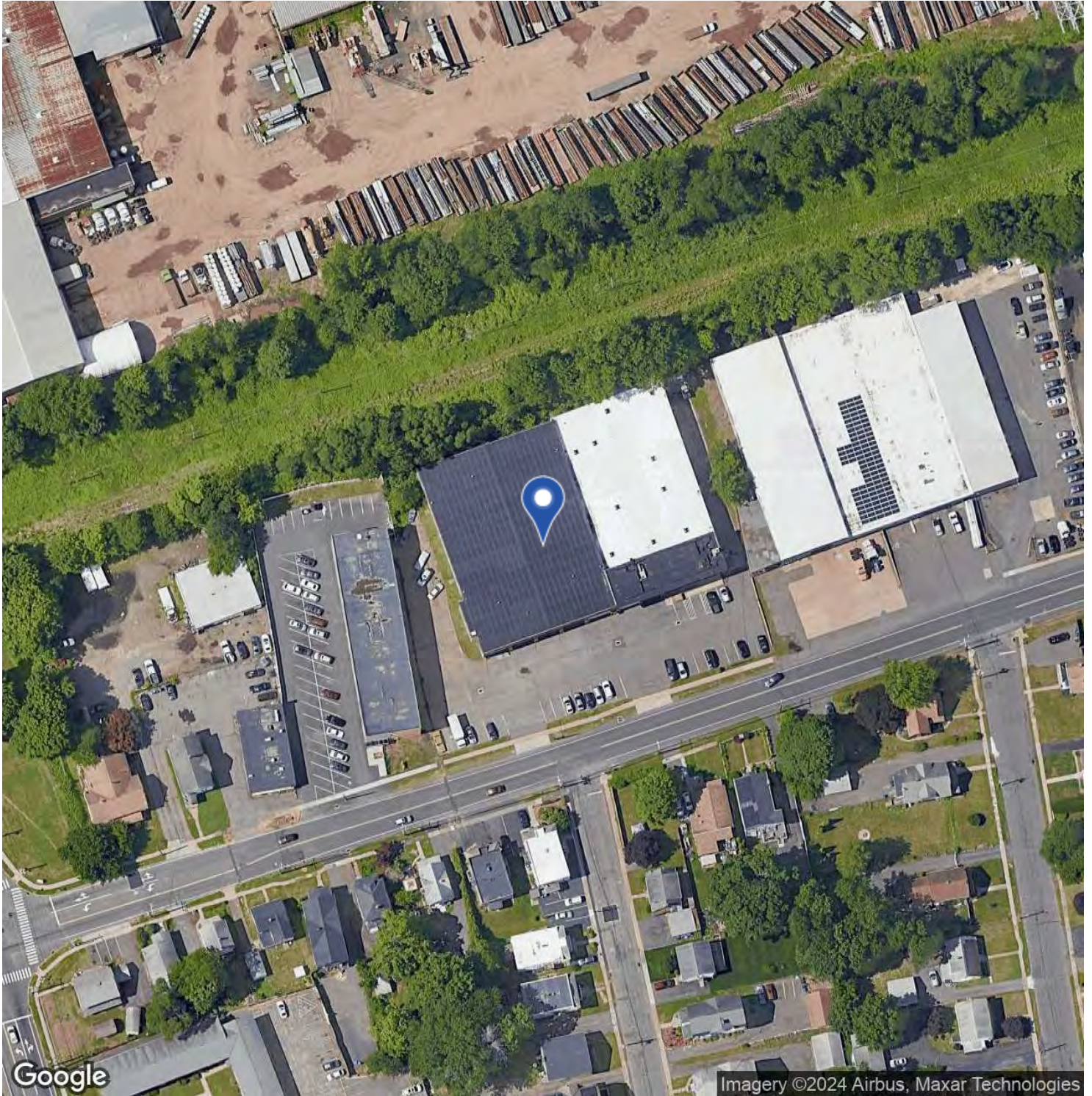
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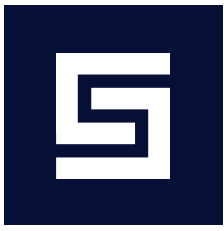


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