



## Enfield Industrial Flex Unit

**72 SHAKER RD**  
Enfield, CT 06082

Presented By:

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## Executive Summary



### OFFERING SUMMARY

Lease Rate:	\$2,300 a month (NNN)
Building Size:	35,000 SF
Available SF:	2,520 SF
Lot Size:	3.80 AC
Total Number of Units:	13
Zoning:	I-1

### PROPERTY OVERVIEW

This newly renovated 2,520 square foot flex industrial unit offers clean, functional, and versatile space well-suited for manufacturing, distribution, or a variety of light industrial uses. The unit features 14-foot ceilings, one loading dock for efficient shipping and receiving, and an open layout that allows for adaptable workspace configurations.

The interior includes a good mix of private offices and a dedicated conference room, creating a comfortable and practical environment for administrative and team functions. The space is well-lit and well-maintained.

### PROPERTY HIGHLIGHTS

**14-FOOT CEILINGS**

**LOADING DOCK**

**CLEAN RECENTLY RENOVATED UNIT**

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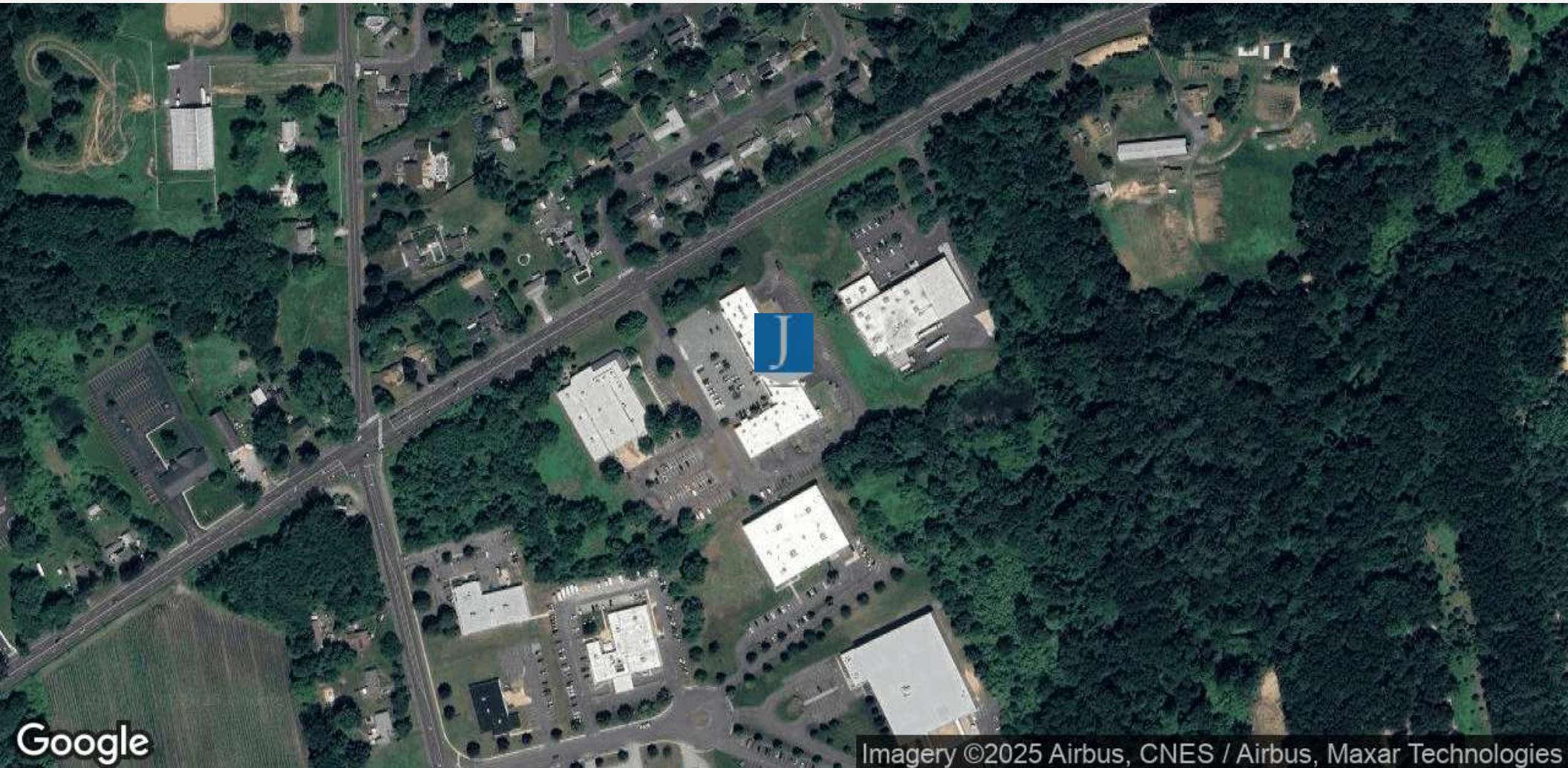
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Location Map



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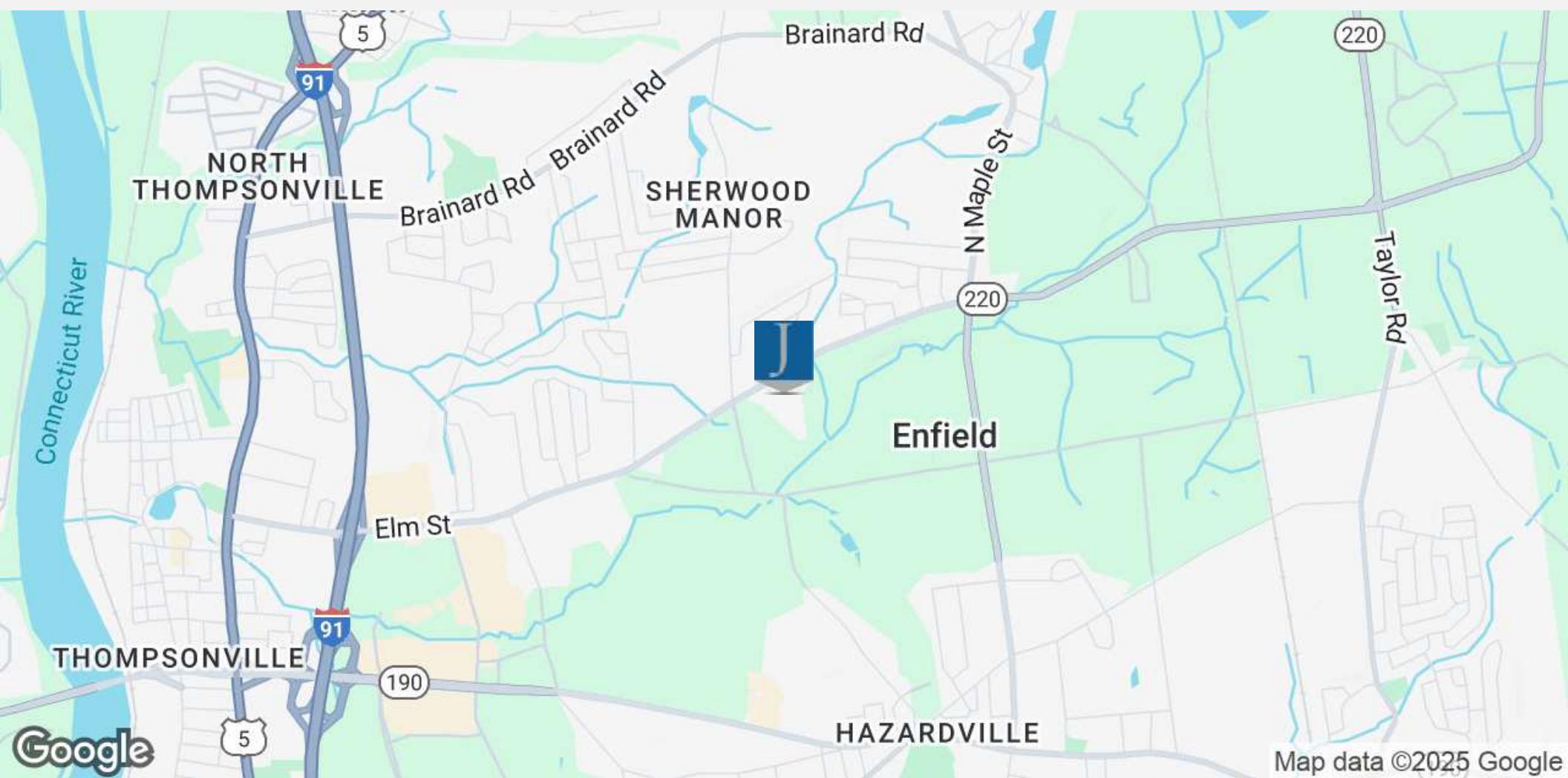
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## Demographics Map & Report

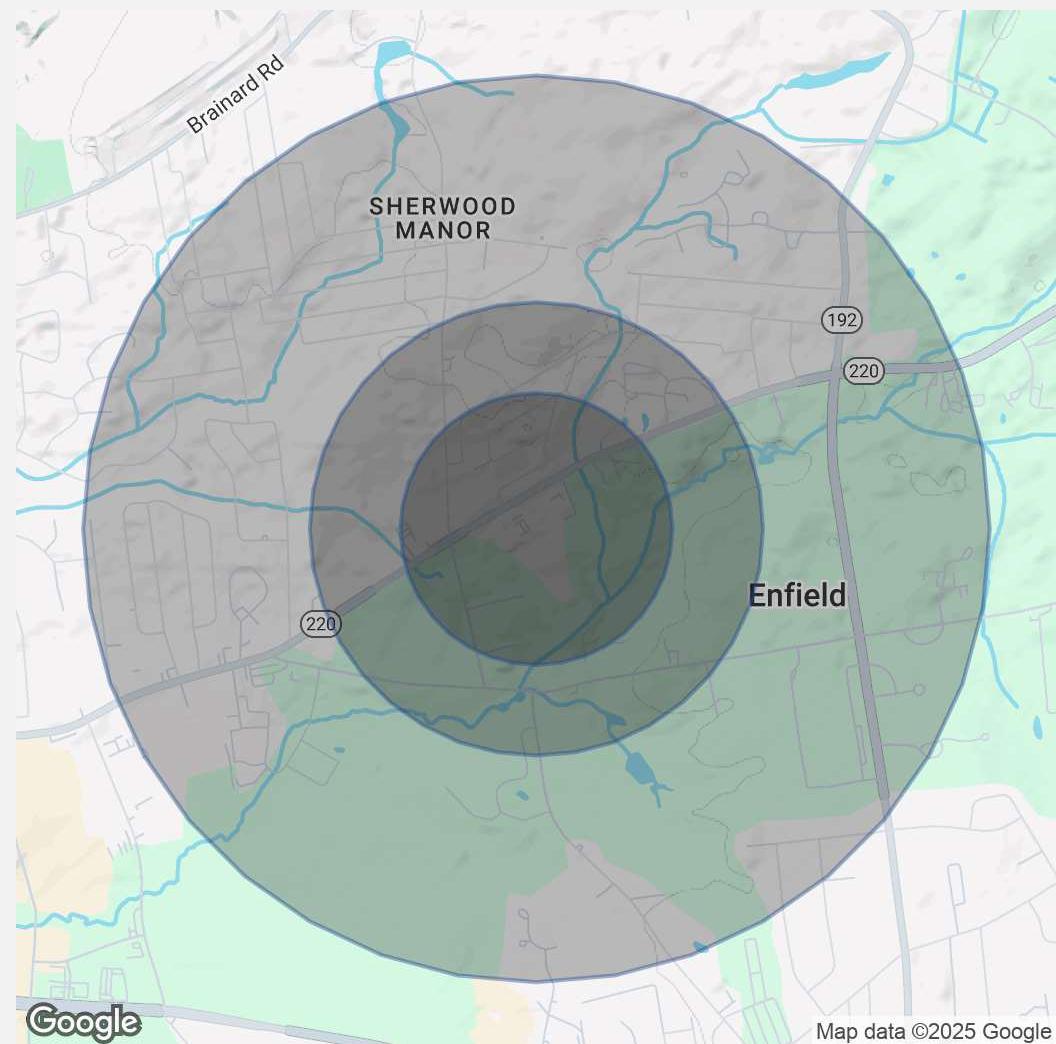
### POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	184	669	3,799
Average Age	49	48	46
Average Age (Male)	47	46	44
Average Age (Female)	51	50	48

### HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	89	319	1,733
# of Persons per HH	2.1	2.1	2.2
Average HH Income	\$122,716	\$117,718	\$107,754
Average House Value	\$338,798	\$315,947	\$283,902

Demographics data derived from AlphaMap



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