

# FOR SALE & LEASE

HARTFORD, CT

231  
WESTON  
Street



 For more information

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COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

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# PROPERTY DETAILS

231  
WESTON  
Street



BUILDING SIZE  
±120,295 SF



LOADING  
7 Tailgates  
2 Drive-ins



LOT SIZE  
5.39 AC



CEILING HEIGHT  
22' Clear

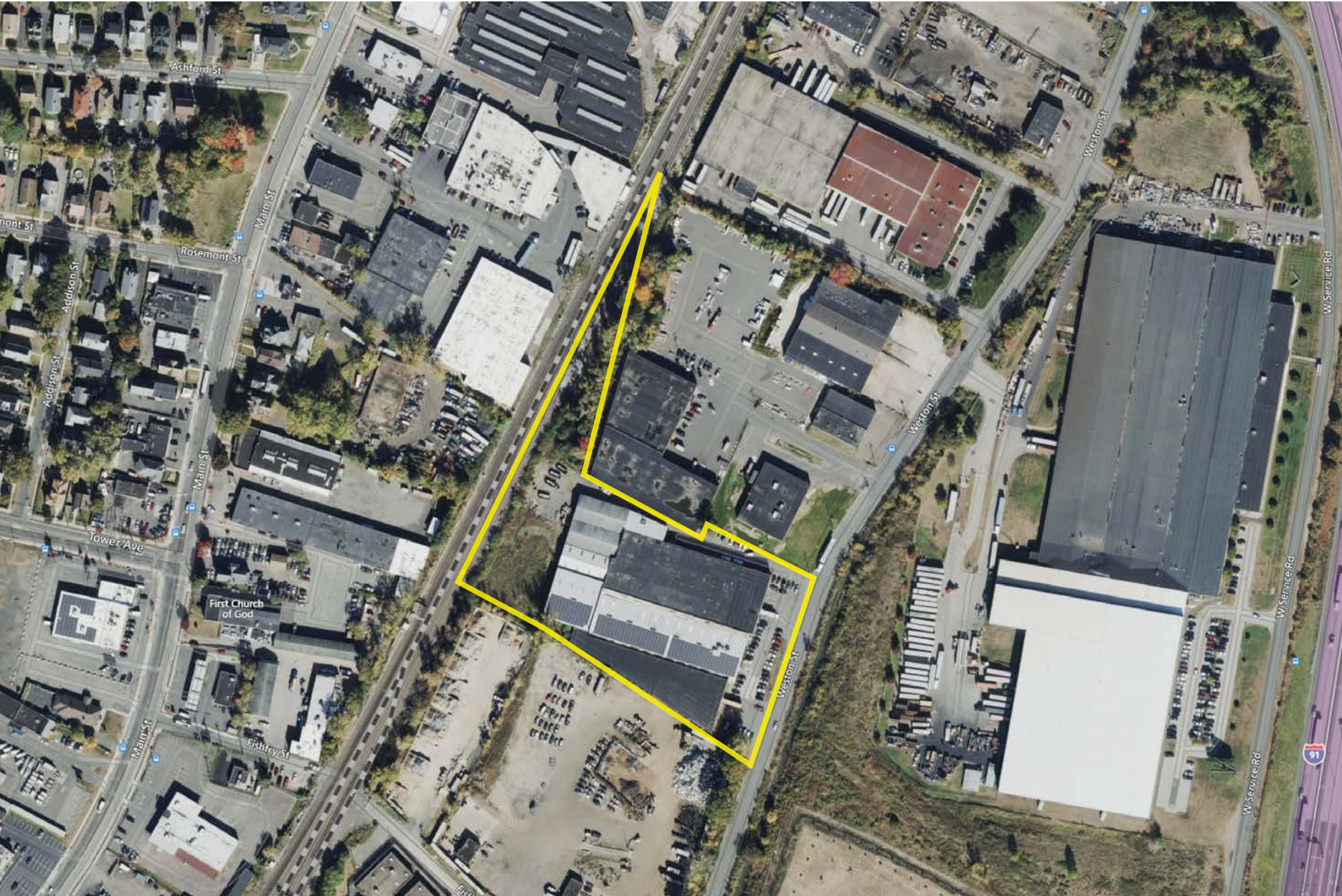


PARKING  
.42/1,000



# PROPERTY OUTLINE

231  
WESTON  
Street



## ID-1 Industrial Zone.

The purpose of the ID-1 industrial district in the city is to provide for medium to heavy industry characterized by a minimum of noise, odor, glare, and pollution, and by moderate traffic upon the public streets. It is the purpose of this district to encourage the continuance and expansion of industry of this kind and its creation, and to develop a more compatible relationship between such industry and surrounding residential areas.

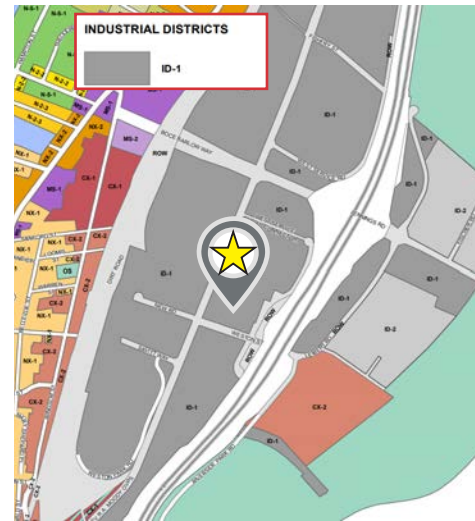
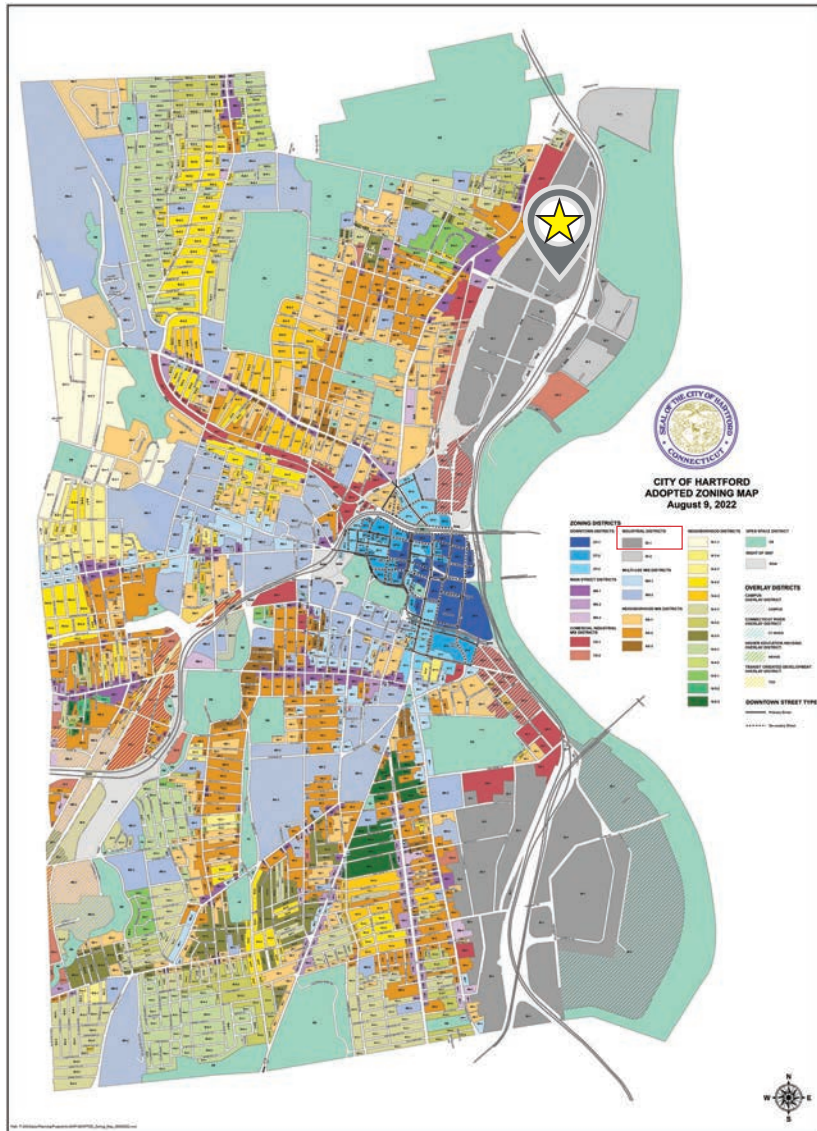


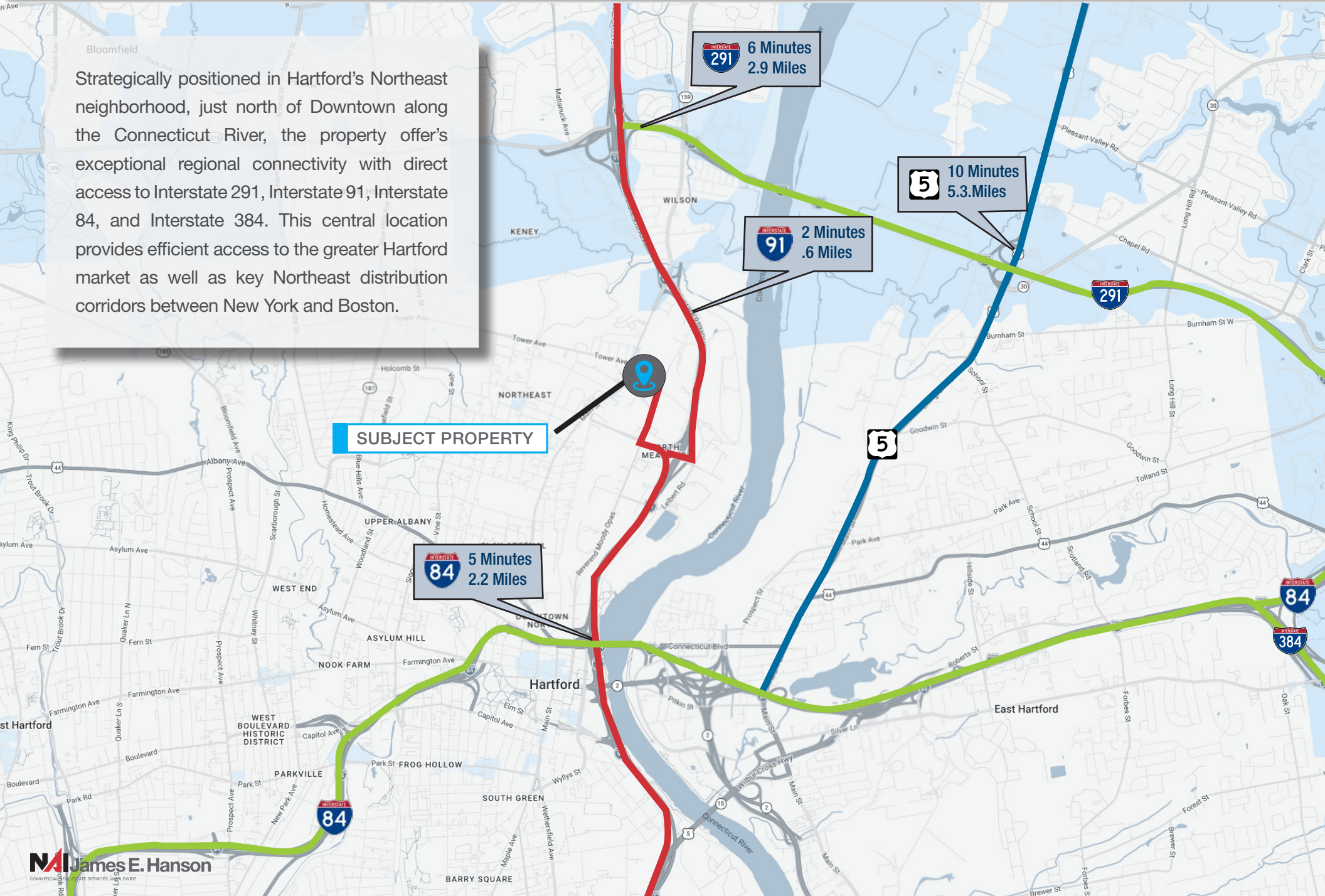
Table of Principal Uses

KEY:	DT-1	DT-2	DT-3	MS-1	MS-2	MS-3	CX-1	CX-2	ID-1
• = Permitted									
◐ = Permitted in Upper Stories Only									
◑ = Permitted Subject to Use-Specific Conditions (*possible Special Permit)									
○ = Requires a Special Permit									
River Uses	○								○
Urban Farm								○	○
<b>Retail Use Category</b>									
Neighborhood Retail	•	•	•	•	•	•	•	•	•
General Retail	•	•	•	•	•	•	•	•	•
Beer/Wine/Liquor Sales	○	○	○	○	○	○	○	○	○
Commercial Equipment & Supply							◑	◑	◑
Convenience Store	◑	◑	◑	◑	◑	◑	◑	◑	◑
Discount Variety Store									◑
Outdoor Sales Lot									◑
<b>Service Use Category</b>									
Neighborhood Service	◑	◑	◑	◑	◑	◑	◑	◑	○
General Service	•	•	•	•	•	•	•	•	•
Adult Day Care	•	•	•	•	•	•	•	•	•
Automobile Fueling & Limited Service							○		•
Automobile Service/Car Wash									○
Automobile, Truck, Limousine Rental	◑	◑	◑	◑	◑	◑	◑	◑	•
Child Day Care	◑	◑	◑	◑	◑	◑	◑	◑	•
Community Service									•
Drinking Places	○	○	○	○	○	○	○	○	○
Eating Places	•	•	•	•	•	•	•	•	•
Entertainment Assembly	○	○	○	○	○	○	○	○	○
Pawn Shop/Check Cashing Establishment									◑
Private Club	◑	◑	◑	◑	◑	◑	◑	◑	◑
Smoking Places	○	○	○	○	○	○	○	○	○
Substance Use Rehabilitation Clinic									
Tattoo/Piercing Parlor	◑	◑	◑	◑	◑	◑	◑	◑	◑
Neighborhood Shops									
<b>Adult Use Category</b>									○
Adult Establishment									○
<b>Employment Use Category</b>									
Office	◑*	•	•	•	•	•	•	•	•
Craftsman Industrial	◑	◑	◑	◑	◑	◑	◑	◑	◑
<b>Infrastructure Use Category</b>									
Parking as a Principal Use	○	○	○	○	○	○	○	○	•
Transportation & Utilities	○	○	○	○	○	○	○	○	○
Transmission Towers	○	○	○	○	○	○	○	○	○
<b>Industrial Use Category</b>									
Heavy Industry									◑
Light Industry	○	○	○	○	○	○	○	○	◑
Outdoor Storage Yard									◑
Transportation Facilities									◑
Warehouse/Distribution									◑
<b>Cannabis Uses</b>									
Cultivator								○	○
Micro-cultivator								○	○
Retailer	○	○	○	○	○	○	○	○	○
Hybrid Retailer	○	○	○	○	○	○	○	○	○
Product Manufacturer								○	○
Food and Beverage Manufacturer								○	○
Product Packager								○	○
Medical Marijuana Producer								◑	◑
Medical Marijuana Dispensary	◑	◑	◑	◑	◑	◑	◑	◑	◑

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<b>Residential &amp; Lodging Category</b>									
Household Living									
One-Unit Dwelling	◑	◑	◑	◑	◑	◑	◑	◑	
2-Unit Dwelling	◑	◑	◑	◑	◑	◑	◑	◑	
3-Unit Dwelling	◑	◑	◑	◑	◑	◑	◑	◑	
Multi-Unit Dwelling (4+ Units)	◑	•	◑	◑	◑	◑	◑	◑	
Bed & Breakfast									
Group Living								○	
Group Living for Health Reasons	◑*	◑*	◑*	◑*	◑*	◑*	◑*	◑*	◑*
Hotel/Apartment Hotel	•	•	•	•	•	•	•	•	
Residential Care, Large	•	•	•	•	•	•	•	•	
Residential Care, Small	•	•	•	•	•	•	•	•	
Roominghouse/Boardinghouse									○
Temporary Shelter Facility									◑
<b>Civic &amp; Institutional Category</b>									
Assembly, Neighborhood	○	○	○	○	○	○	○	○	○
Assembly, General	○	○	○	○	○	○	○	○	○
Government/Higher Education/Hospital	○	○	○	○	○	○	○	○	○
Library/Museum	○	○	○	○	○	○	○	○	○
Police/Fire	○	○	○	○	○	○	○	○	○
School: Pre-K, Primary, Elementary, Intermediate	○	○	○	○	○	○	○	○	○
School: High School	○	○	○	○	○	○	○	○	○
Stadium/Arena	○	○	○	○	○	○	○	○	○
Transit Station	○	○	○	○	○	○	○	○	○
<b>Open Space Category</b>									
Community Garden	◑	◑	◑	◑	◑	◑	◑	◑	◑
Honey Beekeeping	◑	◑	◑	◑	◑	◑	◑	◑	◑
Intensive Park Uses									◑
Outdoor Market	○	○	○	○	○	○	○	○	◑
Park	○	○	○	◑	◑	◑	◑	◑	◑



Strategically positioned in Hartford's Northeast neighborhood, just north of Downtown along the Connecticut River, the property offer's exceptional regional connectivity with direct access to Interstate 291, Interstate 91, Interstate 84, and Interstate 384. This central location provides efficient access to the greater Hartford market as well as key Northeast distribution corridors between New York and Boston.



**SUBJECT PROPERTY**

**INTERSTATE 84**  
5 Minutes  
2.2 Miles

**INTERSTATE 291**  
6 Minutes  
2.9 Miles

**INTERSTATE 91**  
2 Minutes  
.6 Miles

**5**  
10 Minutes  
5.3 Miles



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The information contained herein has been obtained from sources considered to be reliable, but no guarantee of its accuracy is made by NAI James E. Hanson