



FOR LEASE

7,500 SF INDUSTRIAL SPACE

14 EAST NEWBERRY ROAD | BLOOMFIELD, CT 06002



PROPERTY DESCRIPTION

Sentry Commercial is pleased to offer 7,500 square feet of office and warehouse space at 14 East Newberry Road, Bloomfield CT for lease. This industrial property is suitable for a variety of users and features 15' clear height with heated and partially conditioned space.

PROPERTY HIGHLIGHTS

- Conditioned & heated warehouse space
- Ample parking
- Ability to demise
- 15' clear

OFFERING SUMMARY

Lease Rate:	\$6.25 NNN
Available SF:	7,500 SF
Lot Size:	1.07 Acres
Building Size:	14,880 SF

DEMOGRAPHICS	0.5 MILES	1 MILE	1.5 MILES
Total Households	162	636	1,605
Total Population	387	1,570	4,105
Average HH Income	\$95,618	\$109,973	\$111,123

KATHRYN FRASIER
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\$6.25 NNN

BUILDING SPECIFICATIONS

Building Size	14,880 SF
Available Space	7,500 SF
Office	1,200 SF
Warehouse	6,300 SF
Docks	2
Drives	1
Clear Height	15'
Column Spacing	Clear span
Year Built	1977
Year Last Renovated	1984

MECHANICAL/UTILITIES

Heat	Gas
Air Conditioning	4,000 SF
Power	200 amp, 120/208 volt, 3P
Lighting	LED
Water/Sewer Company	City
Electric Company	Eversource

LAND

Lot Size	1.07 Acres
Zoning	I-2

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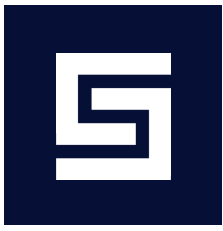


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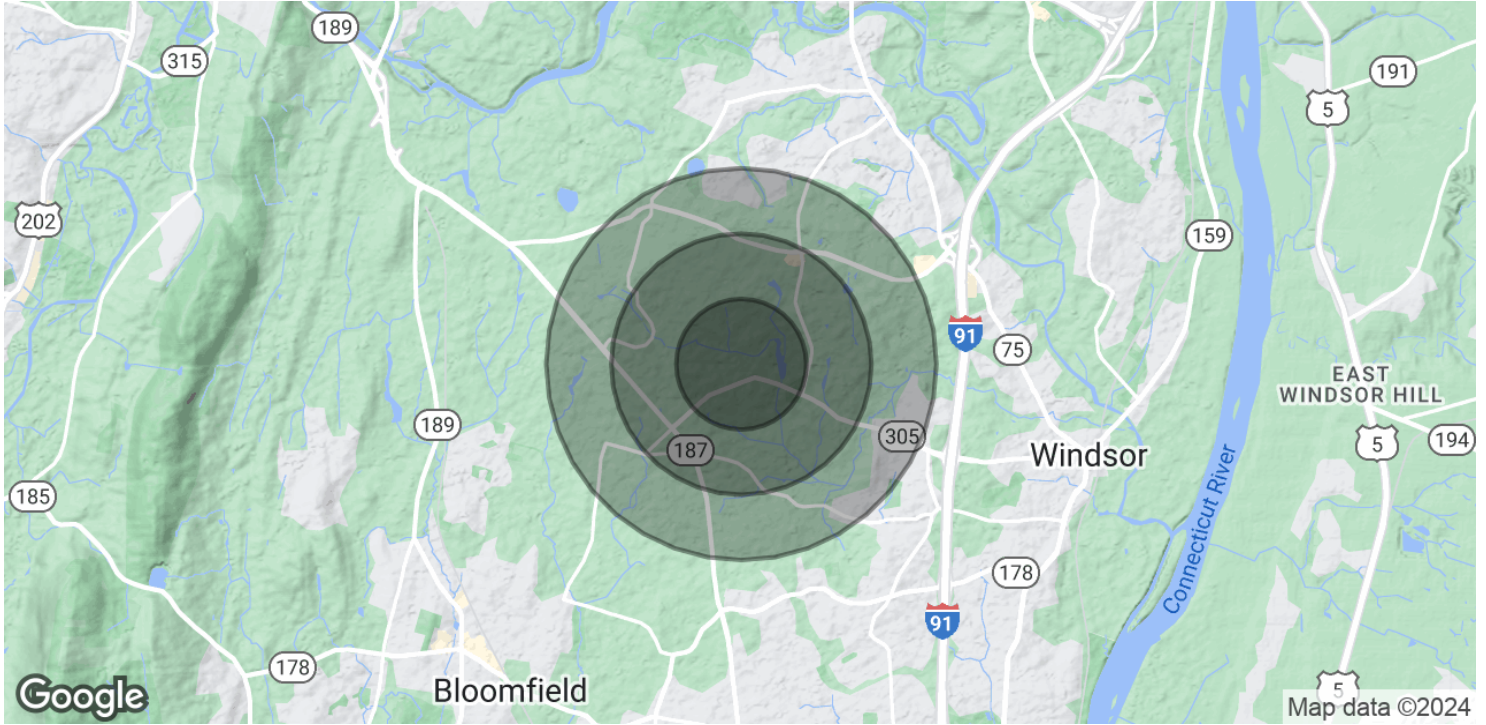
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POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	387	1,570	4,105
Average Age	50.1	49.0	47.2
Average Age (Male)	46.0	46.0	43.9
Average Age (Female)	53.4	51.6	49.4

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	162	636	1,605
# of Persons per HH	2.4	2.5	2.6
Average HH Income	\$95,618	\$109,973	\$111,123
Average House Value	\$241,818	\$253,222	\$249,857

2020 American Community Survey (ACS)

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