



# FOR SALE

## SOUTHINGTON INDUSTRIAL PARK

145-175 WEST QUEEN STREET | SOUTHINGTON, CT 06489



### PROPERTY DESCRIPTION

Sentry Commercial is pleased to present the future industrial park on Hightech Drive, Southington. This park will offer multiple combinations of lots and built-to-suit options available for lease. Lots can accommodate buildings from 6,000 to 40,000 SF.

### PROPERTY HIGHLIGHTS

- Full utilities
- Paved road
- Outside storage available
- Located less than a 1/2 mile from I-84

### OFFERING SUMMARY

Sale Price:	\$125,000 / acre
Lot Size:	1.17 - 5.28 Acres

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	1,337	49,682	183,007
Total Population	3,207	121,678	465,255
Average HH Income	\$75,756	\$78,061	\$77,425

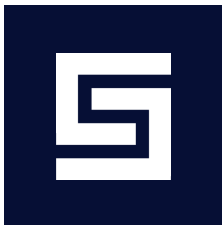
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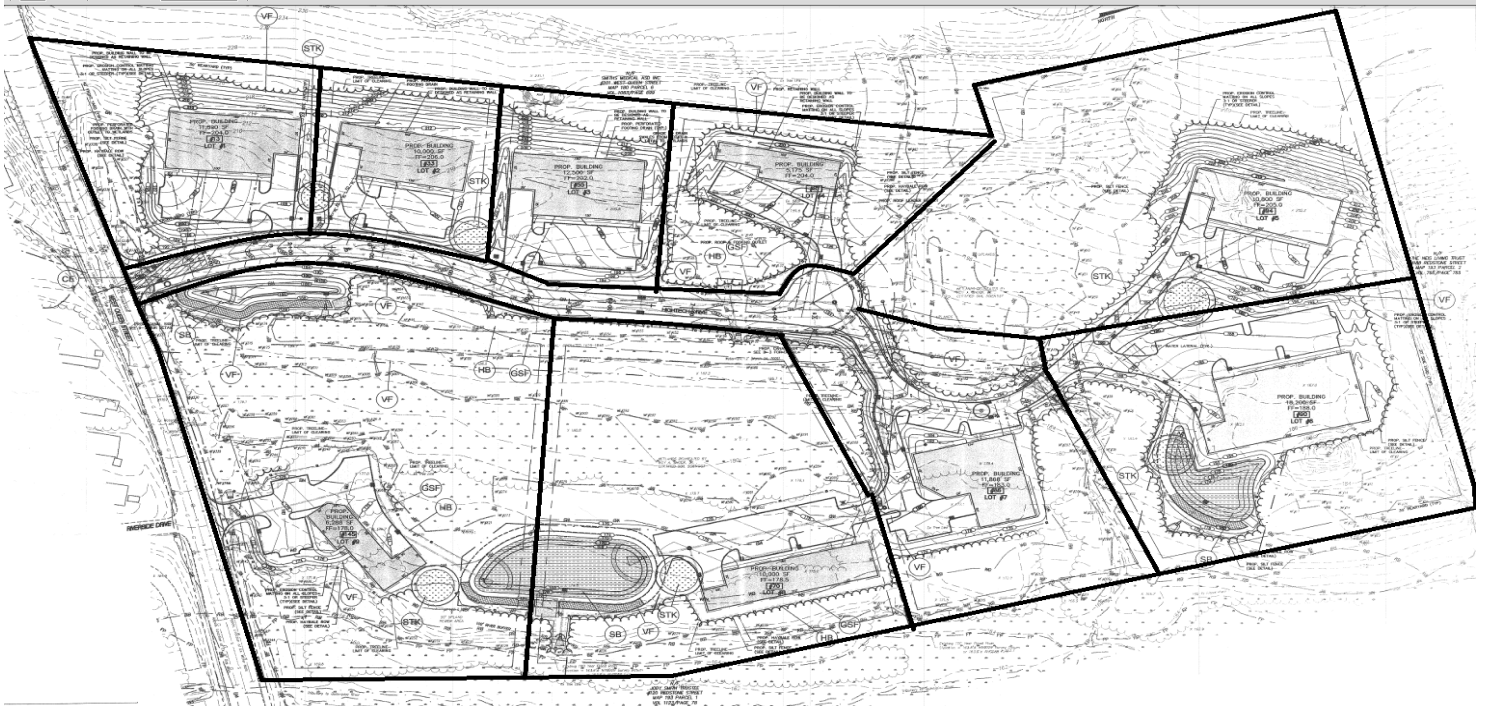
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**NUMBER OF LOTS - 9 | TOTAL LOT SIZE - 27.47 ACRES | TOTAL LOT PRICE - \$125,000/ACRE | BEST USE - INDUSTRIAL**

LOT	ADDRESS	ZONING	SIZE	EST BLDG SIZE	OPTIONS
1	Hightech Drive	I-1 Industrial	1.81 Acres	11,250 SF	Can be combined with Lots 2, 3 & 4
2	Hightech Drive	I-1 Industrial	1.17 Acres	7,250 SF	Can be combined with Lots 1, 3 & 4
3	Hightech Drive	I-1 Industrial	1.25 Acres	6,000 SF	Can be combined with Lots 1, 2 & 4
4	Hightech Drive	I-1 Industrial	1.67 Acres	5,175 SF	Can be combined with Lots 1, 2 & 3
5	Hightech Drive	I-1 Industrial	4.77 Acres	10,800 SF	Can be combined with Lot 6
6	Hightech Drive	I-1 Industrial	3.47 Acres	18,200 SF	Can be combined with Lot 5
7	Hightech Drive	I-1 Industrial	2.45 Acres	11,868 SF	
8	Hightech Drive	I-1 Industrial	4.26 Acres	10,000 SF	
9	145 West Queen Street	I-1 Industrial	5.28 Acres	6,288 SF	

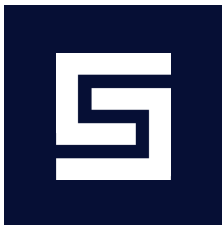
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**\$125,000 / acre**

### BUILDING SPECIFICATIONS

Built-to-Suit Up to 60,000 SF

### MECHANICAL/UTILITIES

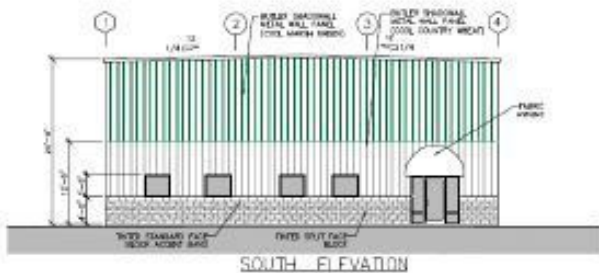
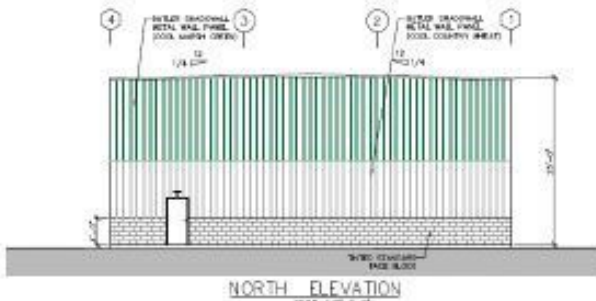
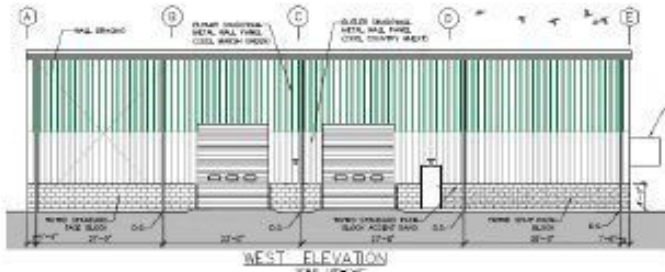
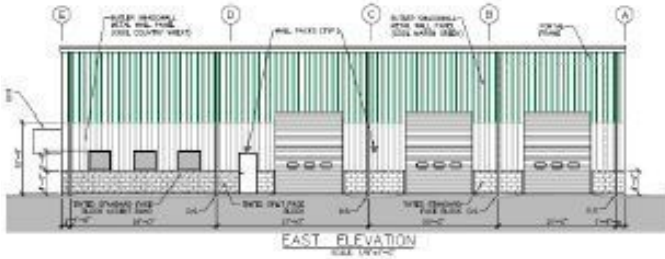
Data	Cox Communications
Water/Sewer Company	Town of Southington
Gas / Propane	Eversource
Electric Company	Eversource

### LAND

Total Park Size	27.47 Acres
Lots Available	9

### TAXES

Year Assessed	2020
Mill Rate	29.03



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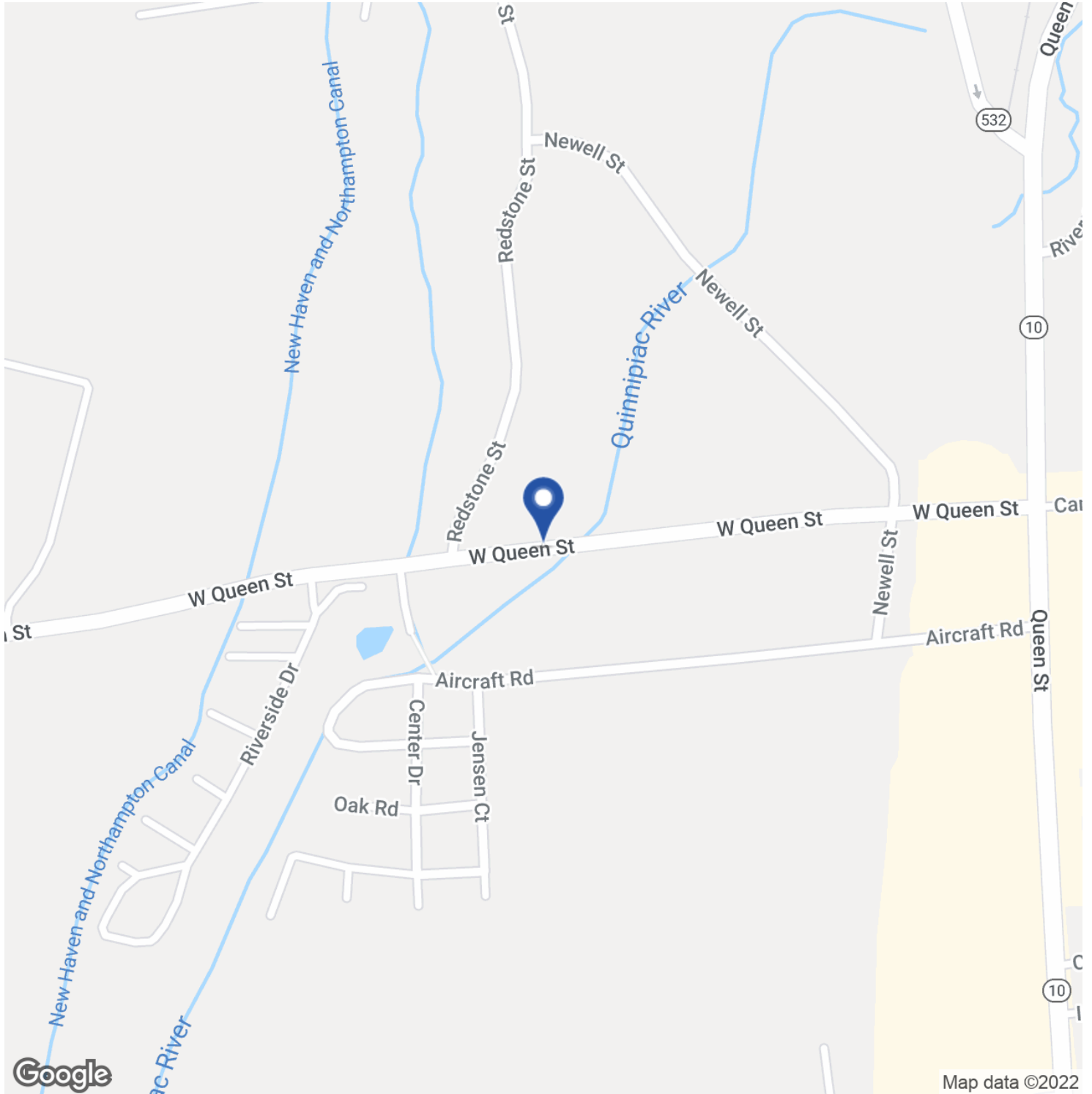




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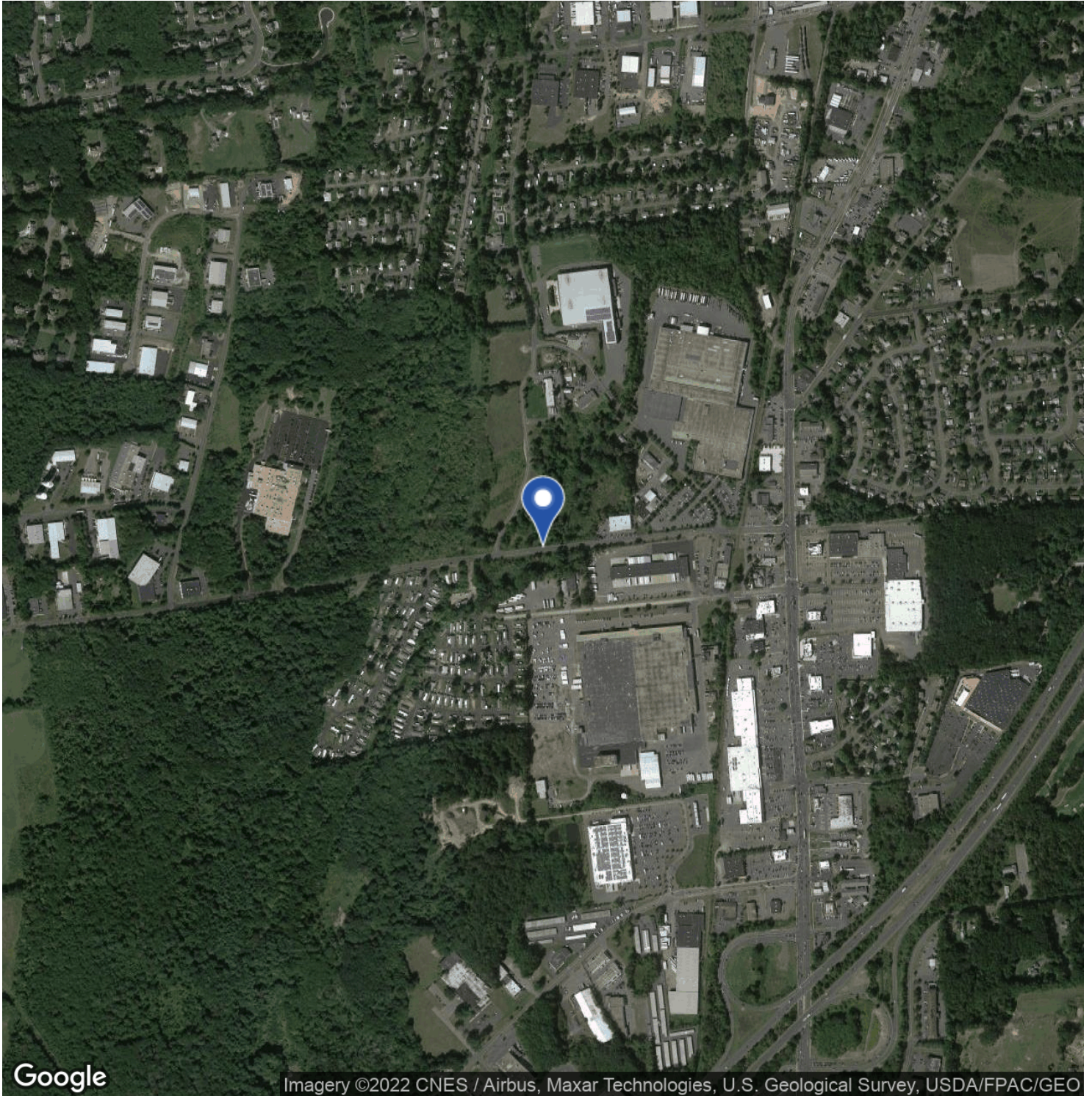
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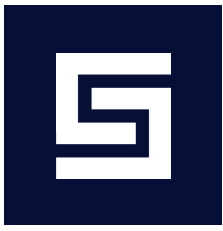
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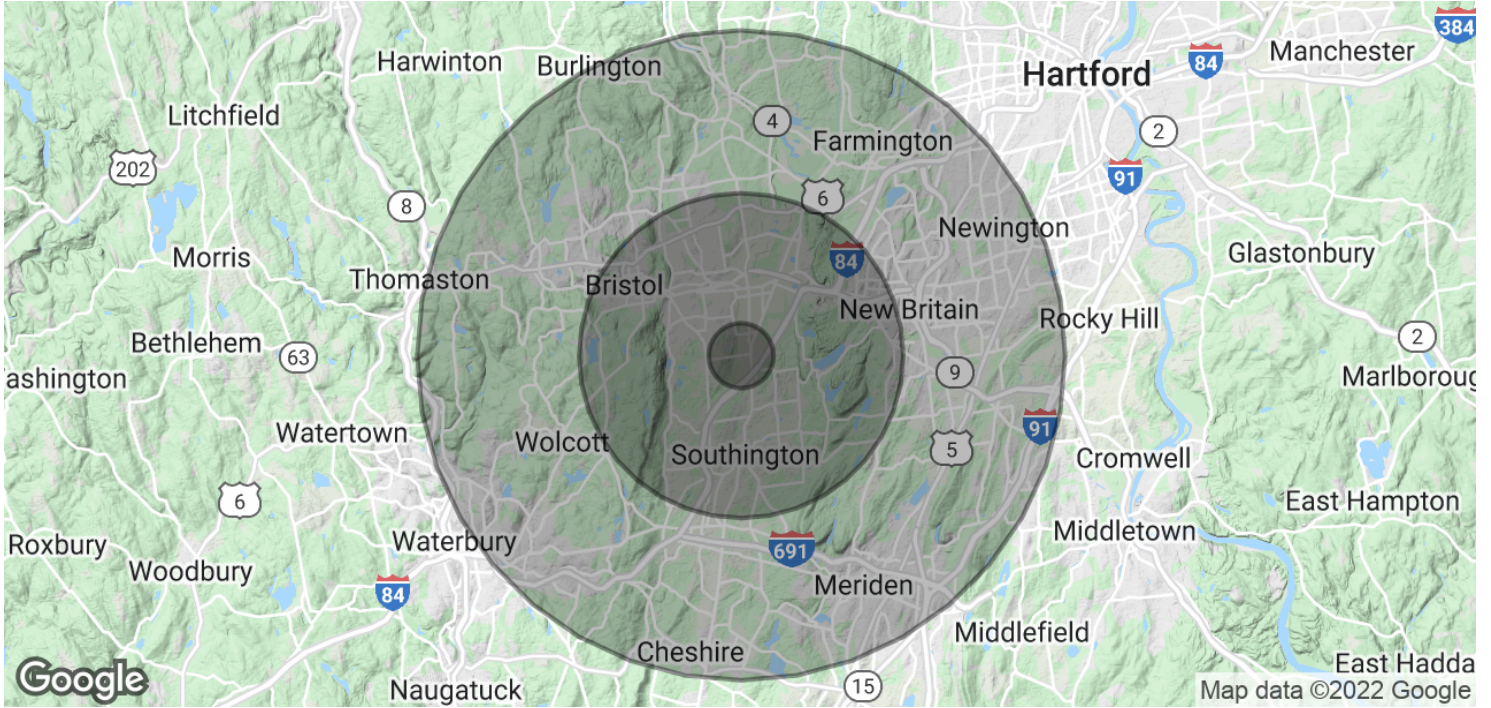




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### POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	3,207	121,678	465,255
Average Age	41.3	41.6	39.7
Average Age (Male)	38.2	40.0	38.0
Average Age (Female)	43.8	43.2	41.2

### HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	1,337	49,682	183,007
# of Persons per HH	2.4	2.4	2.5
Average HH Income	\$75,756	\$78,061	\$77,425
Average House Value	\$244,963	\$271,877	\$300,501

\* Demographic data derived from 2010 US Census

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