

# FOR LEASE

## 10,000 SF INDUSTRIAL SPACE

522 COTTAGE GROVE ROAD | BLOOMFIELD, CT 06002



### PROPERTY DESCRIPTION

Sentry Commercial is pleased to present 10,000 square feet at 522 Cottage Grove Road, Bloomfield CT for lease. This space features 3,881 square feet of office space, one drive in door, and one loading dock. The industrial park setting is perfect for a multiple types of users.

### PROPERTY HIGHLIGHTS

- Industrial park setting
- Easy highway access
- Dock height and grade level loading
- Flexible space suitable for a wide variety of users

### OFFERING SUMMARY

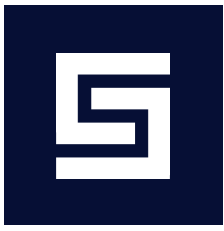
Lease Rate:	\$6.75 NNN
Available SF:	10,000 SF
Lot Size:	3.33 Acres
Building Size:	20,000 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,790	21,177	77,408
Total Population	4,514	60,433	198,606
Average HH Income	\$83,040	\$86,733	\$72,934

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### \$6.75 NNN

#### BUILDING SPECIFICATIONS

Building Size	20,000 SF
Available Space	10,000 SF
Warehouse	6,119 SF
Office	3,881 SF
Ceiling Height	16'
Docks	1 @ 10' x 10' with leveler
Drives	1 @ 10' x 10'
Roof	Rubber membrane
Column Spacing	25' x 50'
Year Built	1968
Year Renovated	1984

#### MECHANICAL/UTILITIES

Power	400 amp, 220 volt, 3 phase
Heat	Gas
Air Conditioning	Office
Lighting	Fluorescent
Water/Sewer Company	Public
Electric Company	Eversource

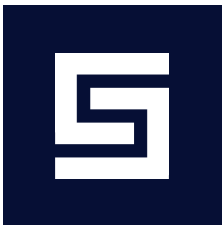
#### LAND

Lot Size	3.33 Acres
Parking	14 spaces
Zoning	I-1
Rail	Available

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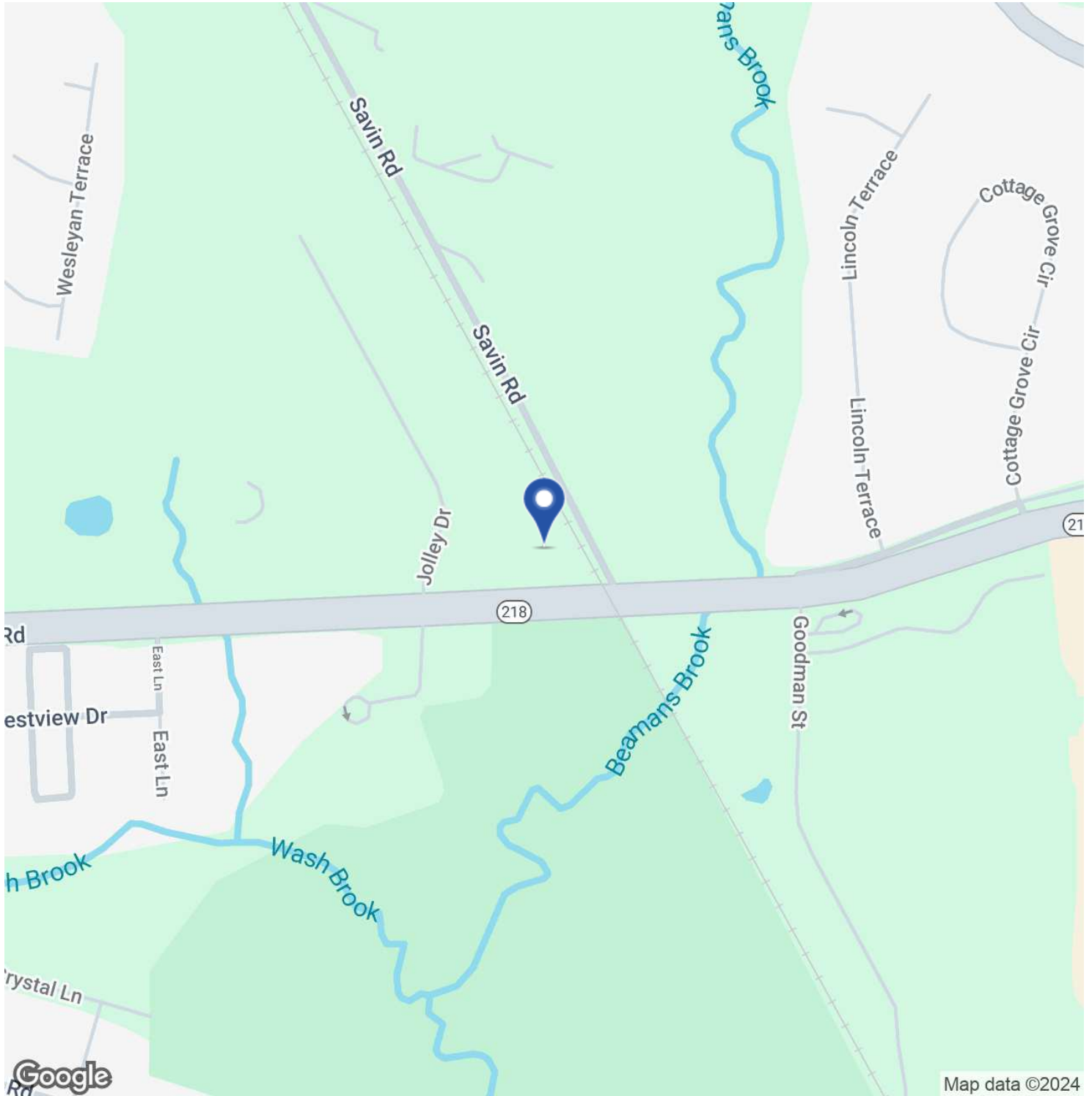




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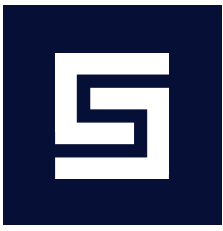
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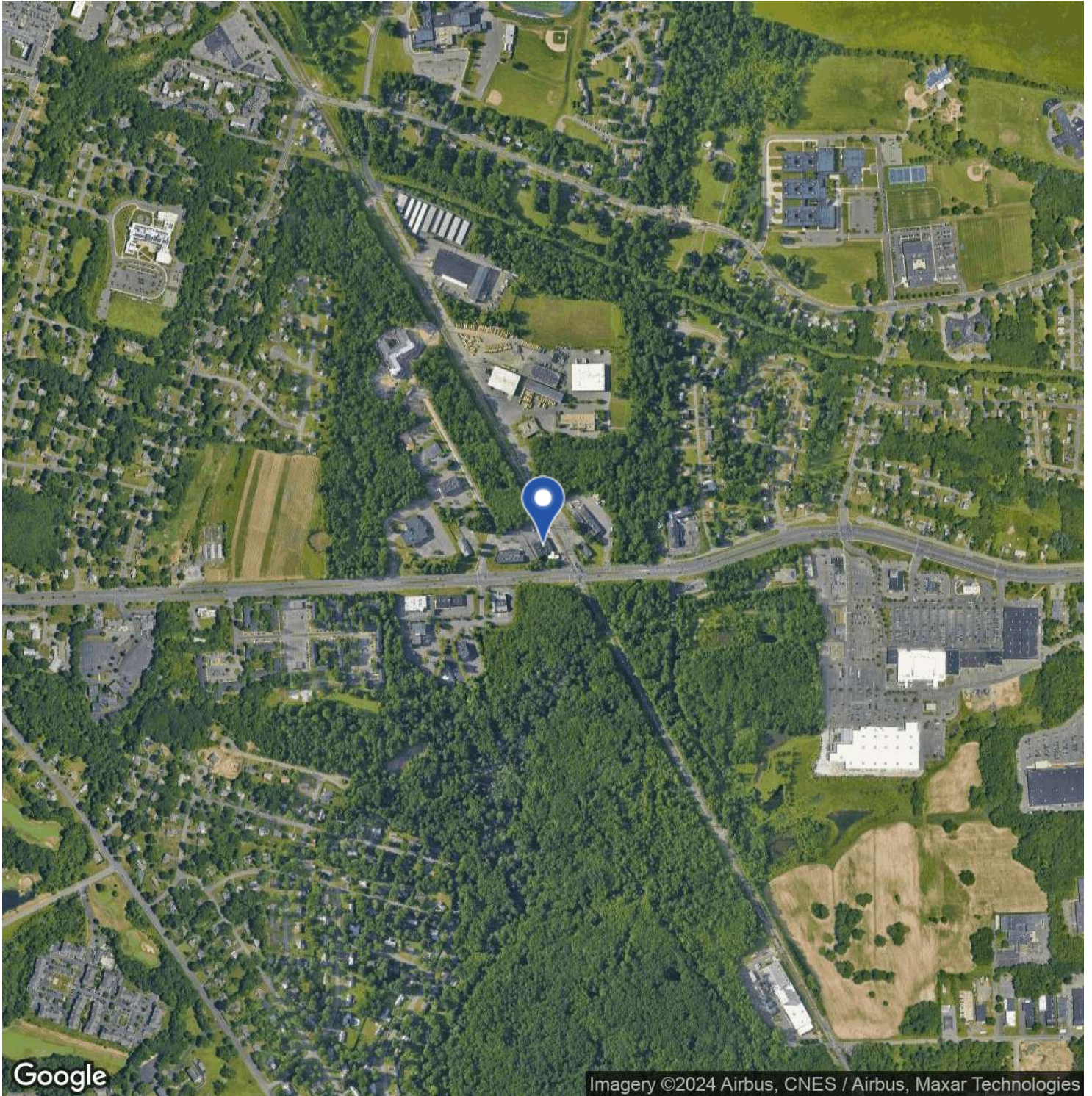
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Google

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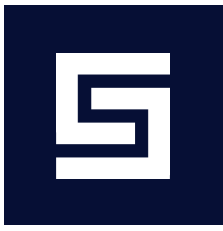
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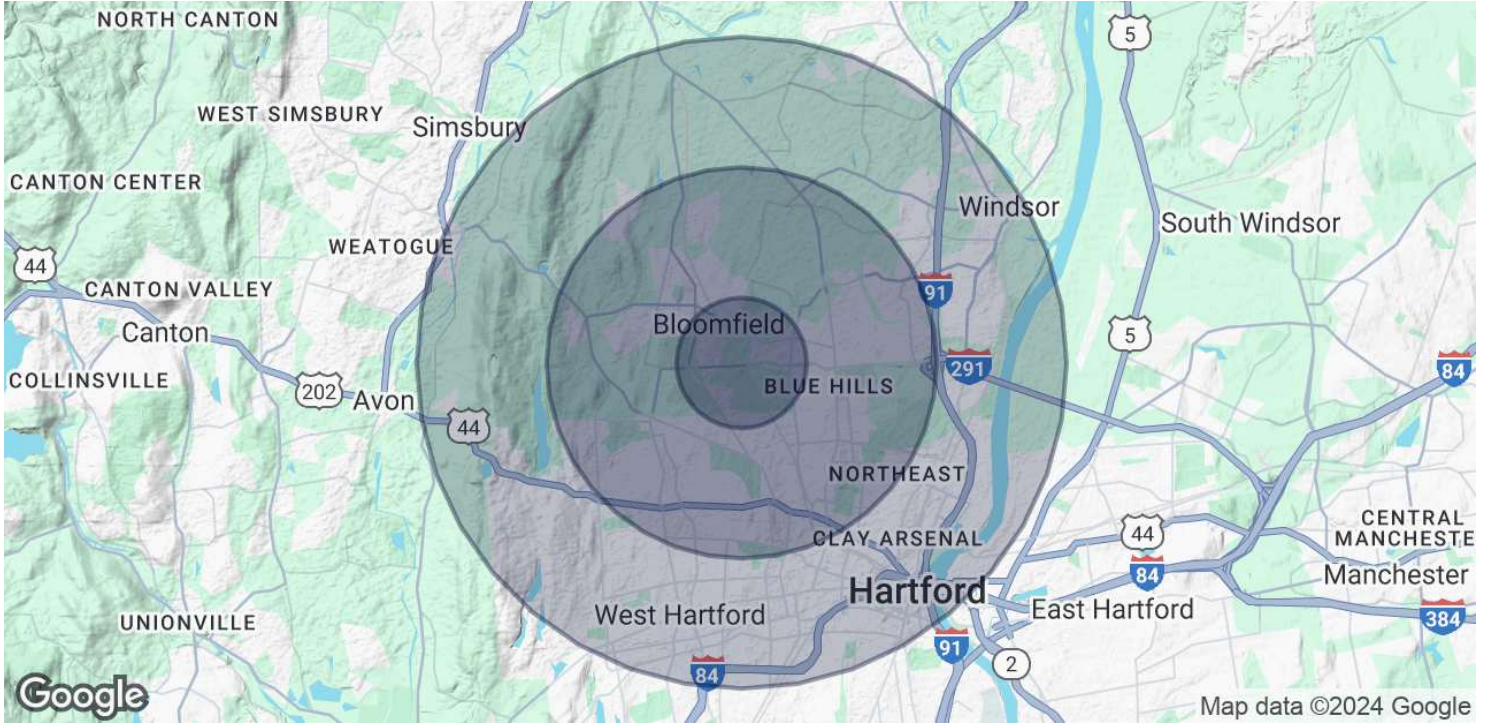
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,514	60,433	198,606
Average age	46.1	40.4	36.9
Average age (Male)	43.6	38.5	35.2
Average age (Female)	47.9	41.4	38.1

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,790	21,177	77,408
# of persons per HH	2.5	2.9	2.6
Average HH income	\$83,040	\$86,733	\$72,934
Average house value	\$393,131	\$296,551	\$325,932

\* Demographic data derived from 2020 ACS - US Census

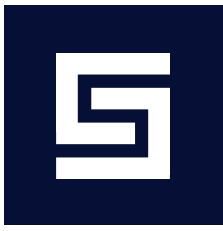
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