

FOR LEASE

14,000 SF INDUSTRIAL SPACE

75 BRAINARD ROAD | HARTFORD, CT 06114



PROPERTY DESCRIPTION

Sentry Commercial is pleased to present 14,000 SF for lease at 75 Brainard Road, Hartford CT. This versatile space located in the Brainard Industrial Park offers one dock door, one drive, 21' clear ceilings and ample parking.

PROPERTY HIGHLIGHTS

- 14,000 SF available for lease
- 4,000 SF of office space
- One dock and one drive
- 21' clear
- Ample parking

OFFERING SUMMARY

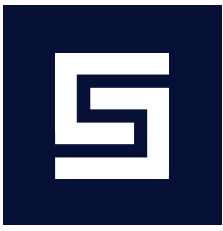
Lease Rate:	\$7.00 NNN
Available SF:	14,000 SF
Lot Size:	11.87 Acres
Building Size:	58,599 SF

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	2,315	112,216	262,730
Total Population	6,011	287,087	668,757
Average HH Income	\$43,732	\$56,637	\$73,374

CHRISTOPHER DUCLOS
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BUILDING SPECIFICATIONS

Building Size	58,599 SF
Available Space	14,000 SF
Warehouse	10,000 SF
Office	4,000 SF
Ceiling Height	21'
Docks	1
Drives	1
Roof	Rubber membrane
Column Spacing	25' x 45'
Year Built	1981

MECHANICAL/UTILITIES

Power	400 amp, (2) 480 volt, 3 phase
Heat	Gas
Air Conditioning	100%
Lighting	T-5
Sprinklers	Wet
Water/Sewer Company	MDC
Electric Company	CL&P

LAND

Lot Size	11.87 Acres
Rail	No
Zoning	C-1

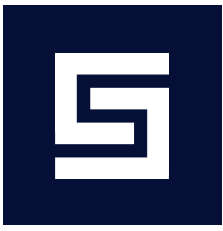
TAXES

Tax PSF	\$4.05
Year Assessed	2024
Mill Rate	68.95

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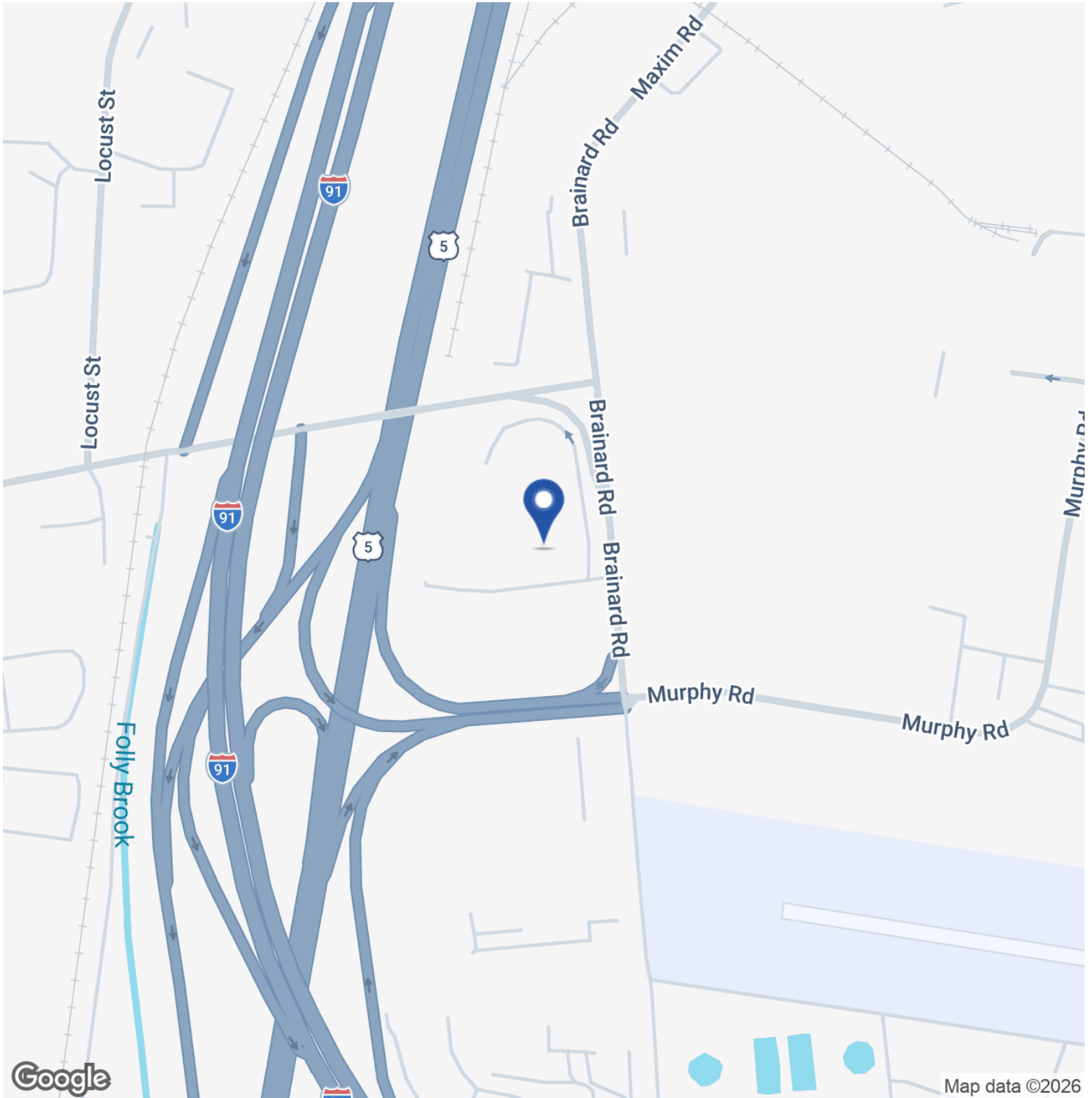




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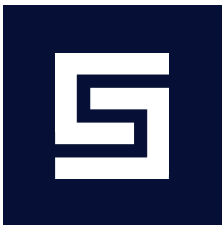
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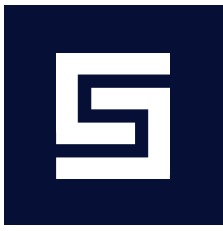
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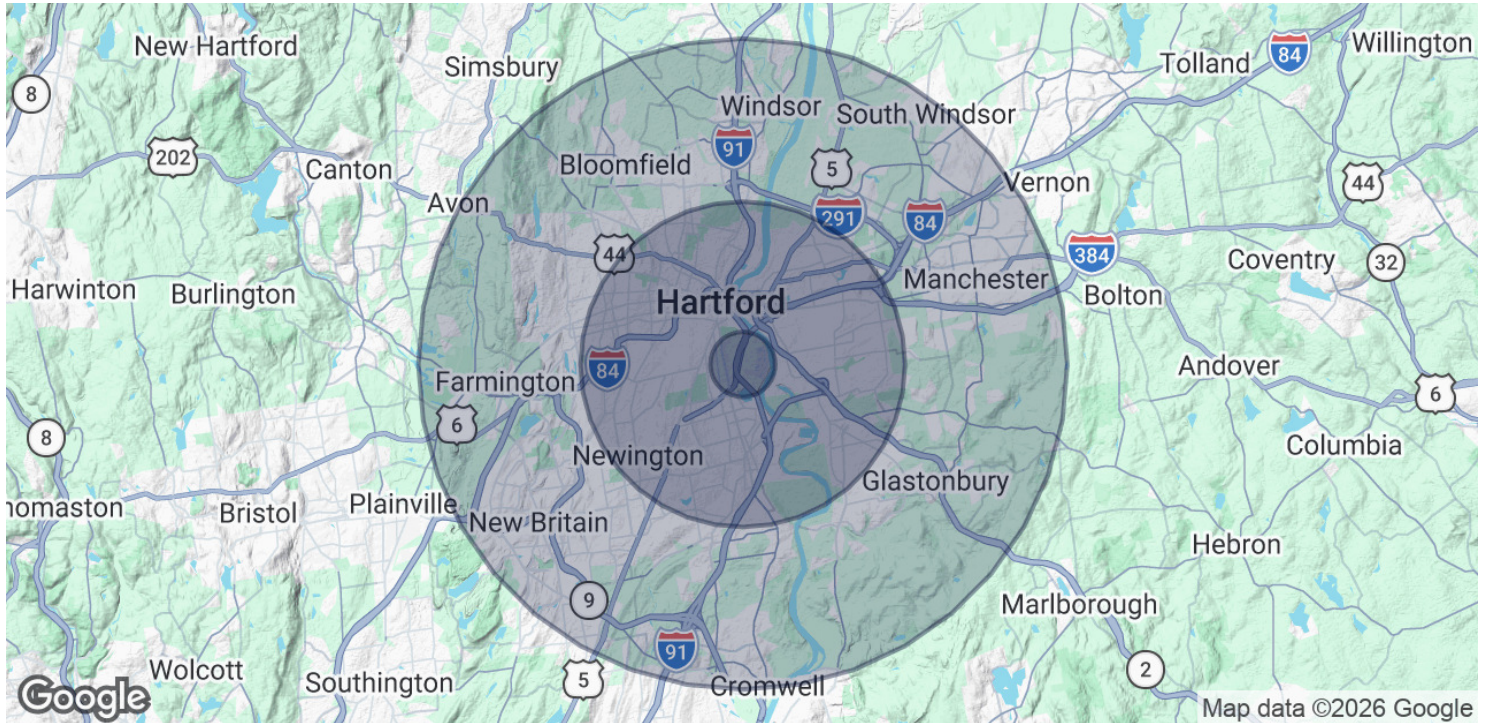




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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	6,011	287,087	668,757
Average age	33.5	35.1	38.0
Average age (Male)	32.1	33.1	36.5
Average age (Female)	35.9	36.5	39.3

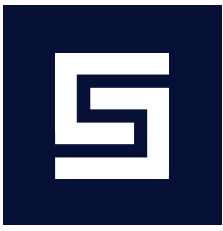
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	2,315	112,216	262,730
# of persons per HH	2.6	2.6	2.5
Average HH income	\$43,732	\$56,637	\$73,374
Average house value	\$256,400	\$253,277	\$290,621

* Demographic data derived from 2020 ACS - US Census

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