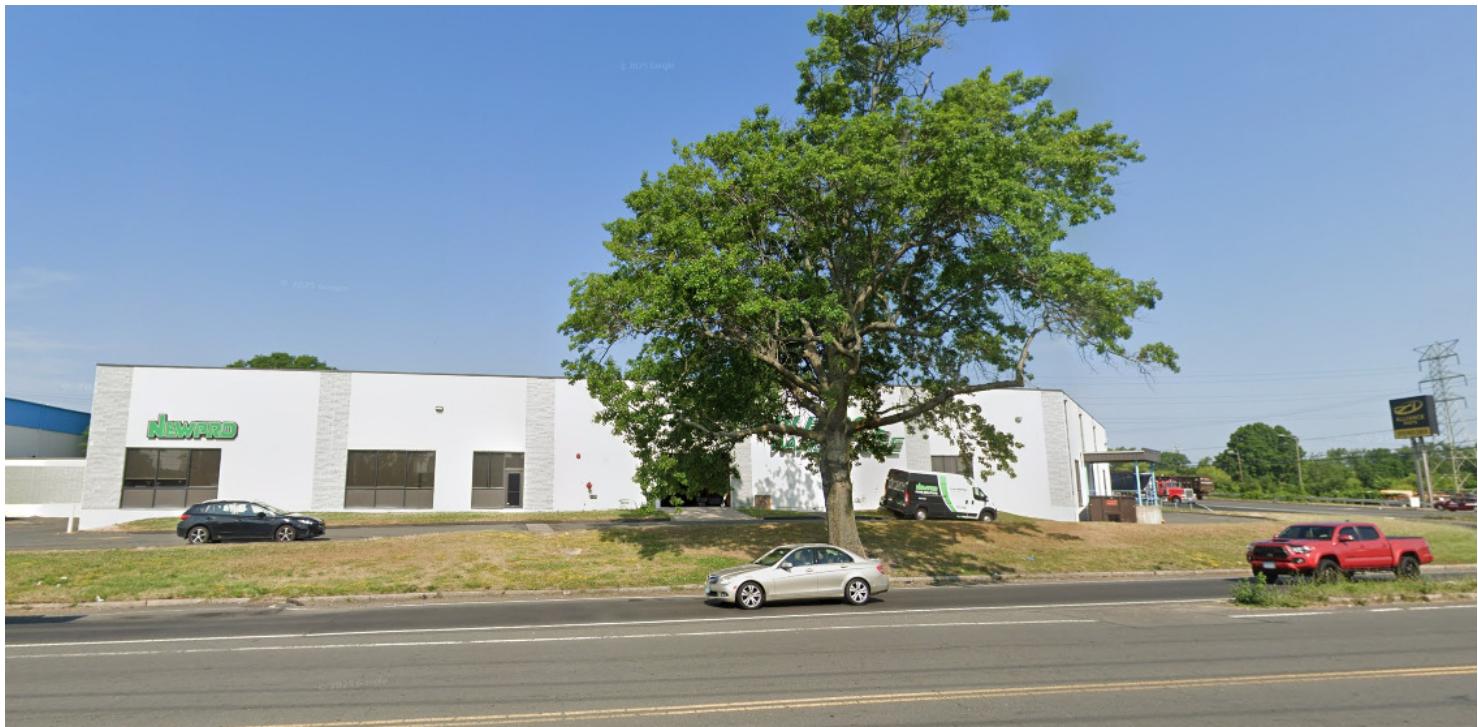




FOR LEASE

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

860.922.6481

chrisduclos@sentrycommercial.com

STEPHANIE ROMANO SHAW, CCIM

860.810.4392

romano@sentrycommercial.com

S SENTRY
COMMERCIAL



FOR LEASE

14,000 SF INDUSTRIAL SPACE

75 BRAINARD ROAD | HARTFORD, CT 06114



\$7.00 NNN

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

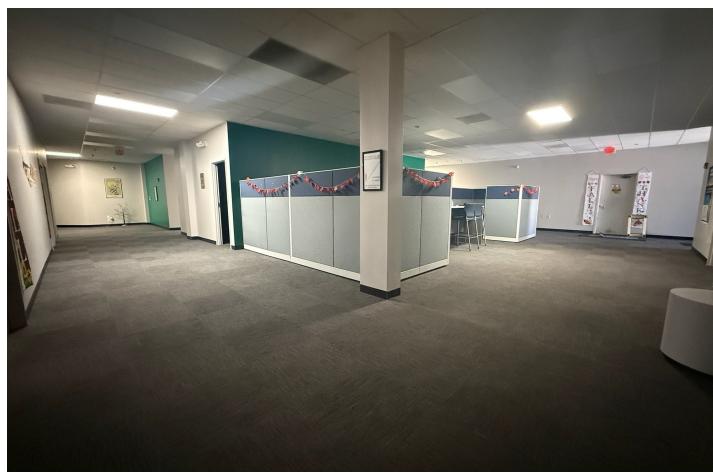
Power	400 amp, (2) 480 volt, 3 phase
Heat	Gas
Air Conditioning	100%
Lighting	T-5
Sprinklers	Wet
Water/Sewer Company	MDC
Electric Company	CL&P

LAND

Lot Size	11.87 Acres
Rail	No
Zoning	C-1

TAXES

Tax PSF	\$4.05
Year Assessed	2024
Mill Rate	68.95



CHRISTOPHER DUCLOS

860.922.6481

chrisduclos@sentrycommercial.com

STEPHANIE ROMANO SHAW, CCIM

860.810.4392

romano@sentrycommercial.com

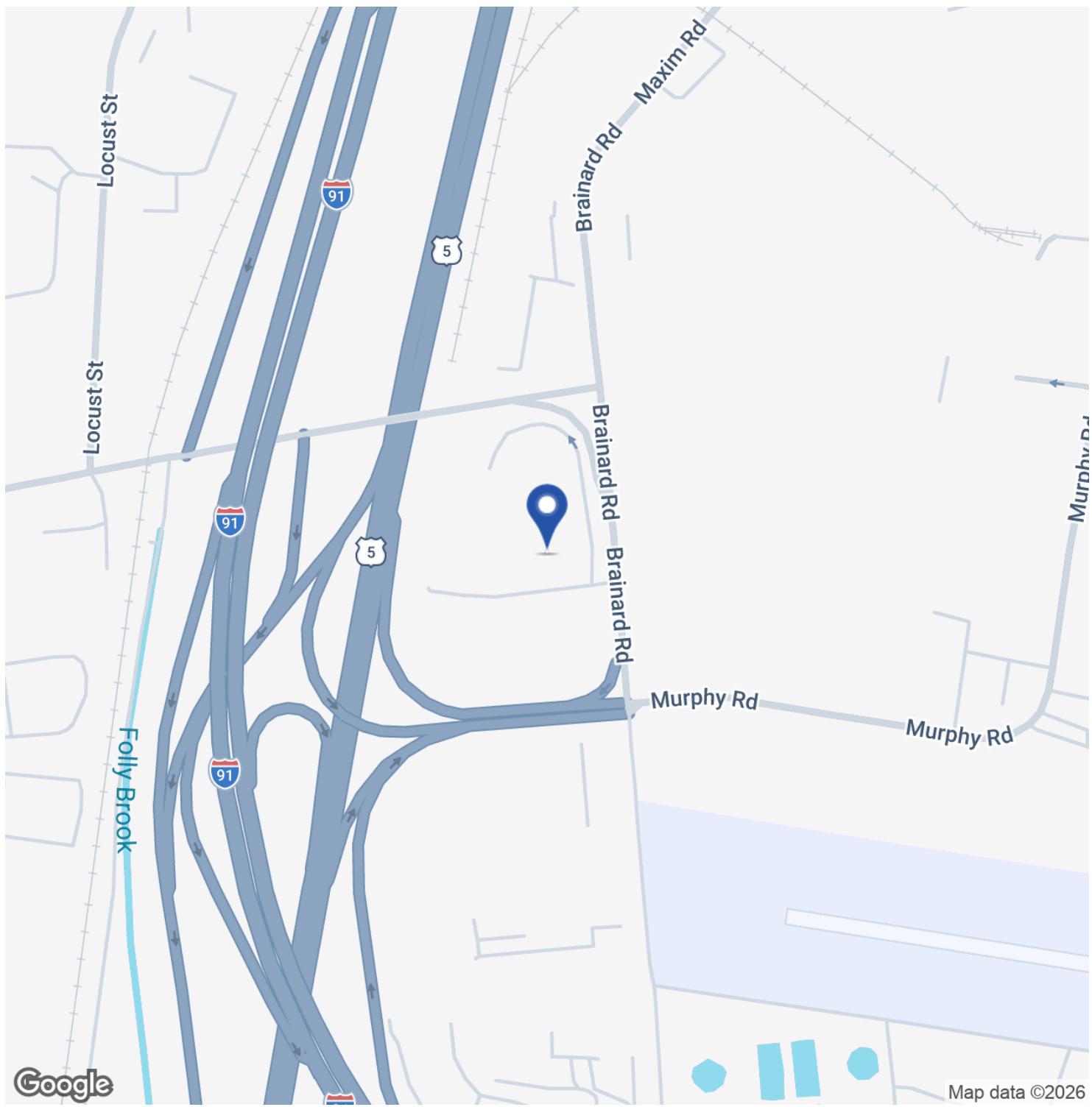




FOR LEASE

14,000 SF INDUSTRIAL SPACE

75 BRAINARD ROAD | HARTFORD, CT 06114



CHRISTOPHER DUCLOS
860.922.6481
chrisduclos@sentrycommercial.com

STEPHANIE ROMANO SHAW, CCIM
860.810.4392
romano@sentrycommercial.com

SENTRY
COMMERCIAL



FOR LEASE

14,000 SF INDUSTRIAL SPACE

75 BRAINARD ROAD | HARTFORD, CT 06114



CHRISTOPHER DUCLOS
860.922.6481
chrisduclos@sentrycommercial.com

STEPHANIE ROMANO SHAW, CCIM
860.810.4392
romano@sentrycommercial.com

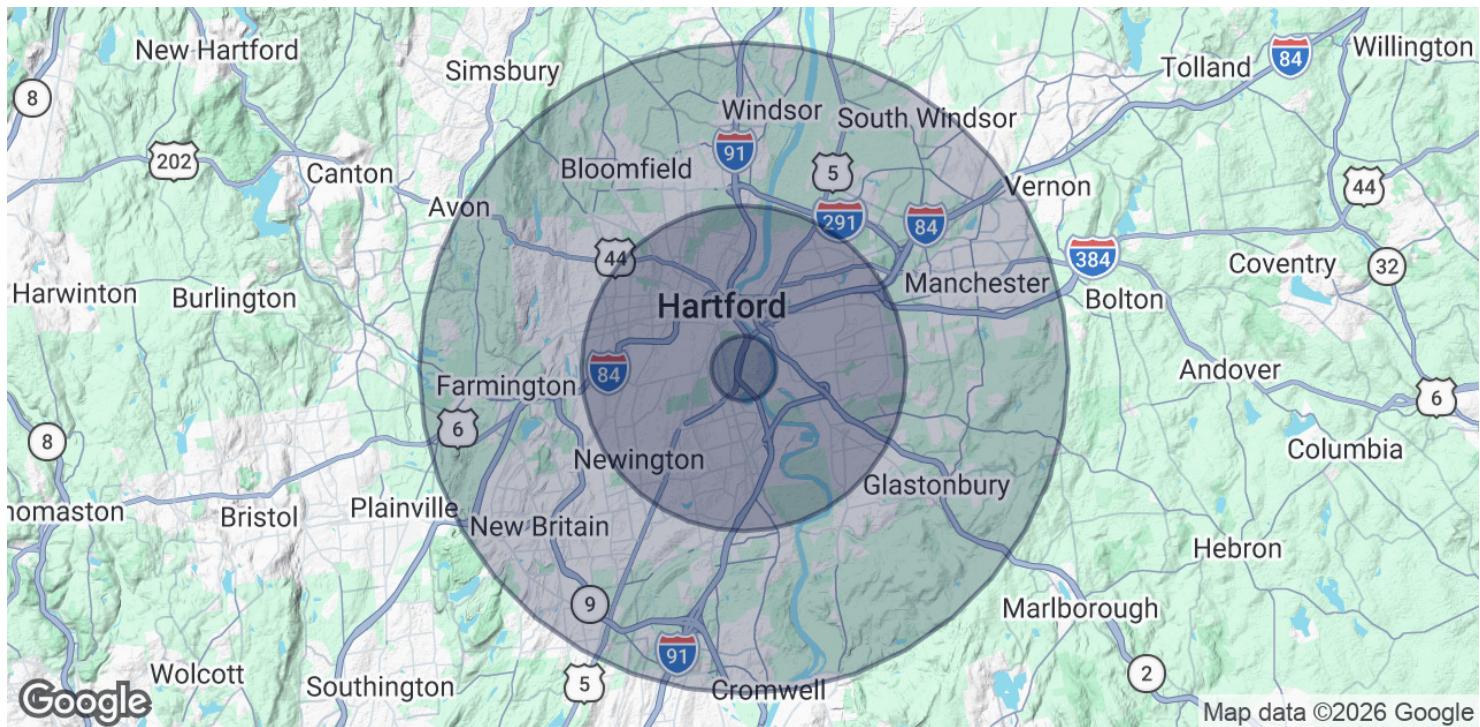
SENTRY
COMMERCIAL



FOR LEASE

14,000 SF INDUSTRIAL SPACE

75 BRAINARD ROAD | HARTFORD, CT 06114



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

CHRISTOPHER DUCLOS

860.922.6481

chrisduclos@sentrycommercial.com

STEPHANIE ROMANO SHAW, CCIM

860.810.4392

romano@sentrycommercial.com

S SENTRY
COMMERCIAL



FOR LEASE

14,000 SF INDUSTRIAL SPACE

75 BRAINARD ROAD | HARTFORD, CT 06114



CHRISTOPHER DUCLOS

Industrial Specialist

860.922.6481

chrisduclos@sentrycommercial.com



STEPHANIE ROMANO SHAW, CCIM

Industrial Specialist

860.810.4392

romano@sentrycommercial.com

CHRISTOPHER DUCLOS

860.922.6481

chrisduclos@sentrycommercial.com

STEPHANIE ROMANO SHAW, CCIM

860.810.4392

romano@sentrycommercial.com

SENTRY
COMMERCIAL