



INDUSTRIAL PROPERTY FOR SALE OR LEASE

**4,444 SF INDUSTRIAL BUILDING**

**10 SOUTHWOOD DRIVE | BLOOMFIELD, CT 06002**

**DAVID MURDOCK**

860.983.0029

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### PROPERTY DESCRIPTION

Sentry Commercial is pleased to offer 10 Southwood Drive, Bloomfield CT for sale or lease. This 4,444 square foot industrial building features 3 drive in doors, 19' clear height, and a large fenced in yard.

### OFFERING SUMMARY

Sale Price:	\$795,000
Lease Rate:	\$9.25 NNN
Building Size:	4,444 SF
Lot Size:	1.01 Acres

### PROPERTY HIGHLIGHTS

- Large fenced in yard
- Three 15' x 16' drive in doors
- 19' clear
- Clear span

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**\$795,000/\$9.25 NNN**

### BUILDING SPECIFICATIONS

Building Size	4,444 SF
Office Space	752 SF
Mezzanine	400 SF
Warehouse	3,692 SF
Ceiling Height	19'
Docks	0
Drives	3 @ 15' x 16'
Column Spacing	Clear span
Year Built	1968

### MECHANICAL/UTILITIES

Power	200 amp
Heat	Gas
Air Conditioning	Office
Lighting	LED
Water/Sewer Company	City
Electric Company	Eversource

### LAND

Lot Size	1.01 Acres
Zoning	I-2

### TAXES

Assessed Value	\$304,950.00
Taxes PSF	\$2.79
Mill Rate - 40.59	37.49 Town of Bloomfield 3.10 Blue Hills Fire District
Year Assessed	2023



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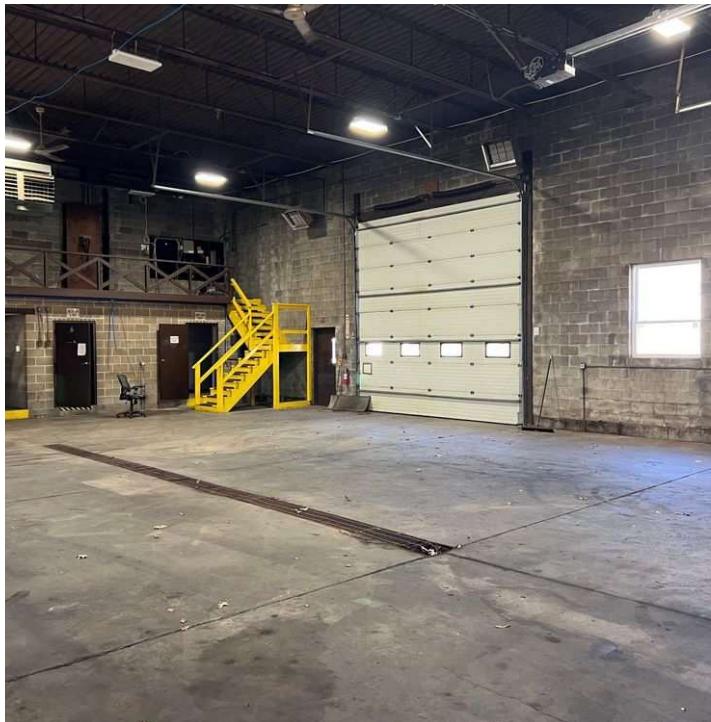
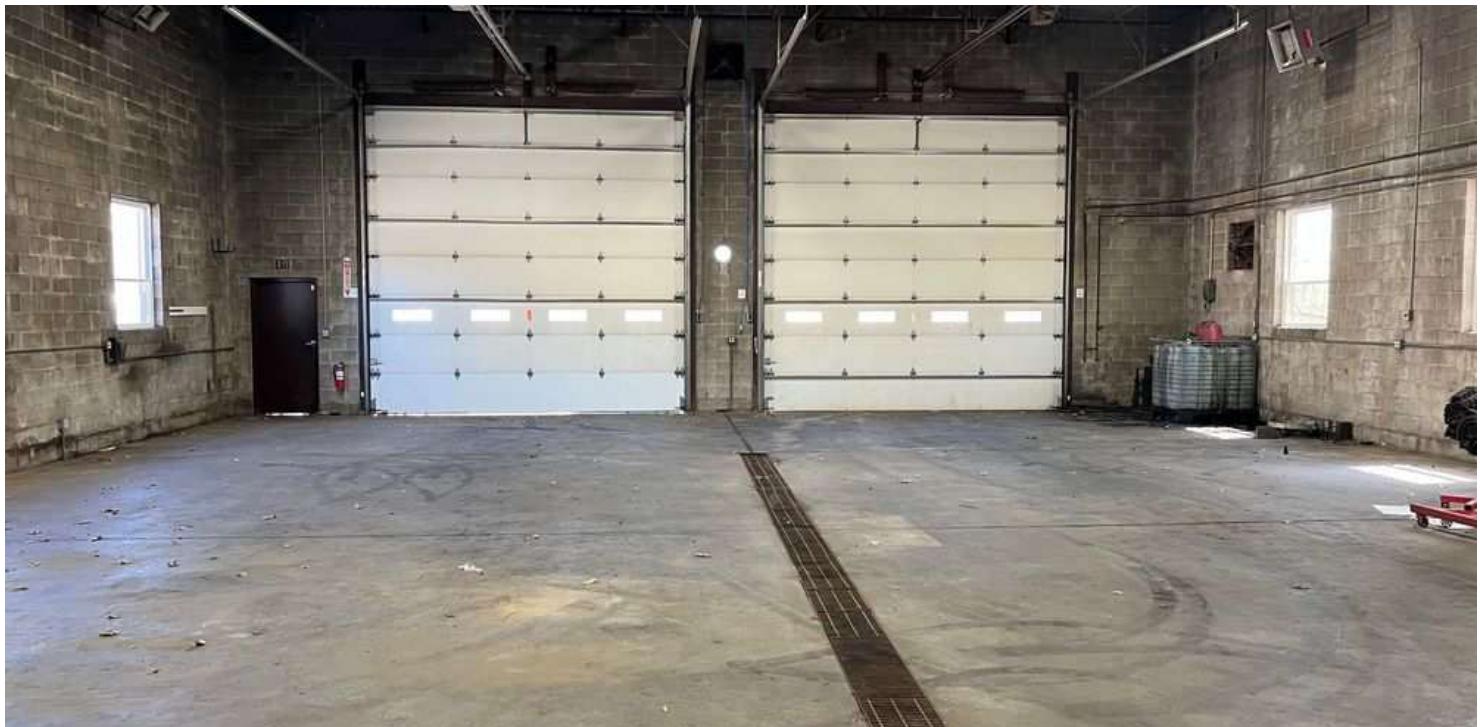
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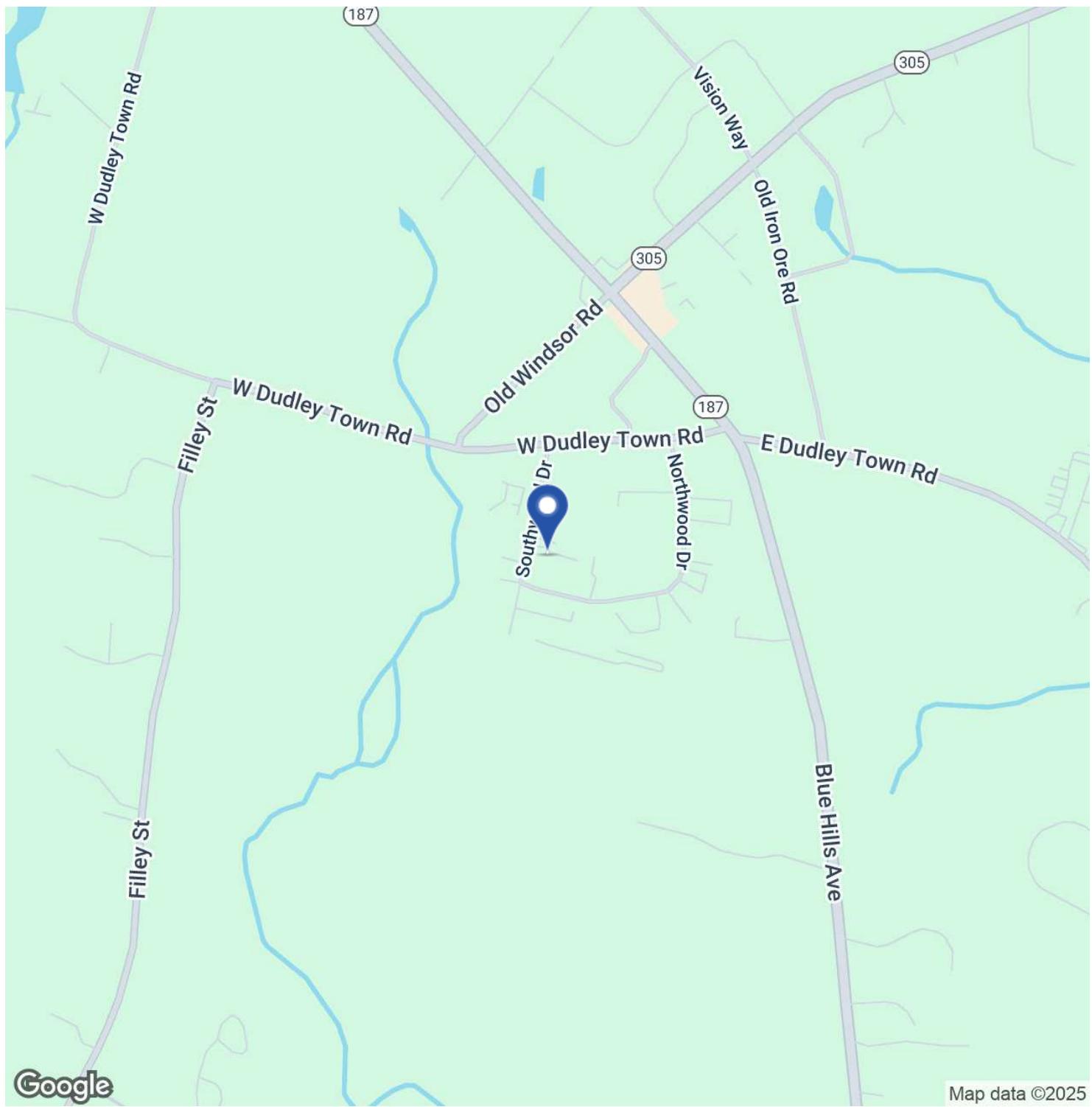
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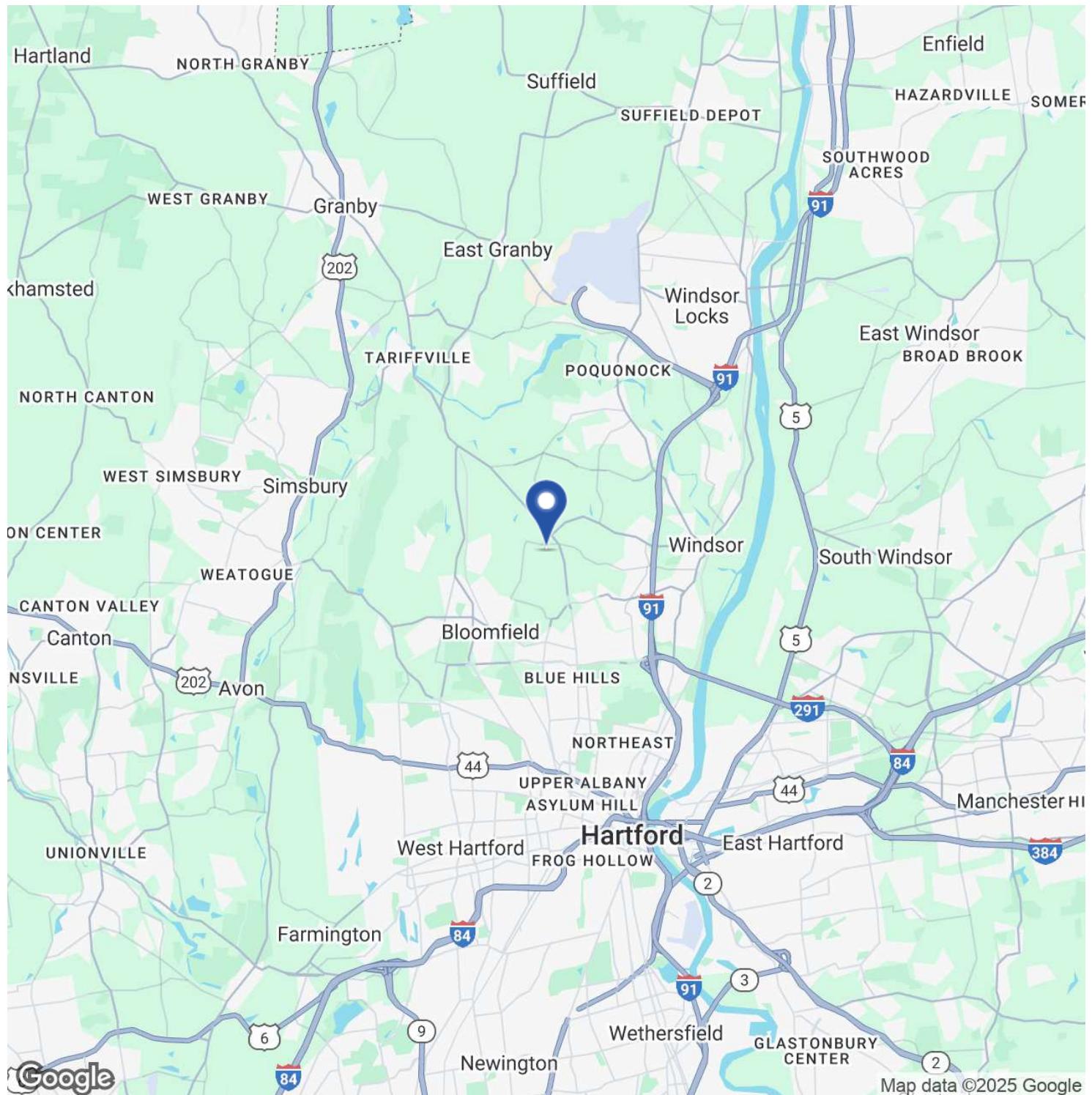
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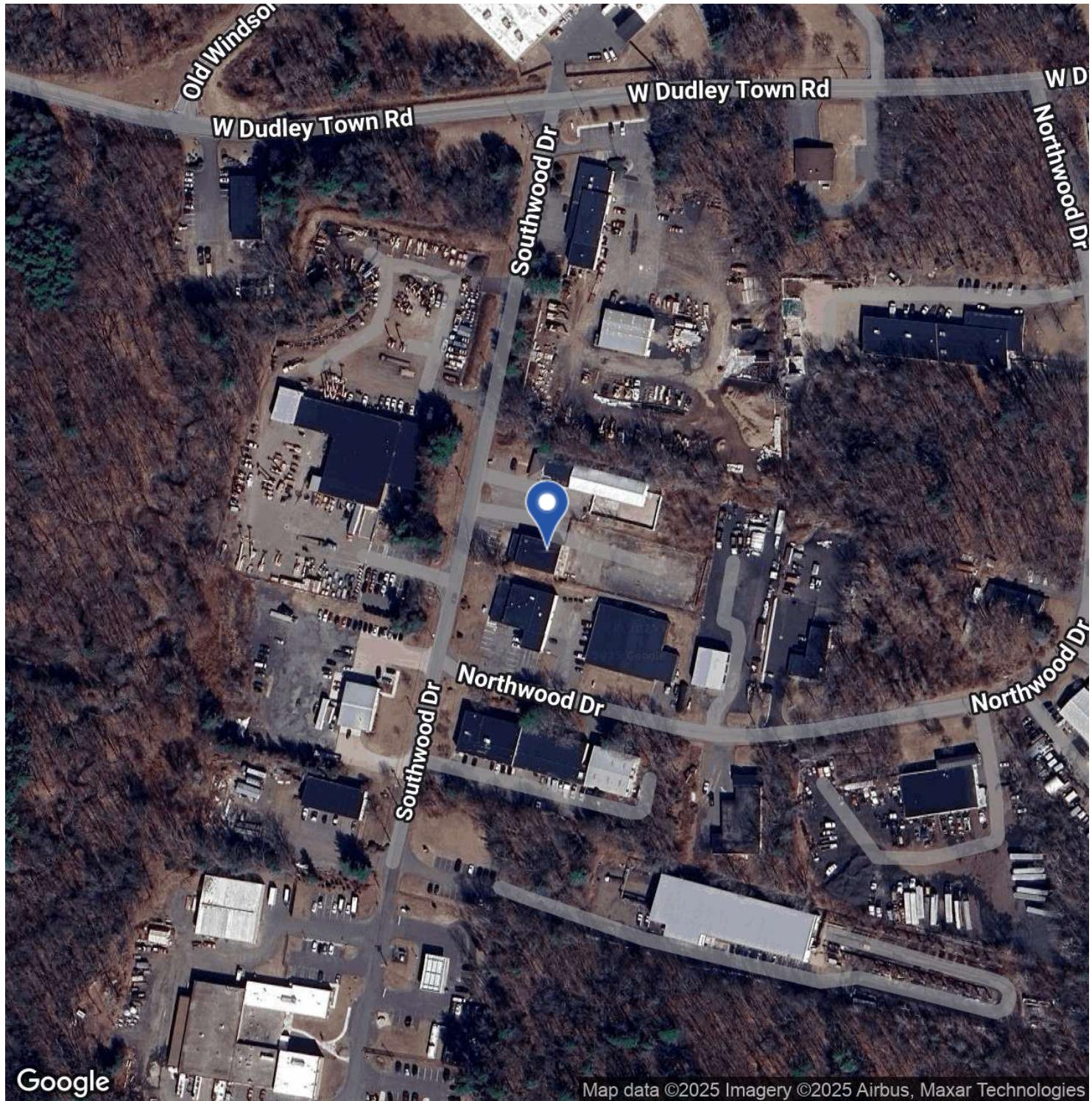
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### DAVID MURDOCK

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