



INDUSTRIAL PROPERTY FOR SALE OR LEASE

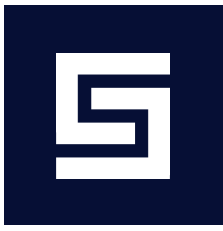
4,444 SF INDUSTRIAL BUILDING

10 SOUTHWOOD DRIVE | BLOOMFIELD, CT 06002

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SENTRY COMMERCIAL BROKER ADVISORY LLC | 860.983.0029 | WWW.SENTRYCOMMERCIAL.COM



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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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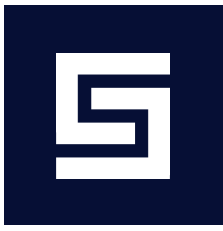


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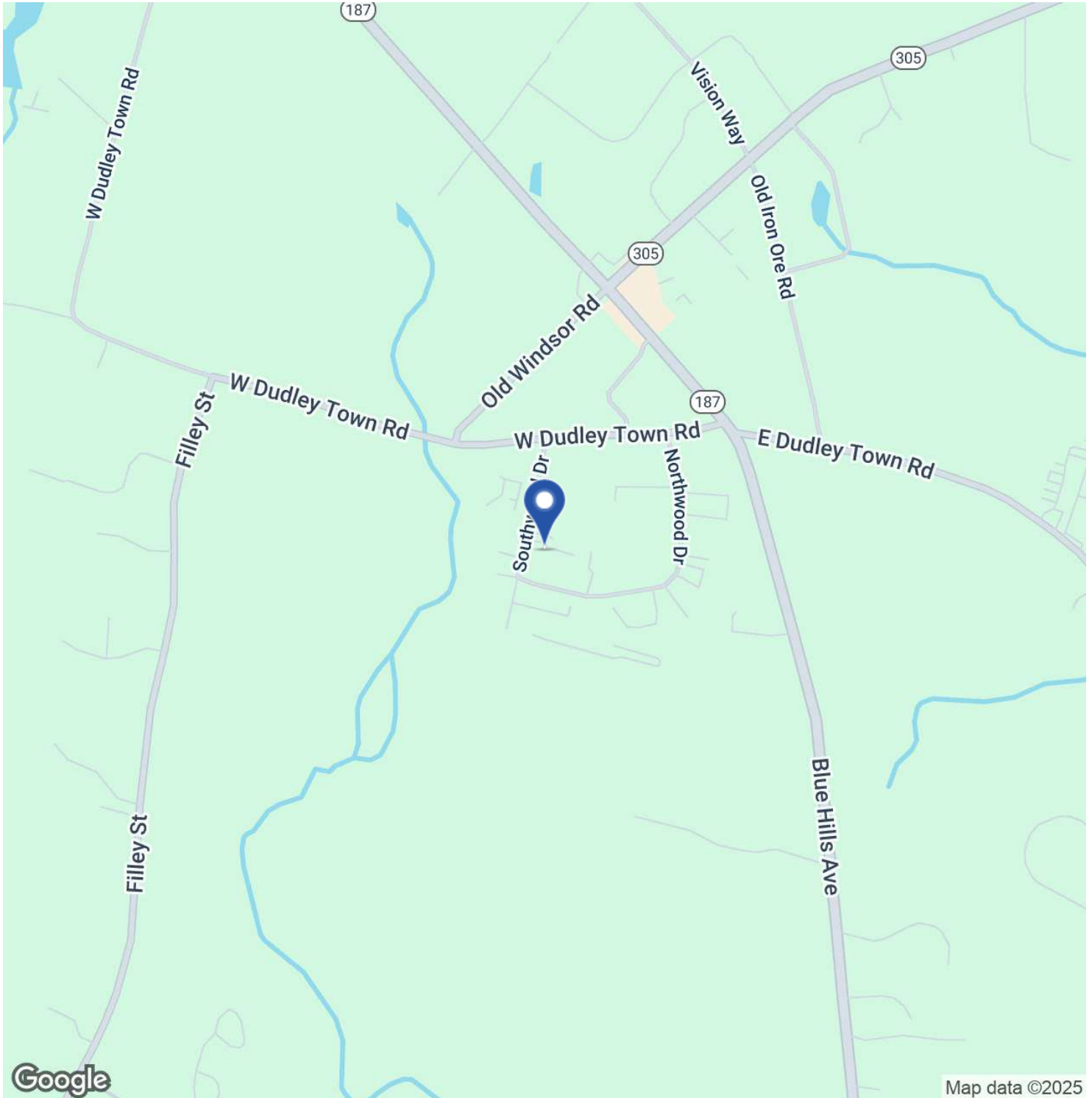
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This map shows the Hartford, Connecticut region. A blue location pin is placed in the area between Simsbury and Bloomfield, near the Blue Hills. The map includes labels for various towns and cities, as well as major highways and roads. The Google logo is visible in the bottom left corner, and the text 'Map data ©2025 Google' is in the bottom right corner.



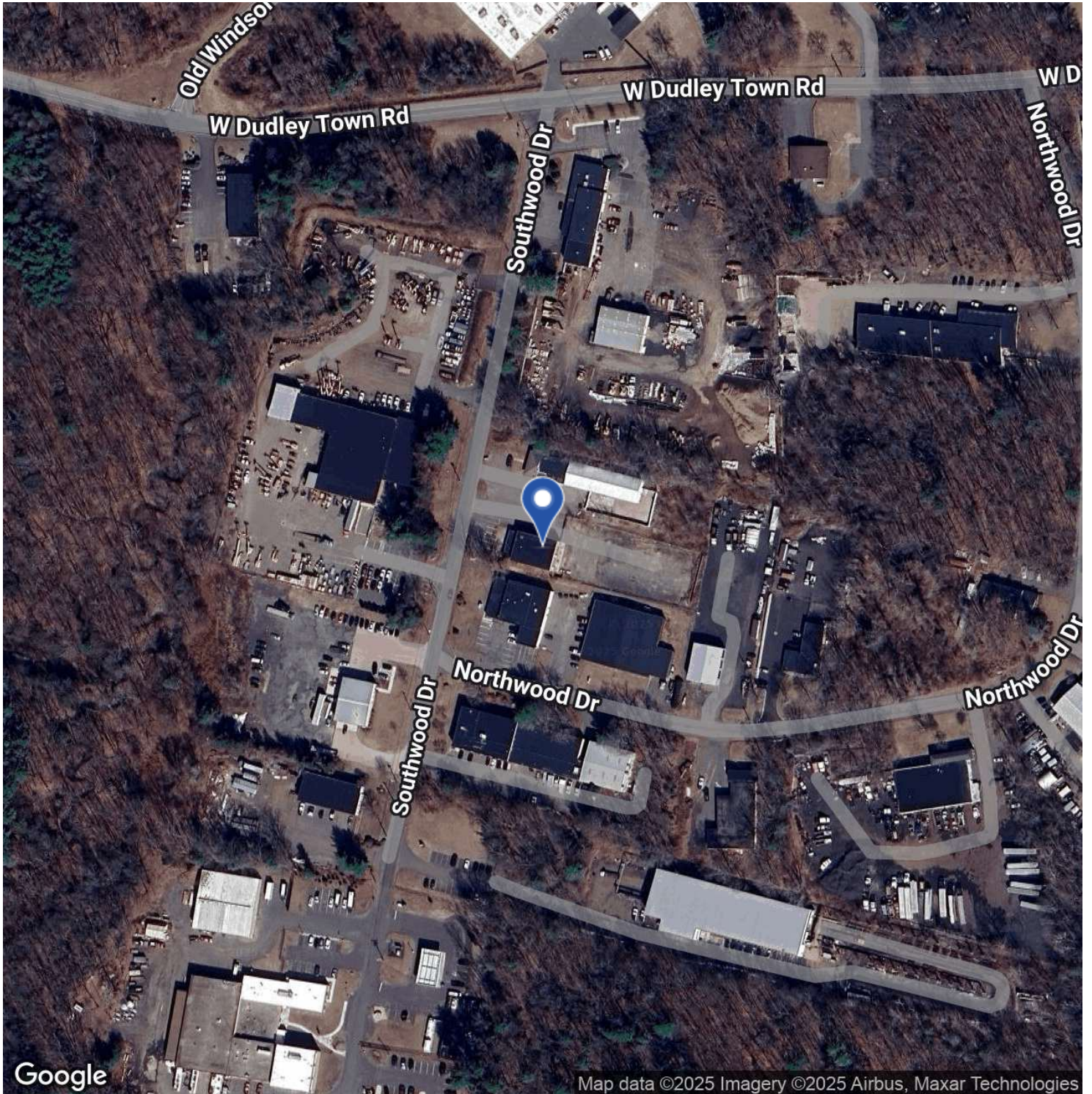
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