



13,454 SF INDUSTRIAL FOR SALE

30 MEADOW ROAD
SPENCER | MA

PROPERTY OVERVIEW

30 MEADOW ROAD SPENCER | CT



SALE PRICE: \$1,150,000

Ind/ warehouse/ commercial contractor building

Close access to Route 9

Building Area: 13,454 SF

Lot Size: 4.58 Acres

Zoning: SR

Large cleared yard area

Public utilities Water & Sewer

Clear span space

At grade overheads (5) Five

Dock High Doors: (1) One

Ceiling Height: 10'-18'

Heat: Oil

PHOTOS



LOCATION MAP

30 MEADOW ROAD SPENCER | CT

30 Meadow Rd

DISTANCE

- Route 9: ~0.4 mi
- Route 31: ~1 mi
- Route 49: ~1.5 mi
- Route 20 : ~9 mi
- I-290 : ~13 mi
- I-90: ~13 mi

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DEMOGRAPHICS

30 MEADOW ROAD SPENCER | CT

Population

Total Population

3 Miles

10,083

5 Miles

24,744

10 Miles

158,913

Average Age

50.6

47.5

41.7

Average Age (Male)

50.1

47.0

40.5

Average Age (Female)

52.6

49.1

43.2

Households & Income

Total Households

3 Miles

4,496

5 Miles

10,100

10 Miles

60,534

of Persons per HH

2.2

2.4

2.6

Average HH Income

\$89,477

\$104,973

\$113,374

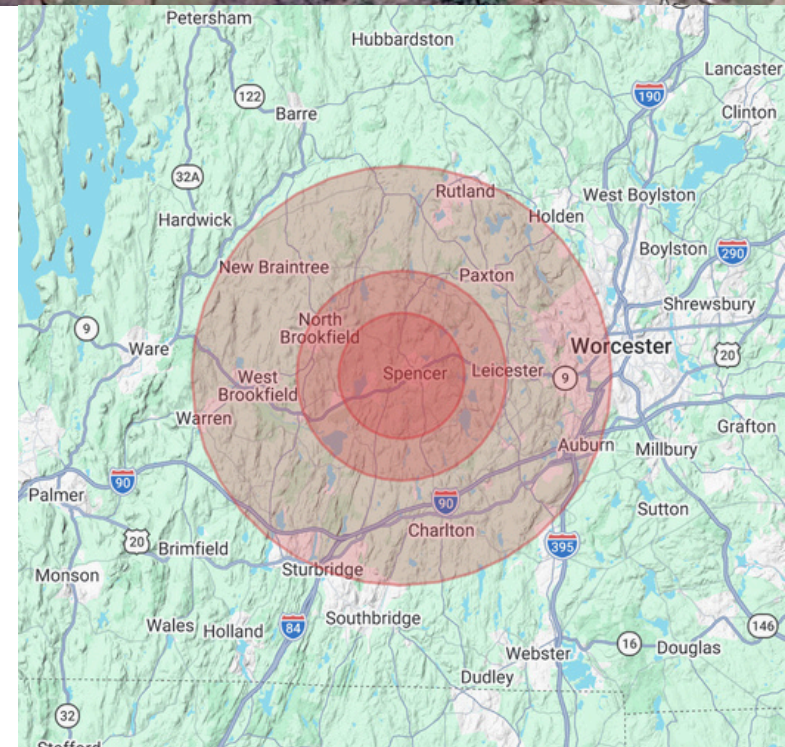
Average House Value

\$371,584

\$392,916

\$382,743

2023 American Community Survey (ACS)



MARKETED EXCLUSIVELY BY:

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BROKERAGE | PROPERTY MANAGEMENT | CONSTRUCTION

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