



# FOR LEASE

## 18,259 SF INDUSTRIAL SPACE

30 SOUTH SATELLITE ROAD | SOUTH WINDSOR, CT 06074



### PROPERTY DESCRIPTION

Sentry Commercial is pleased to offer 18,259 square feet for lease at 30 South Satellite Road, South Windsor CT. This space offers four dock doors, heavy power, 2,883 square feet of office and is 100% air conditioned.

### PROPERTY HIGHLIGHTS

- 21' clear height
- Four dock doors
- 100% air conditioned
- 400 amp, 480 volt, 3 phase power

### OFFERING SUMMARY

Lease Rate:	\$7.50 NNN
Available SF:	18,259 SF
Lot Size:	6.85 Acres
Building Size:	61,206 SF

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	460	41,063	219,895
Total Population	1,135	106,162	557,637
Average HH Income	\$87,121	\$73,223	\$70,598

DAVID MURDOCK

860.983.0029

[murdock@sentrycommercial.com](mailto:murdock@sentrycommercial.com)

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**\$7.50 NNN**

### BUILDING SPECIFICATIONS

Building Size	61,206 SF
Available Space	18,259 SF
Warehouse	15,376 SF
Office	2,883 SF
Ceiling Height	21'
Docks	3 @ 8' x 10' 1 @ 12' x 13'
Roof	Rubber
Column Spacing	26' x 34'
Year Built	1987

### MECHANICAL/UTILITIES

Power	400 amp, 480 volt, 3 phase
Heat	Gas
Air Conditioning	100%
Water/Sewer Company	City
Electric Company	Eversource

### LAND

Lot Size	6.85 Acres
Rail	No
Zoning	Industrial

### TAXES

Tax PSF	\$1.14
Year Assessed	2023
Mill Rate	34.46

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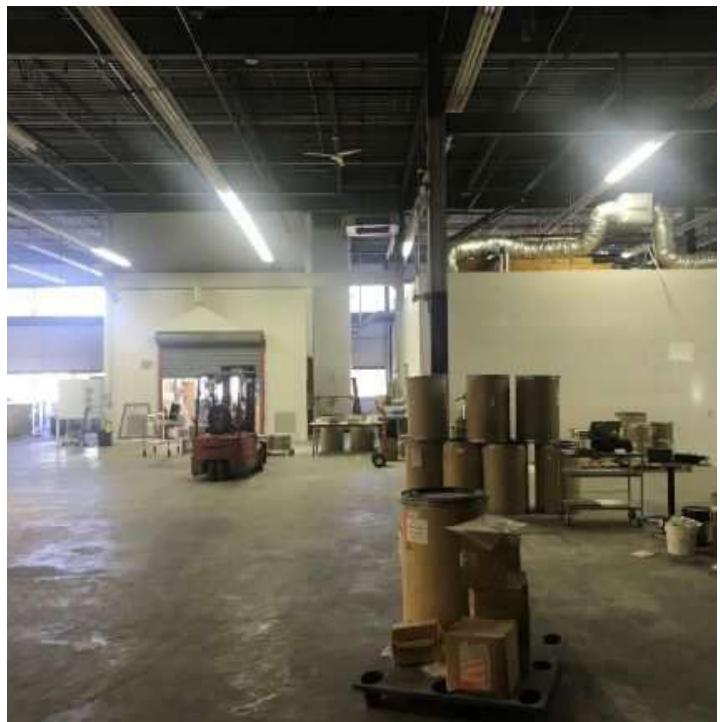




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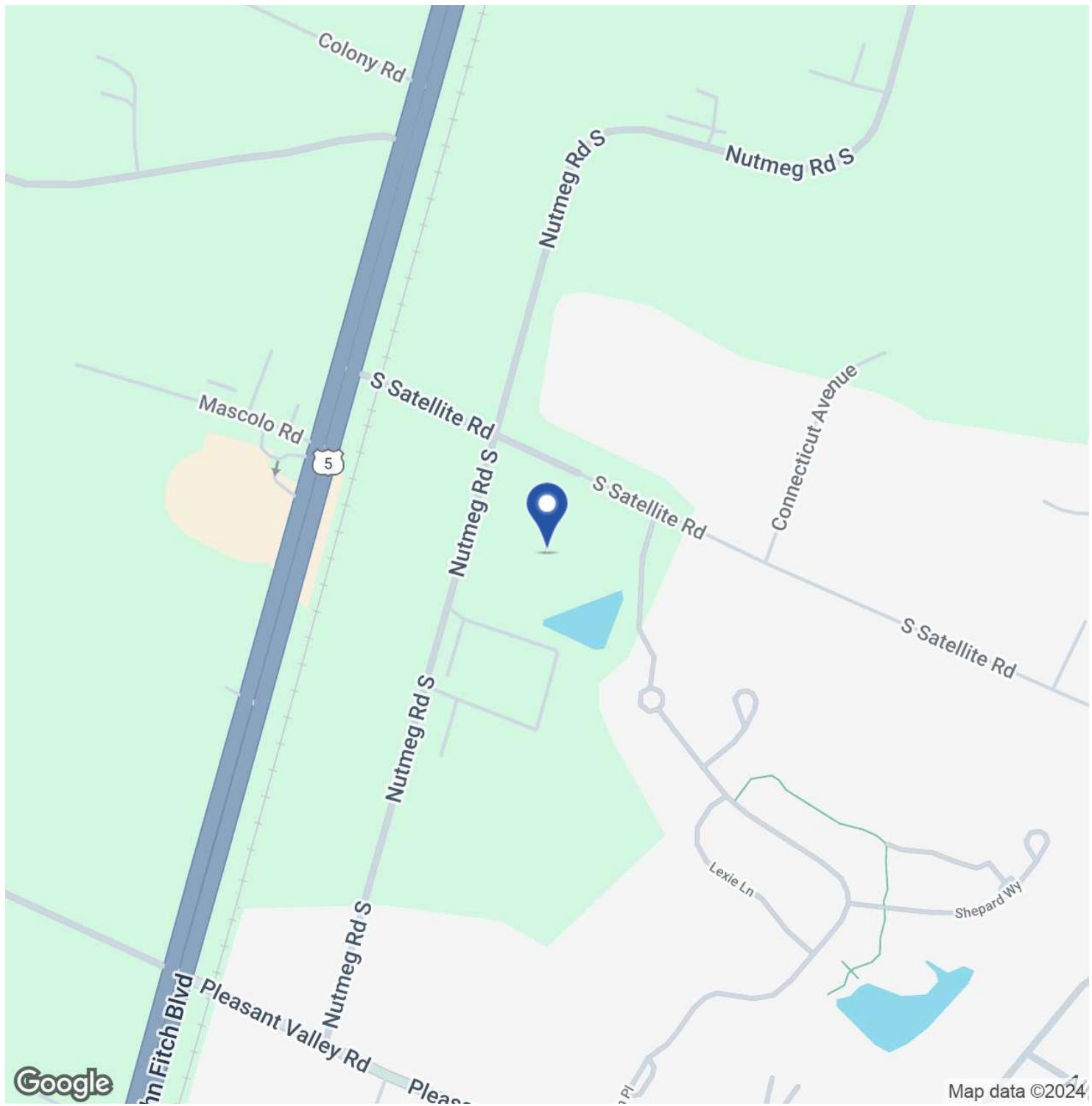
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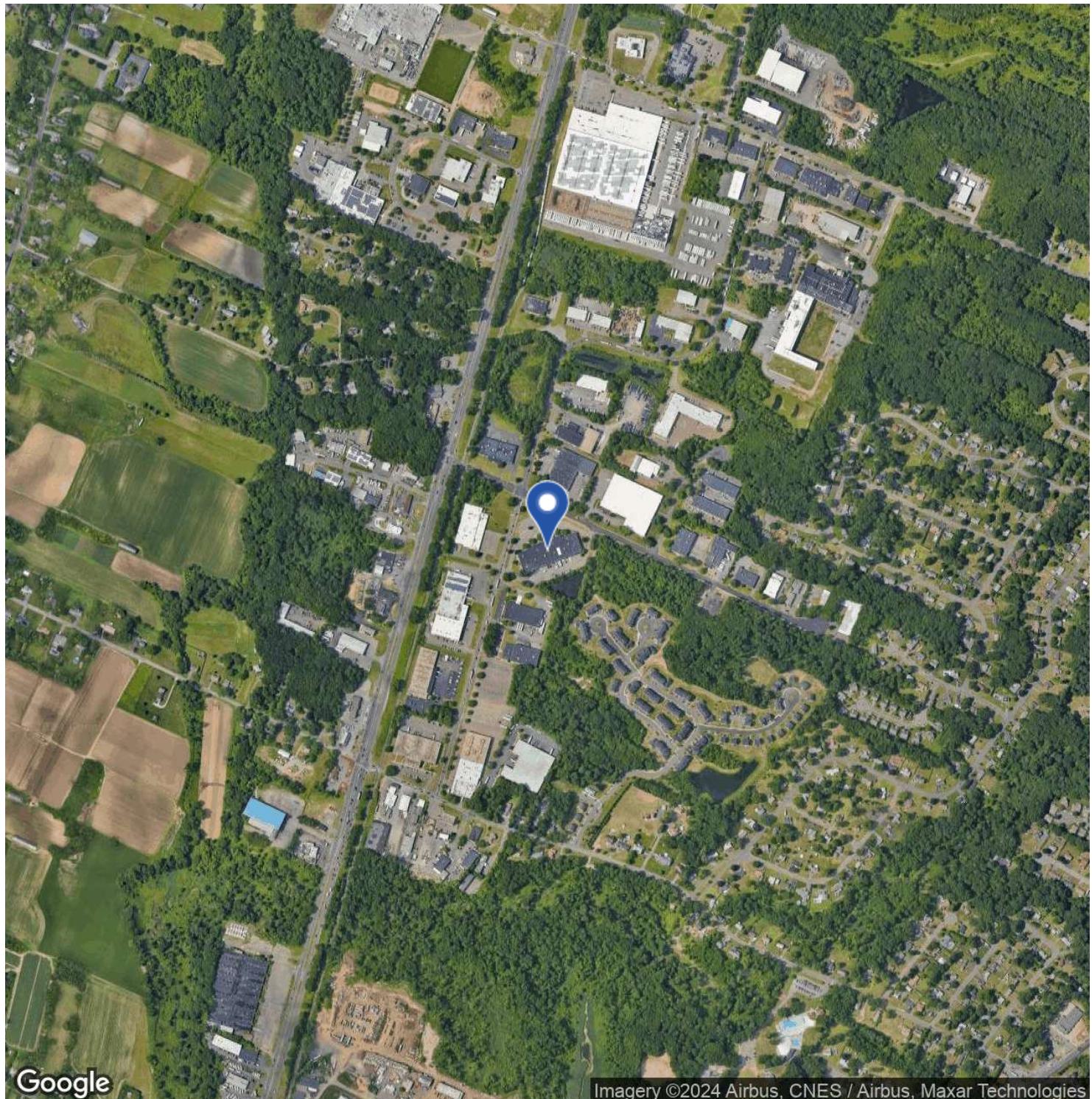
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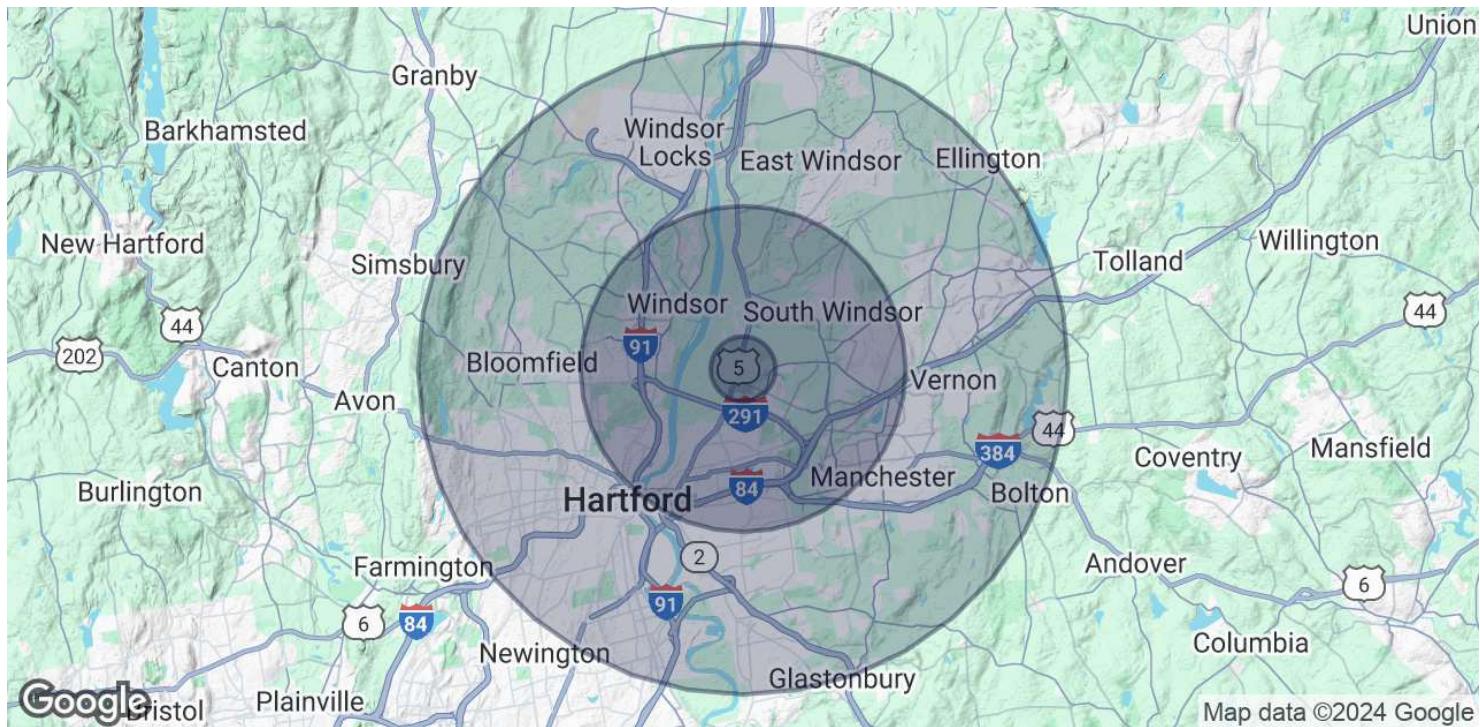
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	1,135	106,162	557,637
Average age	44.2	37.9	37.7
Average age (Male)	42.8	36.2	36.2
Average age (Female)	46.6	39.3	38.9

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	460	41,063	219,895
# of persons per HH	2.5	2.6	2.5
Average HH income	\$87,121	\$73,223	\$70,598
Average house value	\$288,032	\$228,550	\$257,195

\* Demographic data derived from 2020 ACS - US Census

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### DAVID MURDOCK

Director, Industrial Brokerage

C: 860.983.0029

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