

**FOR LEASE // 263 PARK AVENUE, EAST HARTFORD CT**



**PROPERTY DESCRIPTION**

20,000 - 30,000 square foot industrial building located on Park Ave in East Hartford with convenient access to major highways. The property features 18–22 ft ceiling heights, 600 amp 3-phase power, and propane heat, making it ideal for a variety of industrial, warehouse, or distribution uses.

The building includes a loading dock platform with two 10' dock doors and one ramp to the platform for flexible loading access. Additional features include motion sensor lighting and a small office area with bathroom and break space.

Situated on a strong industrial corridor, this property offers excellent functionality and accessibility for industrial operations.

**OFFERING SUMMARY**

Lease Rate:	\$6.00 SF/yr (NNN)
Available SF:	+/- 20,000 - 30,000 SF
Nets:	+/- \$3.00

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	5,069	25,990	94,633
Total Population	12,652	63,848	229,868
Average HH Income	\$65,940	\$77,580	\$83,731



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**PROPERTY HIGHLIGHTS**

- 20,000 - 30,000 SF industrial building
- City Water, Sewer and Gas
- 18'–22' ceiling height
- Fully Sprinklered
- 600 amp, 3-phase power
- Loading dock platform with 2 (10') dock doors
- 1 ramp to loading platform
- Propane heat
- Motion sensor lighting
- Office / bathroom / break area
- Located on a well-established industrial road with easy highway access



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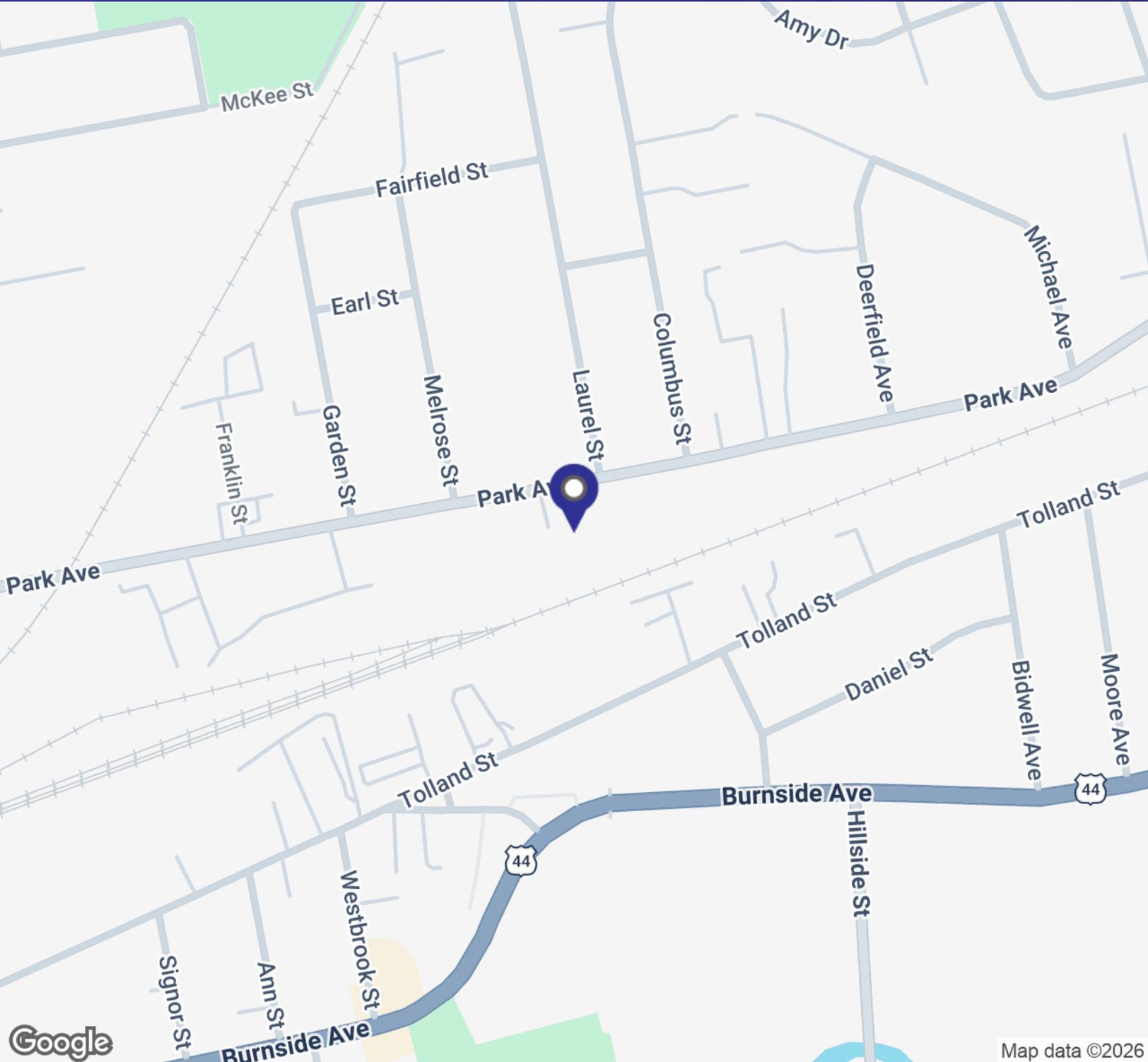


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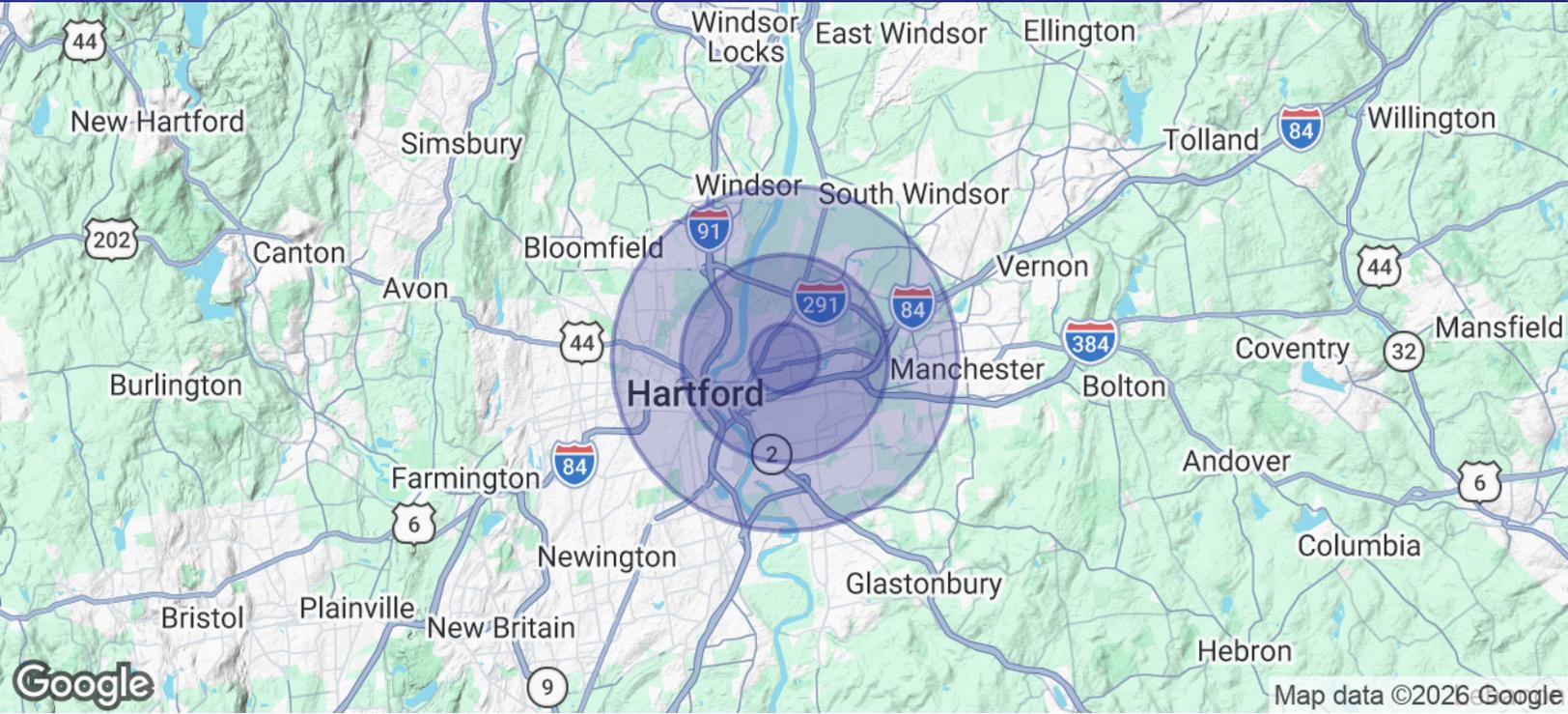
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	12,652	63,848	229,868
Average Age	33.5	36.0	37.4
Average Age (Male)	32.8	34.2	35.4
Average Age (Female)	34.6	37.2	38.7

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,069	25,990	94,633
# of Persons per HH	2.5	2.5	2.4
Average HH Income	\$65,940	\$77,580	\$83,731
Average House Value	\$199,918	\$230,565	\$250,939

2023 American Community Survey (ACS)



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