



# FOR LEASE

## AIRPORT BUSINESS CENTER

29 KRIPES ROAD | EAST GRANBY, CT 06026



### PROPERTY DESCRIPTION

Sentry Commercial is pleased to present 6,106 square feet for lease at 29 Kripes Road, East Granby CT. This high image industrial/flex space offers two drives, one dock and 2,400 square feet of office space, making it suitable for a variety of different uses including light manufacturing and service industries.

### PROPERTY HIGHLIGHTS

- 6,106 SF industrial/flex space
- Two drives and one dock
- 100% air conditioned
- 16' clear
- Close proximity to Bradley International Airport
- Nice image facility located directly off Route 20

### OFFERING SUMMARY

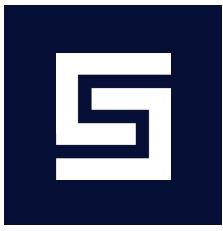
Lease Rate:	\$7.00 NNN
Available SF:	6,106 SF
Lot Size:	8.42 Acres
Building Size:	48,480 SF

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	354	14,407	83,582
Total Population	904	36,074	218,525
Average HH Income	\$102,299	\$98,460	\$91,343

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### \$7.00 NNN

#### BUILDING SPECIFICATIONS

Building Size	48,480 SF
Available Space	6,106 SF
Warehouse	3,706 SF
Office	2,400 SF
Drives	2 (14' x 10')
Docks	1 (8' x 8')
Lighting	LED
Ceiling Height	16'
Roof	Standing seam
Column Spacing	24' x 46.5'
Year Built	1987



#### MECHANICAL/UTILITIES

Power	200 amp, 208/120 volt, 3 phase
Heat	Gas
Air Conditioning	100%
Lighting	Fluorescent
Water/Sewer Company	City
Electric Company	Eversource



#### LAND

Lot Size	8.42 Acres
Zoning	CP

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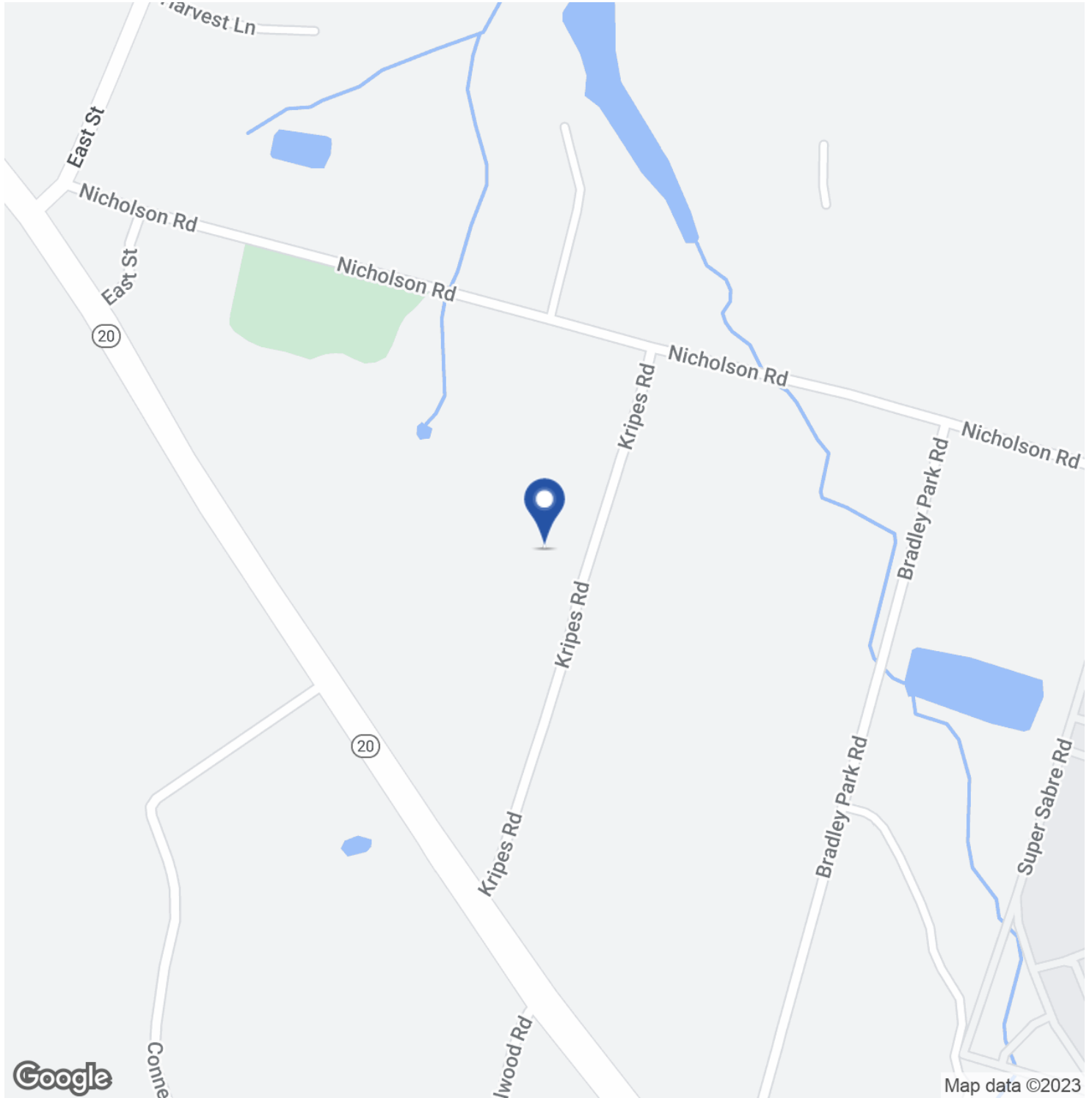
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Google

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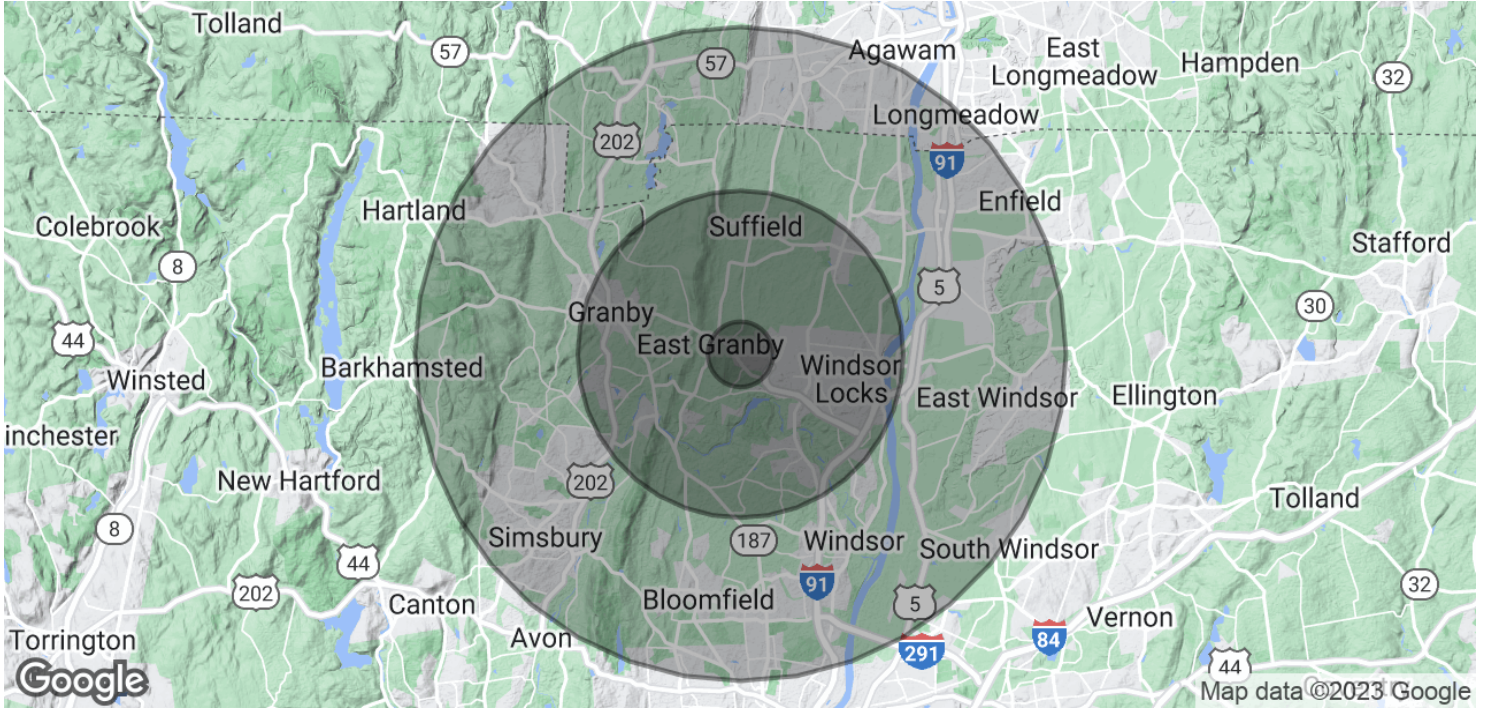
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### POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	904	36,074	218,525
Average Age	43.3	43.5	42.0
Average Age (Male)	43.1	42.8	40.6
Average Age (Female)	43.3	44.3	43.2

### HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	354	14,407	83,582
# of Persons per HH	2.6	2.5	2.6
Average HH Income	\$102,299	\$98,460	\$91,343
Average House Value	\$296,189	\$288,999	\$297,185

\* Demographic data derived from 2020 ACS - US Census

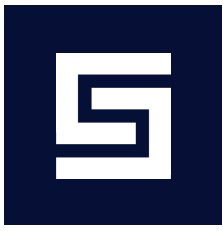
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