

# FOR LEASE

## 6,700 SQUARE FOOT INDUSTRIAL SPACE

1395 BLUE HILLS AVENUE | BLOOMFIELD, CT 06002



### PROPERTY DESCRIPTION

Sentry Commercial is pleased to present 6,700 SF for sublease at 1395 Blue Hills Avenue, Bloomfield CT.

### PROPERTY HIGHLIGHTS

- Clean industrial space in great condition with existing lab space built in
- Popular industrial and commercial area with great highway access
- One dock and one drive in door
- Functional building with versatile industrial zoning

### OFFERING SUMMARY

Lease Rate:	\$7.25 NNN
Building Size:	29,646 SF
Available SF:	6,700 SF
Lot Size:	2.63 Acres

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	44	178	773
Total Population	101	405	1,866
Average HH Income	\$111,681	\$110,940	\$116,950

**CHRISTOPHER DUCLOS**

860.922.6481

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**STEPHANIE ROMANO SHAW, CCIM**

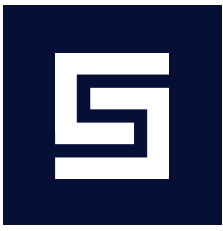
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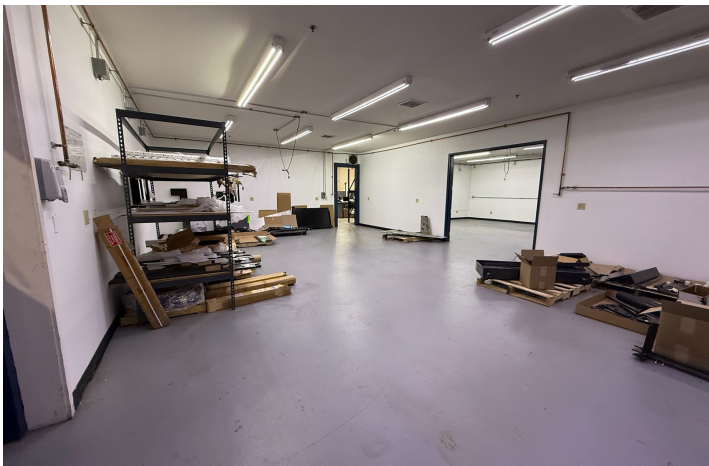
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### \$7.25 NNN

#### BUILDING SPECIFICATIONS

Building Size	29,646 SF
Office Space	12 SF
Available Space	6,700 SF
Clear Height	17.5' clear height to beams; 20' to joists
Docks	1 (shared)
Drives	1 (shared)
Column Spacing	29' x 42'
Year Built	1983
Year Last Renovated	1994

#### MECHANICAL/UTILITIES

Power	1,600 amp, 480/208 volt, 3 phase
Heat	Gas
Air Conditioning	Central
Lighting	LED
Sprinkler	Wet
Water/Sewer Company	Public/Septic
Electric Company	Eversource

#### LAND

Lot Size	2.63 Acres
Parking	5
Zoning	I-2

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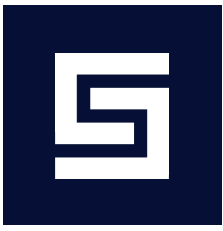
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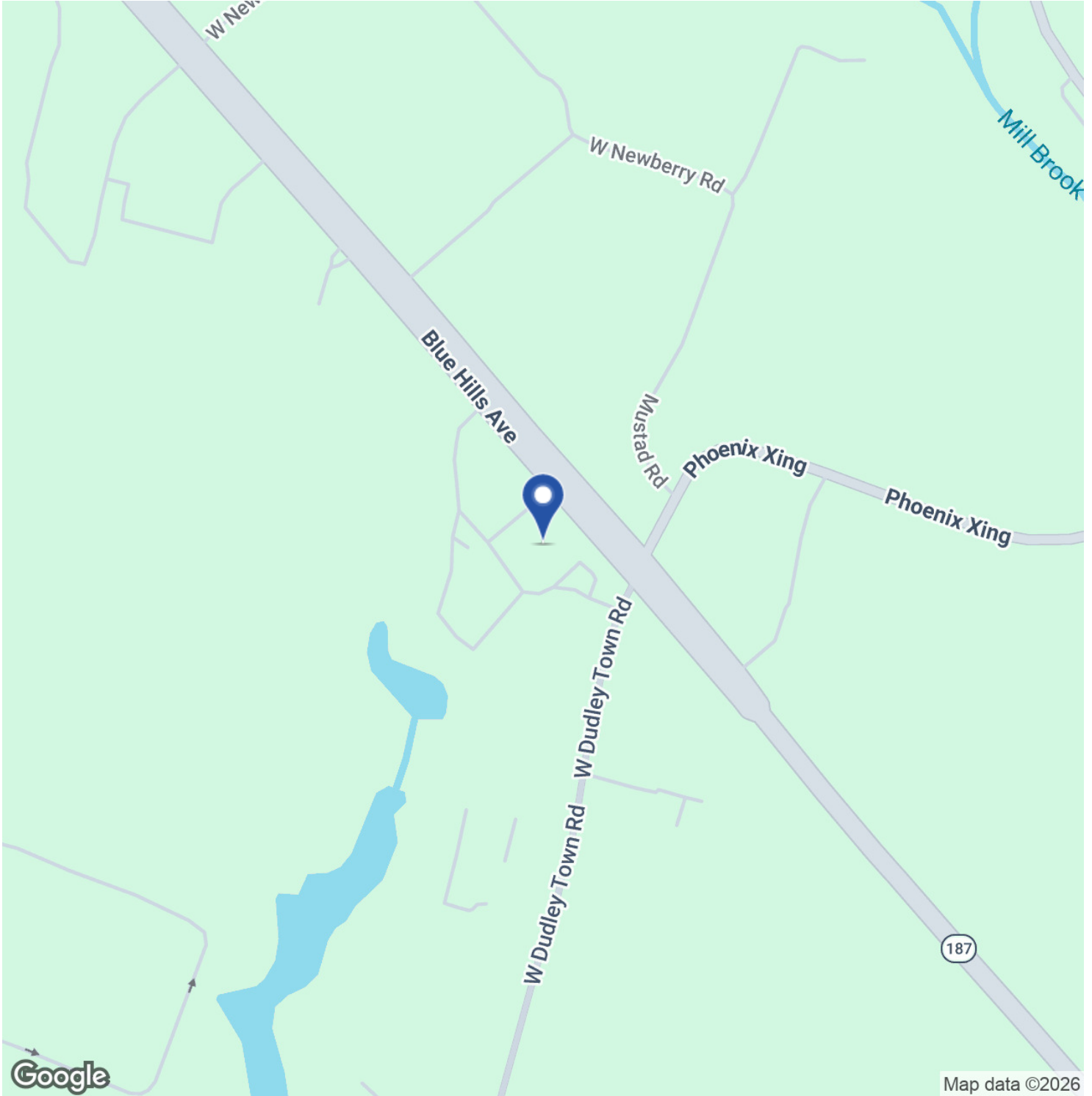
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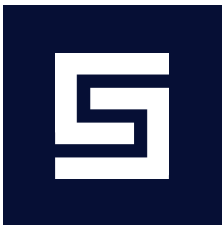
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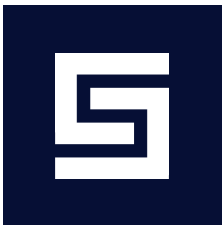
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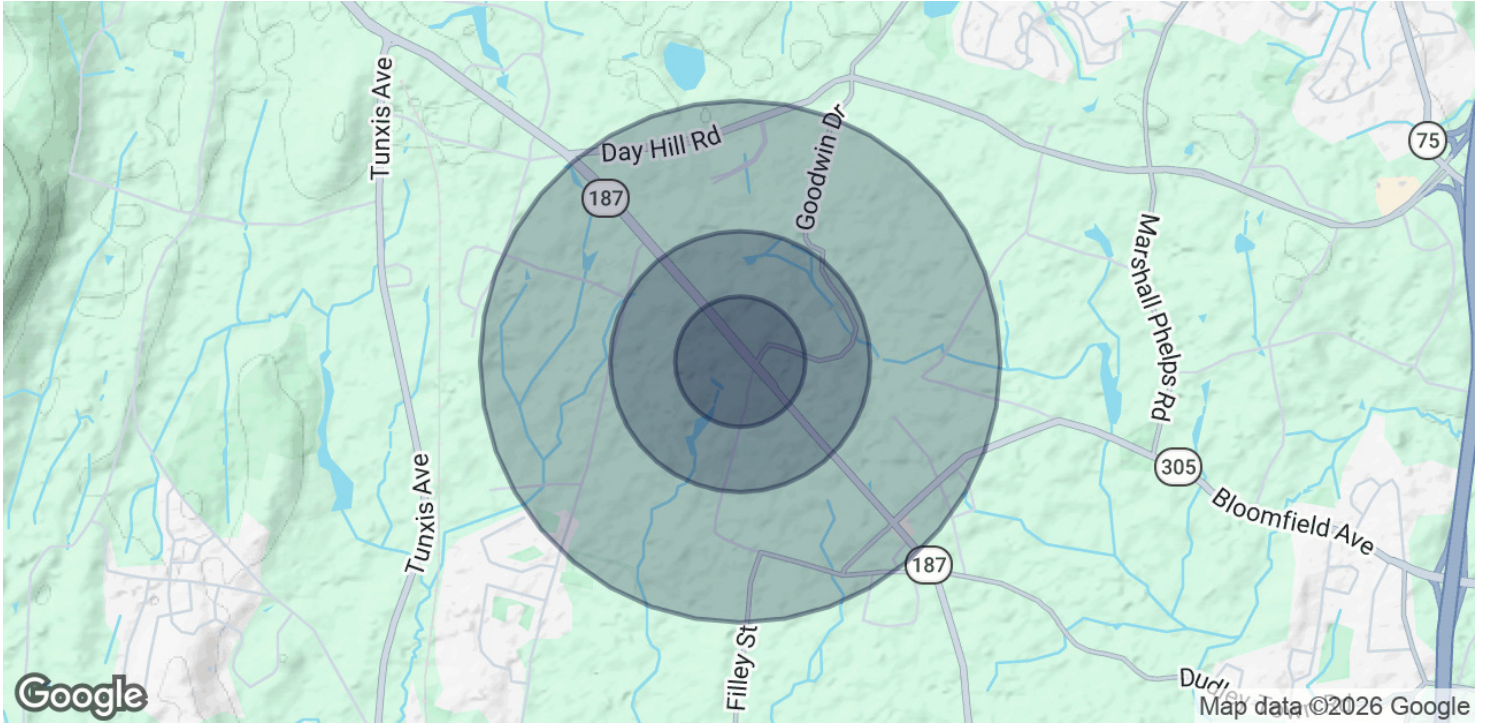
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	101	405	1,866
Average Age	46.6	46.8	45.3
Average Age (Male)	42.4	42.6	44.0
Average Age (Female)	51.4	51.5	47.8

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	44	178	773
# of Persons per HH	2.3	2.3	2.4
Average HH Income	\$111,681	\$110,940	\$116,950
Average House Value	\$298,201	\$299,355	\$303,030

2023 American Community Survey (ACS)

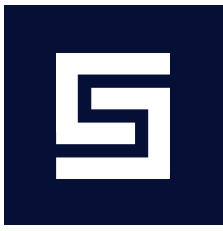
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