

INVESTMENT OPPORTUNITY

Industrial Portfolio - Minutes from I-91

231 Weston & Street
3080 Main Street
HARTFORD, CT



 For more information

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NAI Hanson has been exclusively retained to offer for sale two industrial assets located in Hartford:

- 231 Weston Street (120,295 SF)
- 3080 Main Street (50,758 SF)

The properties will be delivered 100% vacant at closing, presenting investors with an opportunity to acquire scale in an infill industrial market and execute a lease-up strategy at current market rents.

Strategically positioned in Hartford's Northeast neighborhood, just north of Downtown along the Connecticut River, the assets offer exceptional regional connectivity with direct access to Interstate 291, Interstate 91, Interstate 84, and Interstate 384. This central location provides efficient access to the greater Hartford market as well as key Northeast distribution corridors between New York and Boston.

231 Weston Street is located within the ID-1 Industrial zoning district, supporting a wide range of industrial, warehouse, logistics, and flex uses—enhancing leasing flexibility and long-term residual value. 3080 Main Street is located in the NX-2 zone, along with the other industrial buildings on Main Street, this property is a preexisting nonconforming use and is well positioned to continue operating as an industrial space going forward.

Ownership is highly motivated and will consider offers on an individual asset basis or as a portfolio acquisition, allowing investors to tailor the opportunity to their capital allocation strategy.

PROPERTY DETAILS

231
Weston
Street
HARTFORD, CT



BUILDING SIZE
±120,295 SF



LOADING
7 Tailgates
2 Drive-ins



LOT SIZE
5.39 AC



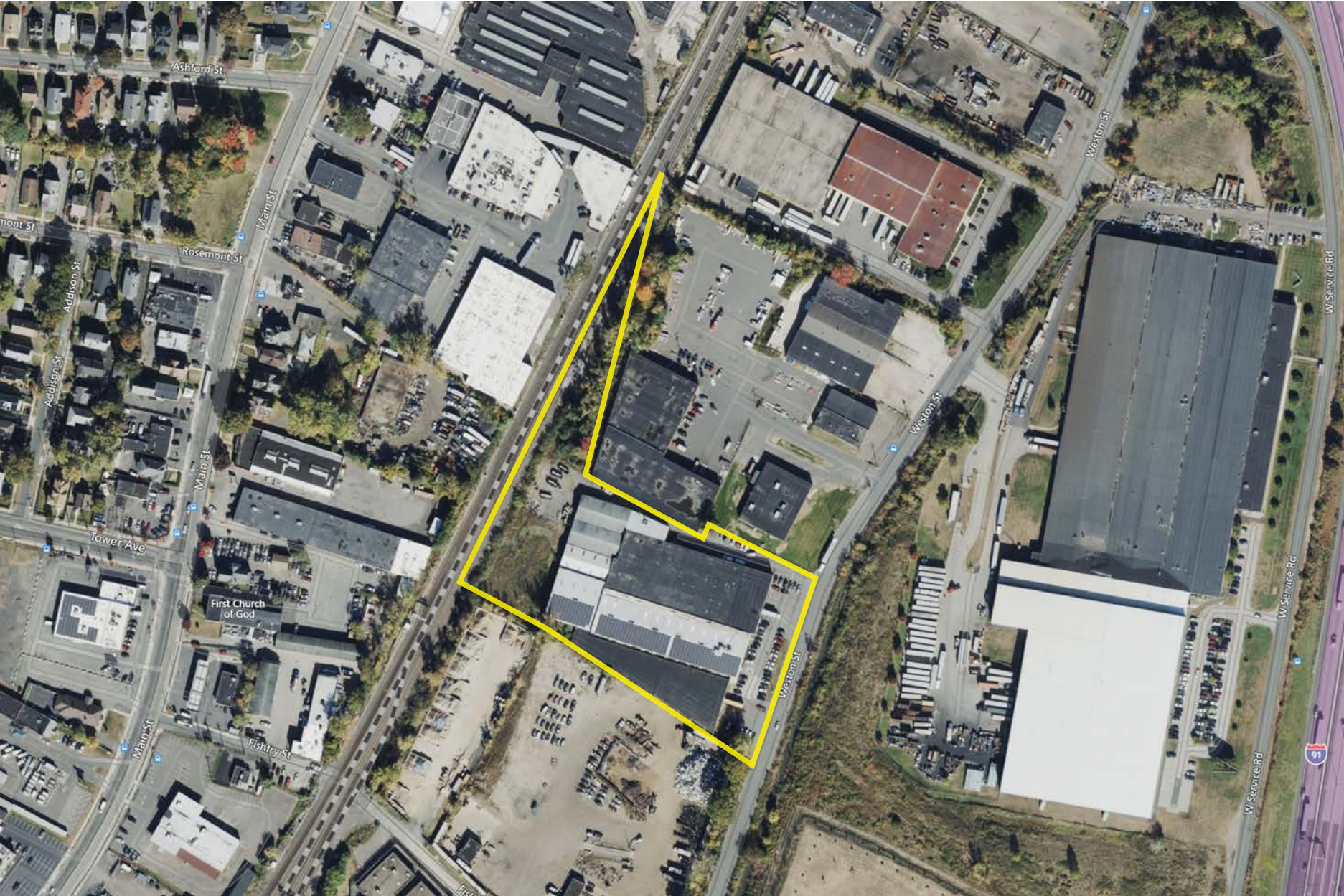
CEILING HEIGHT
22' Clear



PARKING
.42/1,000

PROPERTY OUTLINE

231
Weston
Street
HARTFORD, CT



PROPERTY DETAILS

3080
Main
Street
HARTFORD, CT



BUILDING SIZE
±50,758 SF



LOADING
8 Tailgates



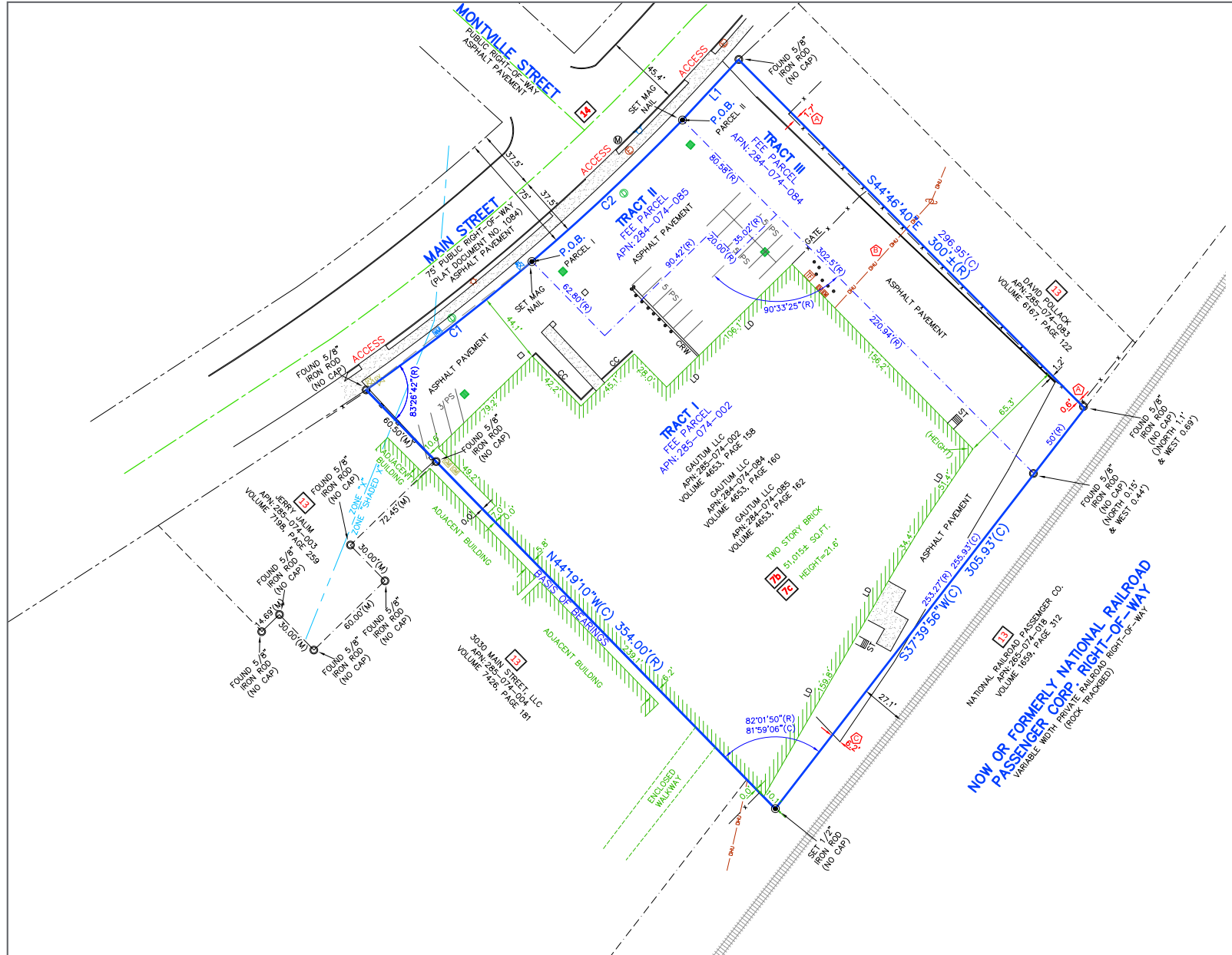
LOT SIZE
1.70 AC



CEILING HEIGHT
18' Clear



PARKING
50 Spaces



PROPERTY OUTLINE

3080
Main
Street
HARTFORD, CT



ID-1 Industrial Zone.

The purpose of the ID-1 industrial district in the city is to provide for medium to heavy industry characterized by a minimum of noise, odor, glare, and pollution, and by moderate traffic upon the public streets. It is the purpose of this district to encourage the continuance and expansion of industry of this kind and its creation, and to develop a more compatible relationship between such industry and surrounding residential areas.

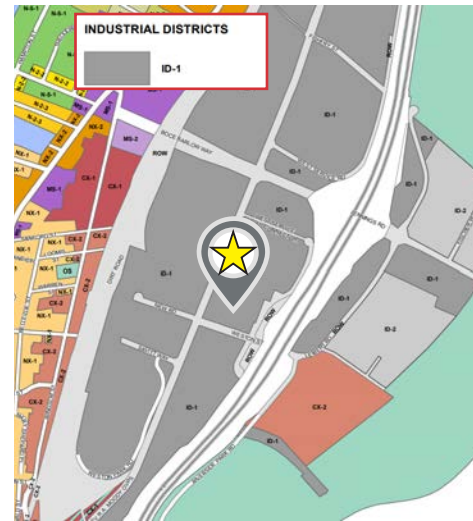
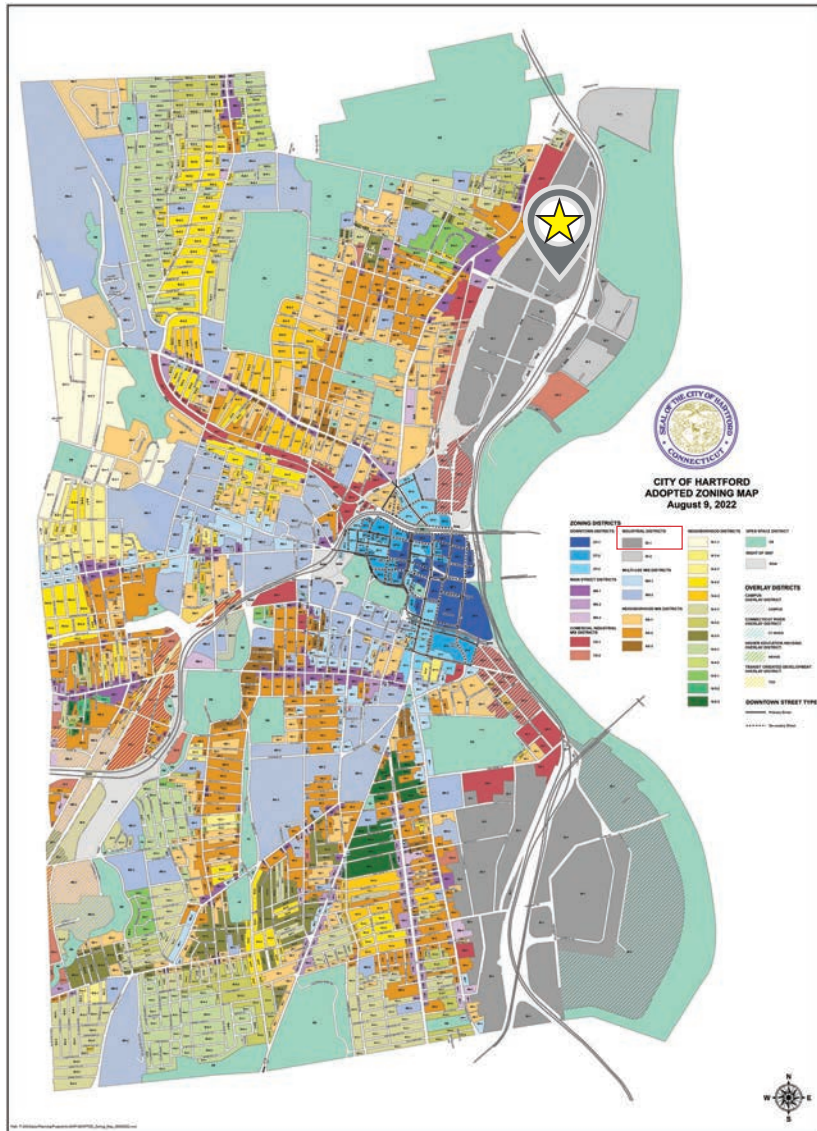


Table of Principal Uses

KEY:	DT-1	DT-2	DT-3	MS-1	MS-2	MS-3	CX-1	CX-2	ID-1
• = Permitted									
◐ = Permitted in Upper Stories Only									
◑ = Permitted Subject to Use-Specific Conditions (*possible Special Permit)									
◒ = Requires a Special Permit									
River Uses	◒								◒
Urban Farm								◒	◒
Retail Use Category									
Neighborhood Retail	•	•	•	•	•	•	•	•	•
General Retail	•	•	•	•	•	•	•	•	•
Beer/Wine/Liquor Sales	◒	◒	◒	◒	◒	◒	◒	◒	◒
Commercial Equipment & Supply							◑	◑	◑
Convenience Store	◑	◑	◑	◑	◑	◑	◑	◑	◑
Discount Variety Store									◑
Outdoor Sales Lot									◑
Service Use Category									
Neighborhood Service	◑	◑	◑	◑	◑	◑	◑	◑	◒
General Service	•	•	•	•	•	•	•	•	•
Adult Day Care	•	•	•	•	•	•	•	•	•
Automobile Fueling & Limited Service							◒		•
Automobile Service/Car Wash									◒
Automobile, Truck, Limousine Rental	◑	◑	◑	◑	◑	◑	◑	◑	•
Child Day Care	◑	◑	◑	◑	◑	◑	◑	◑	•
Community Service									•
Drinking Places	◒	◒	◒	◒	◒	◒	◒	◒	•
Eating Places	•	•	•	•	•	•	•	•	•
Entertainment Assembly	◒	◒	◒	◒	◒	◒	◒	◒	◒
Pawn Shop/Check Cashing Establishment									◑
Private Club	◑	◑	◑	◑	◑	◑	◑	◑	◑
Smoking Places	◒	◒	◒	◒	◒	◒	◒	◒	◒
Substance Use Rehabilitation Clinic									◑
Tattoo/Piercing Parlor	◑	◑	◑	◑	◑	◑	◑	◑	◑
Neighborhood Shops									◑
Adult Use Category									◒
Adult Establishment									◒
Employment Use Category									
Office	◑*	◑*	◑*	◑*	◑*	◑*	◑*	◑*	◑*
Craftsman Industrial	◑	◑	◑	◑	◑	◑	◑	◑	◑
Infrastructure Use Category									•
Parking as a Principal Use	◒	◒	◒	◒	◒	◒	◒	◒	•
Transportation & Utilities	◒	◒	◒	◒	◒	◒	◒	◒	◒
Transmission Towers	◒	◒	◒	◒	◒	◒	◒	◒	◒
Industrial Use Category									
Heavy Industry									◑
Light Industry	◒	◒	◒	◒	◒	◒	◒	◒	◑
Outdoor Storage Yard									◑
Transportation Facilities									◑
Warehouse/Distribution									◑
Cannabis Uses									
Cultivator								◒	◒
Micro-cultivator								◒	◒
Retailer	◒	◒	◒	◒	◒	◒	◒	◒	◒
Hybrid Retailer	◒	◒	◒	◒	◒	◒	◒	◒	◒
Product Manufacturer								◒	◒
Food and Beverage Manufacturer								◒	◒
Product Packager								◒	◒
Medical Marijuana Producer								◑	◑
Medical Marijuana Dispensary	◑	◑	◑	◑	◑	◑	◑	◑	◑

KEY:	DT-1	DT-2	DT-3	MS-1	MS-2	MS-3	CX-1	CX-2	ID-1
• = Permitted									
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◒ = Requires a Special Permit									
Residential & Lodging Category									
Household Living									
One-Unit Dwelling	◒	◒	◒	◒	◒	◒	◒	◒	
2-Unit Dwelling	◒	◒	◒	◒	◒	◒	◒	◒	
3-Unit Dwelling	◒	◒	◒	◒	◒	◒	◒	◒	
Multi-Unit Dwelling (4+ Units)	◒	◒	◒	◒	◒	◒	◒	◒	
Bed & Breakfast									
Group Living								◒	
Group Living for Health Reasons	◑*	◑*	◑*	◑*	◑*	◑*	◑*	◑*	◑*
Hotel/Apartment Hotel	•	•	•	•	•	•	•	•	
Residential Care, Large	•	•	•	•	•	•	•	•	
Residential Care, Small	•	•	•	•	•	•	•	•	
Roominghouse/Boardinghouse									◒
Temporary Shelter Facility									◑
Civic & Institutional Category									
Assembly, Neighborhood	◒	◒	◒	◒	◒	◒	◒	◒	◒
Assembly, General	◒	◒	◒	◒	◒	◒	◒	◒	◒
Government/Higher Education/Hospital	◒	◒	◒	◒	◒	◒	◒	◒	◒
Library/Museum	◒	◒	◒	◒	◒	◒	◒	◒	◒
Police/Fire	◒	◒	◒	◒	◒	◒	◒	◒	◒
School: Pre-K, Primary, Elementary, Intermediate	◒	◒	◒	◒	◒	◒	◒	◒	◒
School: High School	◒	◒	◒	◒	◒	◒	◒	◒	◒
Stadium/Arena	◒	◒	◒	◒	◒	◒	◒	◒	◒
Transit Station	◒	◒	◒	◒	◒	◒	◒	◒	◒
Open Space Category									
Community Garden	◑	◑	◑	◑	◑	◑	◑	◑	◑
Honey Beekeeping	◑	◑	◑	◑	◑	◑	◑	◑	◑
Intensive Park Uses									◑
Outdoor Market	◒	◒	◒	◒	◒	◒	◒	◒	◒
Park	◒	◒	◒	◒	◒	◒	◒	◒	◑

NX-2 Neighborhood Zone

The NX-2 district is intended for neighborhood areas with a wide mix of building forms, including apartment Buildings, Stacked Flats, and multi-unit House Type B Buildings. This is the most common NX district.

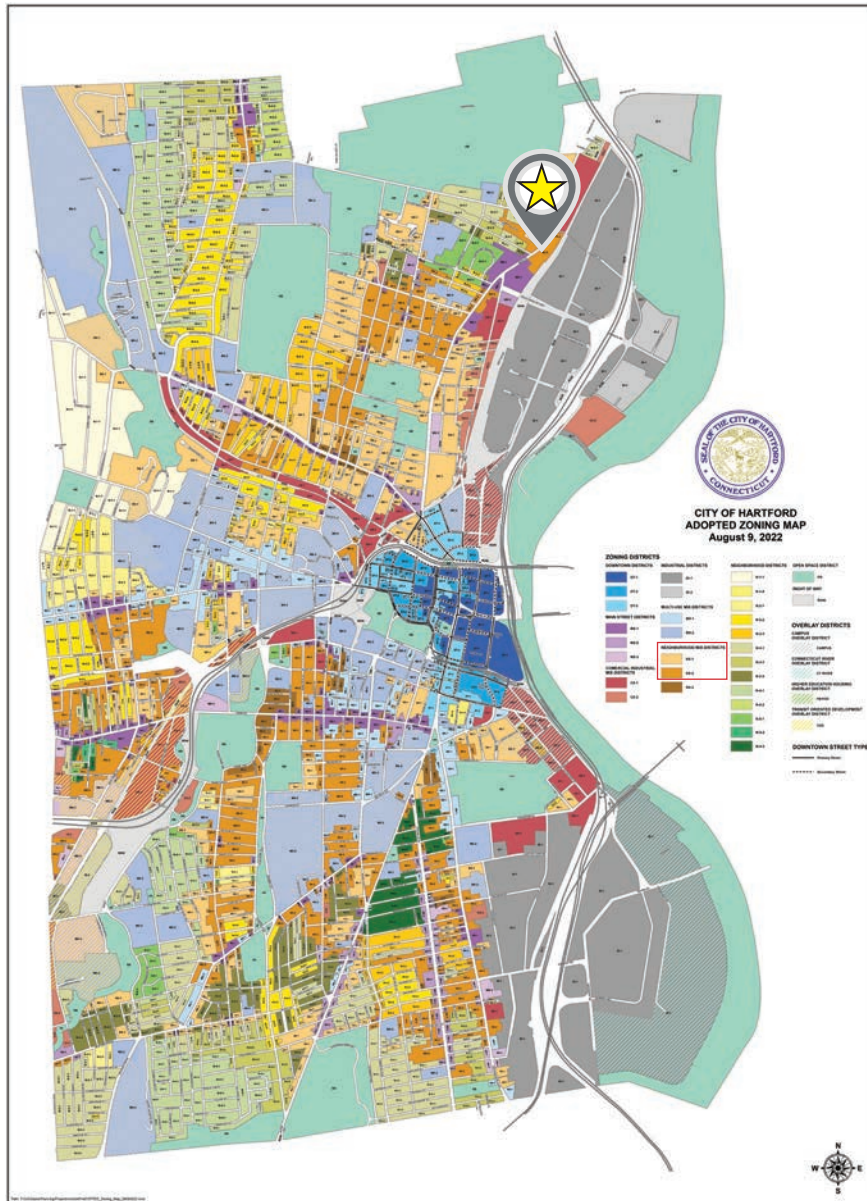


Figure 4.1-B Permitted Building Types by District for Residential Districts

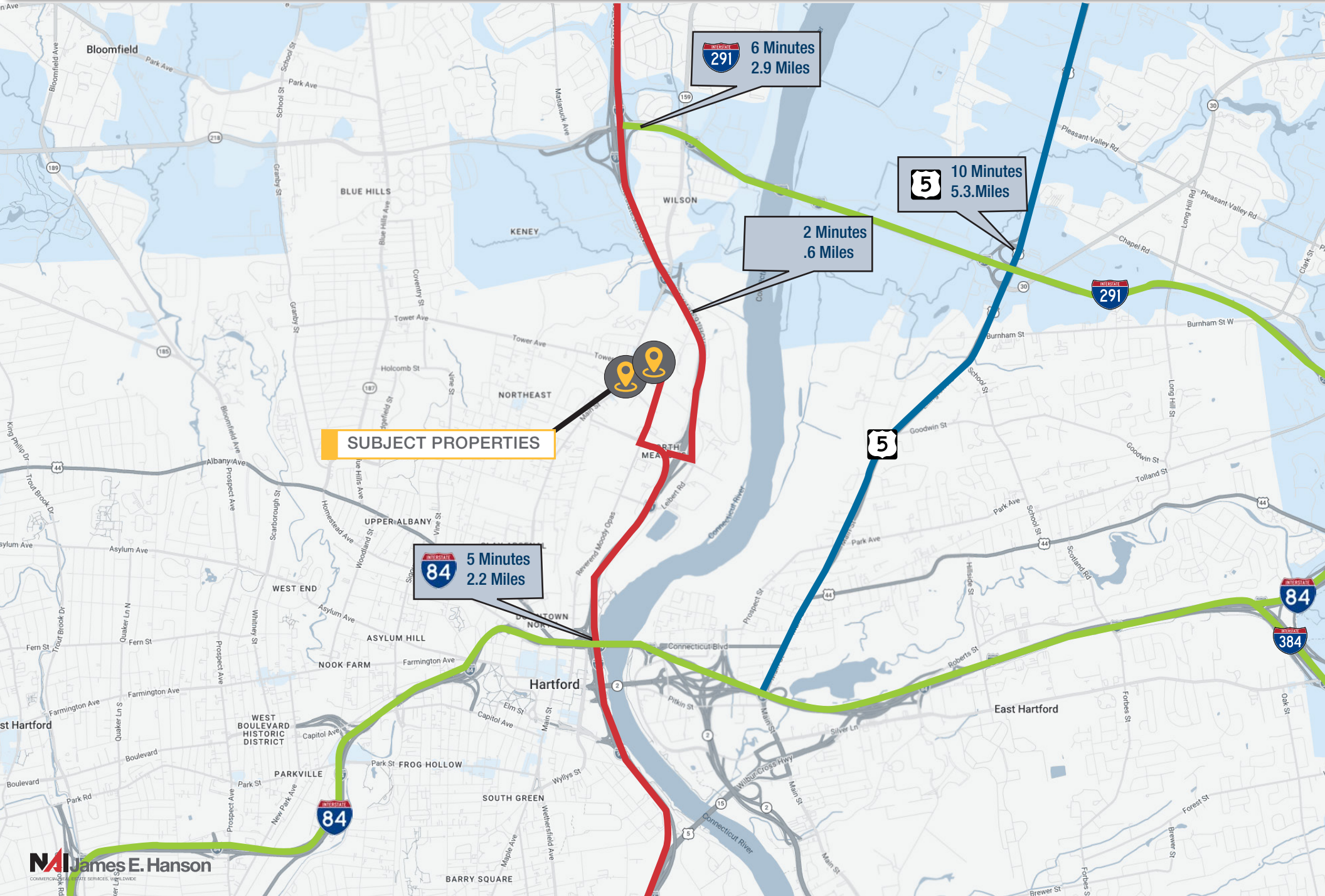
BUILDING TYPES PERMITTED BY DISTRICT—NEIGHBORHOOD DISTRICTS															
BUILDING TYPES															
KEY: ● = Permitted ○ = Permitted only on corner lots															
DISTRICT	Downtown Storefront	Downtown General Building	Storefront	Cottage Commercial	Commercial Center	General Building	Workshop/Warehouse	Civic Building	Apartment Building	Stacked Flats	Row Building	House A	House B	House C	Notes
NEIGHBORHOOD MIX								○	●	●	●		●		
								○	●	●	●		●		
								○	●	●	●		●		
NEIGHBORHOOD								○				●	●		
								○					●	●	
								○					●	●	
								○		●	●		●	●	
								○		●	●		●	●	

AREA MAP

(Distance from 231 Weston Street)

231
Weston &
Street
HARTFORD, CT

3080
Main
Street
HARTFORD, CT



SUBJECT PROPERTIES

Interstate 84
5 Minutes
2.2 Miles

Interstate 291
6 Minutes
2.9 Miles

Route 5
10 Minutes
5.3 Miles

2 Minutes
.6 Miles



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