



INDUSTRIAL SPACE FOR LEASE

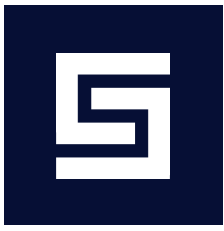
49,175 SQUARE FEET

59 & 63 LEGGETT STREET | EAST HARTFORD, CT 06108

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SENTRY COMMERCIAL BROKER ADVISORY LLC | 860.983.0029 | WWW.SENTRYCOMMERCIAL.COM



FOR LEASE

49,175 SF INDUSTRIAL SPACE

59 & 63 LEGGETT STREET | EAST HARTFORD, CT 06108



PROPERTY DESCRIPTION

Sentry Commercial is pleased to present 49,175 square feet for lease at 59 & 63 Leggett Street, East Hartford CT. The space has 6,551 square feet of finished offices and 42,624 square feet of warehouse space with multiple loading docks.

OFFERING SUMMARY

Lease Rate:	\$5.50 NNN
Available SF:	49,175 SF
Lot Size:	3.69 Acres
Building Size:	71,655 SF

PROPERTY HIGHLIGHTS

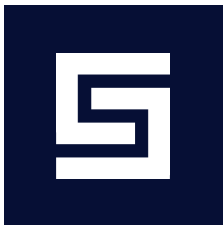
- Three docks and one drive up ramp
- 6,551 SF of finished office space
- 15'10" clear
- Minutes from I-291, I-91 and I-84

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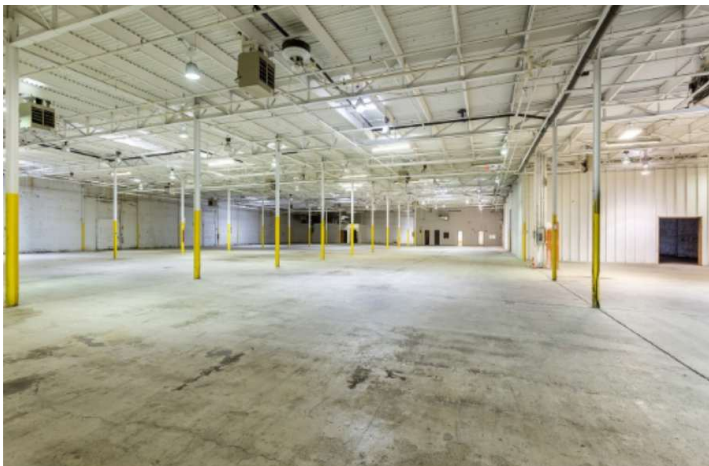
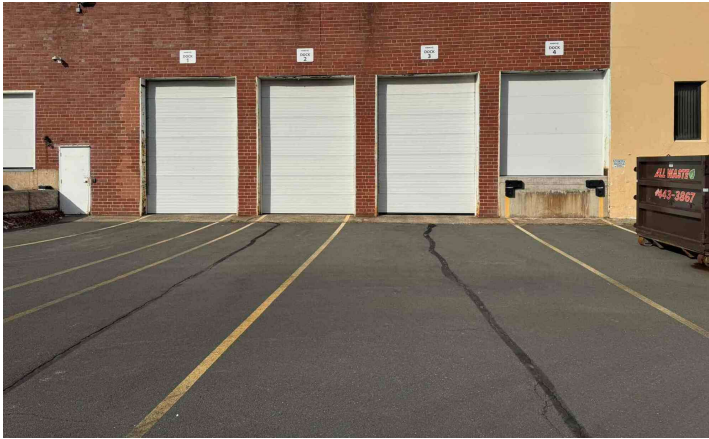
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49,175 SF INDUSTRIAL SPACE

59 & 63 LEGGETT STREET | EAST HARTFORD, CT 06108



\$5.50 PSF NNN

BUILDING SPECIFICATIONS

Building Size	71,655 SF
Available Space	49,175 SF
Office Space	6,551 SF
Warehouse	42,624 SF
Ceiling Height	15'10" ft
Docks	3 (2 interior)
Drives	1 drive up ramp
Roof	Rubber membrane
Column Spacing	20' x 50'
Year Built/Renovated	1954/1981

MECHANICAL/UTILITIES

Power	800 amp, 208 volt, 3 phase
Heat	Gas
Air Conditioning	Office
Lighting	Fluorescent and metal halide
Sprinklers	Wet system
Water/Sewer Company	MDC
Electric Company	Eversource

LAND

Lot Size	3.69 Acres
Zoning	I-2

TAXES

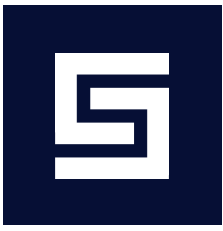
Assessment	\$1,385,881
Taxes:	\$.85 PSF
Mill Rate	44.00

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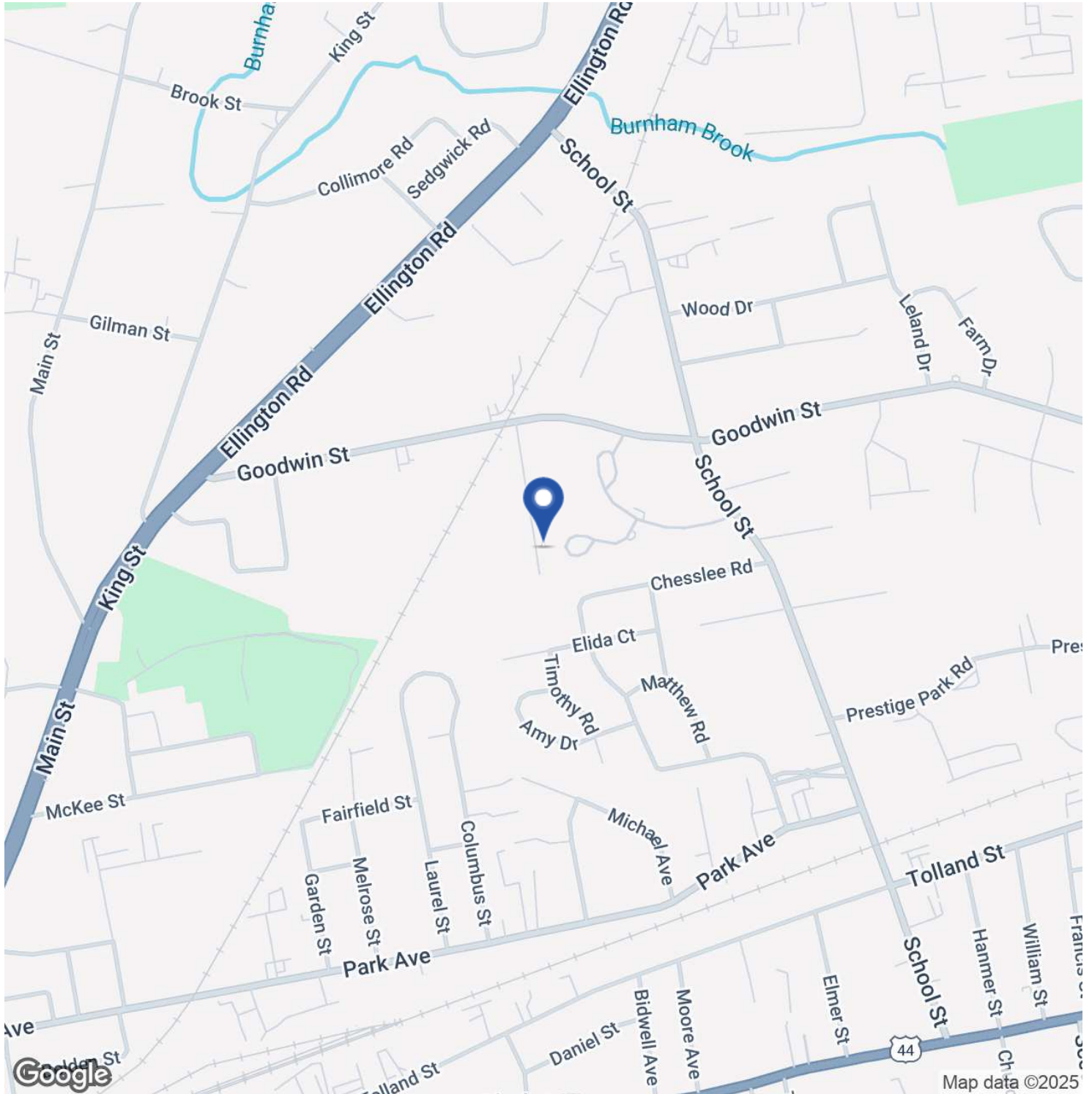
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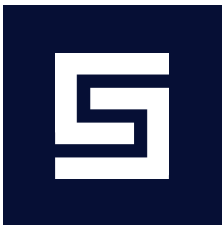


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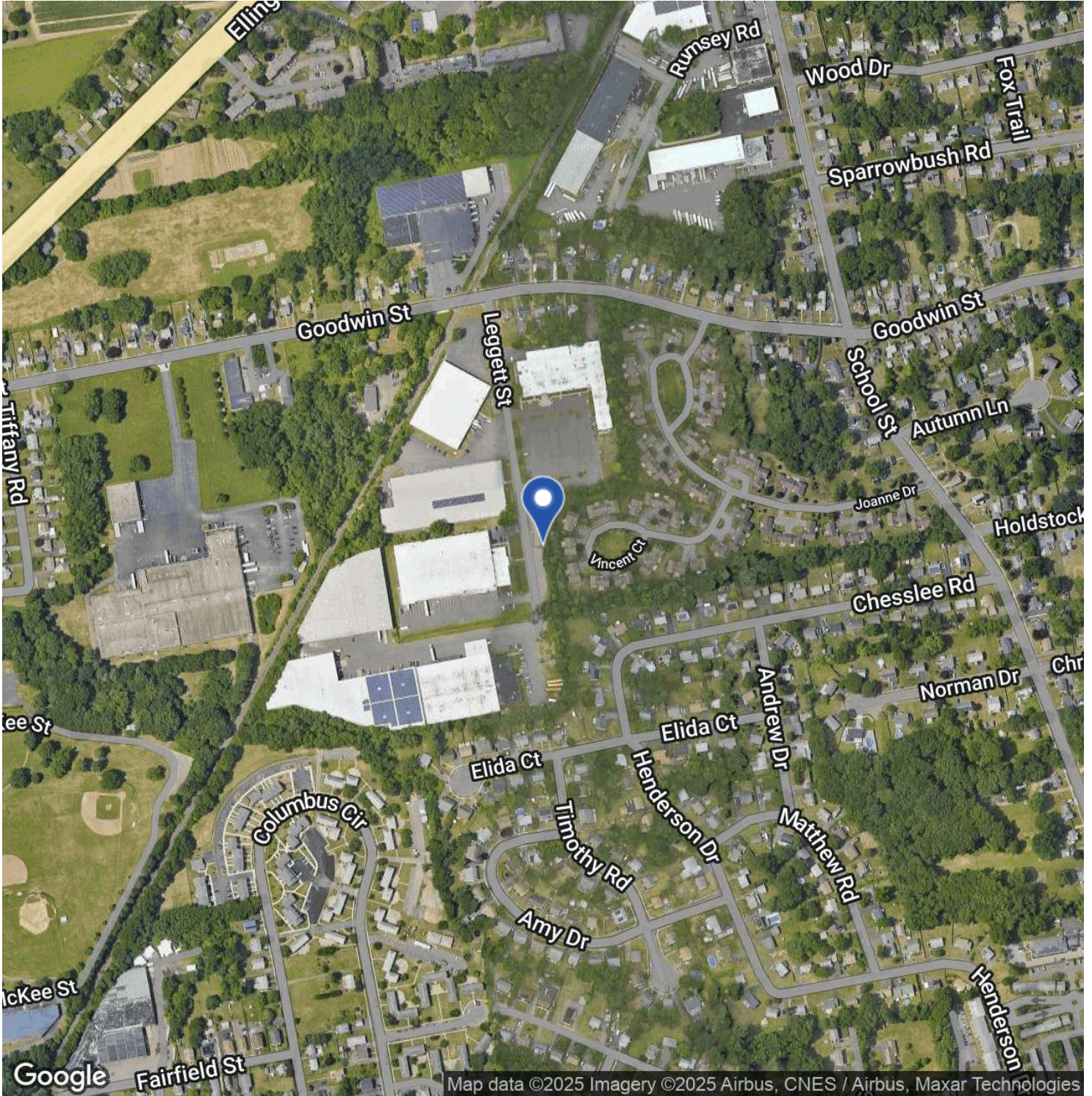
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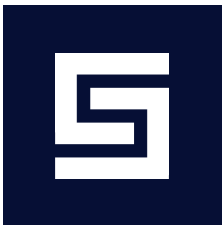
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