



INDUSTRIAL PROPERTY FOR SALE OR LEASE

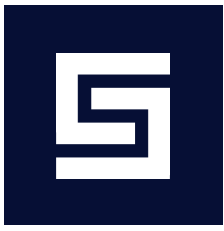
4,444 SF INDUSTRIAL BUILDING

10 SOUTHWOOD DRIVE | BLOOMFIELD, CT 06002

DAVID MURDOCK
860.983.0029
murdock@sentrycommercial.com



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



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4,444 SF INDUSTRIAL BUILDING

10 SOUTHWOOD DRIVE | BLOOMFIELD, CT 06002



PROPERTY DESCRIPTION

Sentry Commercial is pleased to offer 10 Southwood Drive, Bloomfield CT for sale or lease. This 4,444 square foot industrial building features 3 drive in doors, 19' clear height, and a large fenced in yard.

OFFERING SUMMARY

Sale Price:	\$750,000
Lease Rate:	\$9.25 NNN
Lot Size:	1.01 Acres
Building Size:	4,444 SF

PROPERTY HIGHLIGHTS

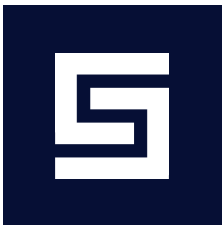
- Large fenced in yard
- Three 15' x 16' drive in doors
- 19' clear
- Clear span

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\$750,000/\$9.25 NNN

BUILDING SPECIFICATIONS

Building Size	4,444 SF
Office Space	752 SF
Mezzanine	400 SF
Warehouse	3,692 SF
Ceiling Height	19'
Docks	0
Drives	3 @ 15' x 16'
Column Spacing	Clear span
Year Built	1968

MECHANICAL/UTILITIES

Power	200 amp
Heat	Gas
Air Conditioning	Office
Lighting	LED
Water/Sewer Company	City
Electric Company	Eversource

LAND

Lot Size	1.01 Acres
Zoning	I-2

TAXES

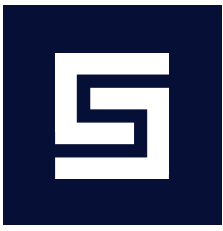
Assessed Value	\$304,950.00
Taxes PSF	\$2.79
Mill Rate - 40.59	37.49 Town of Bloomfield 3.10 Blue Hills Fire District
Year Assessed	2023

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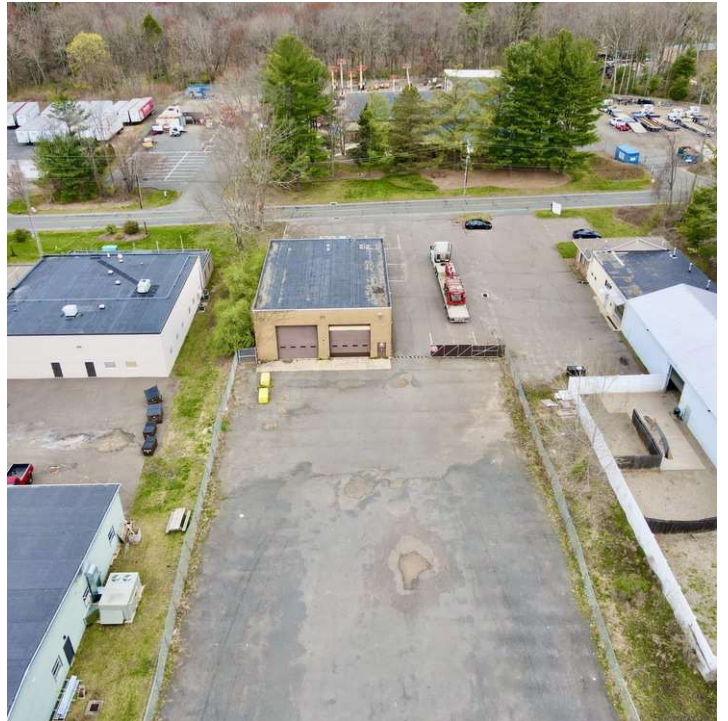
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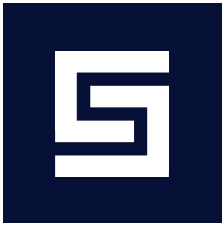


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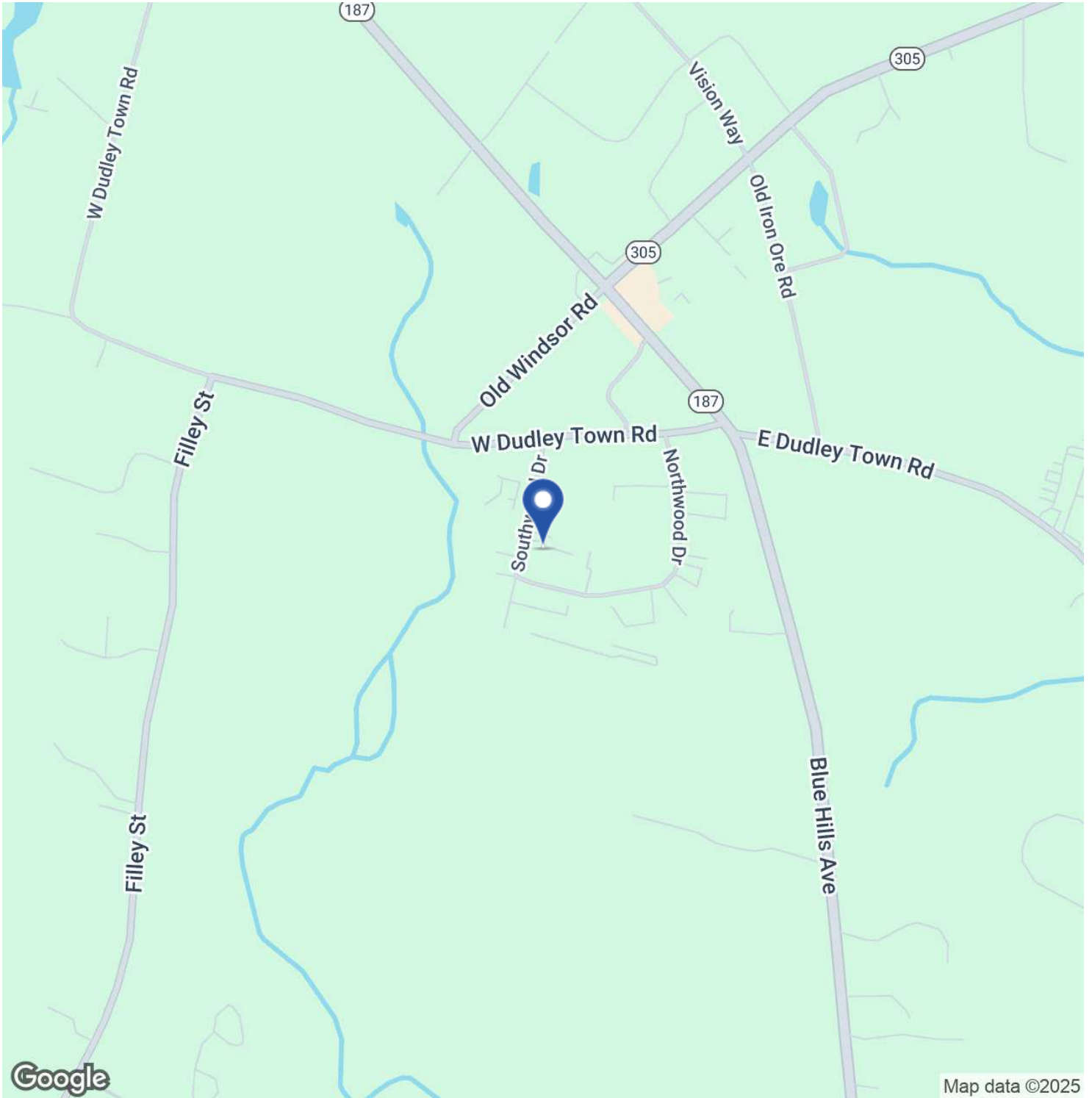
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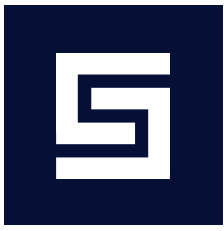


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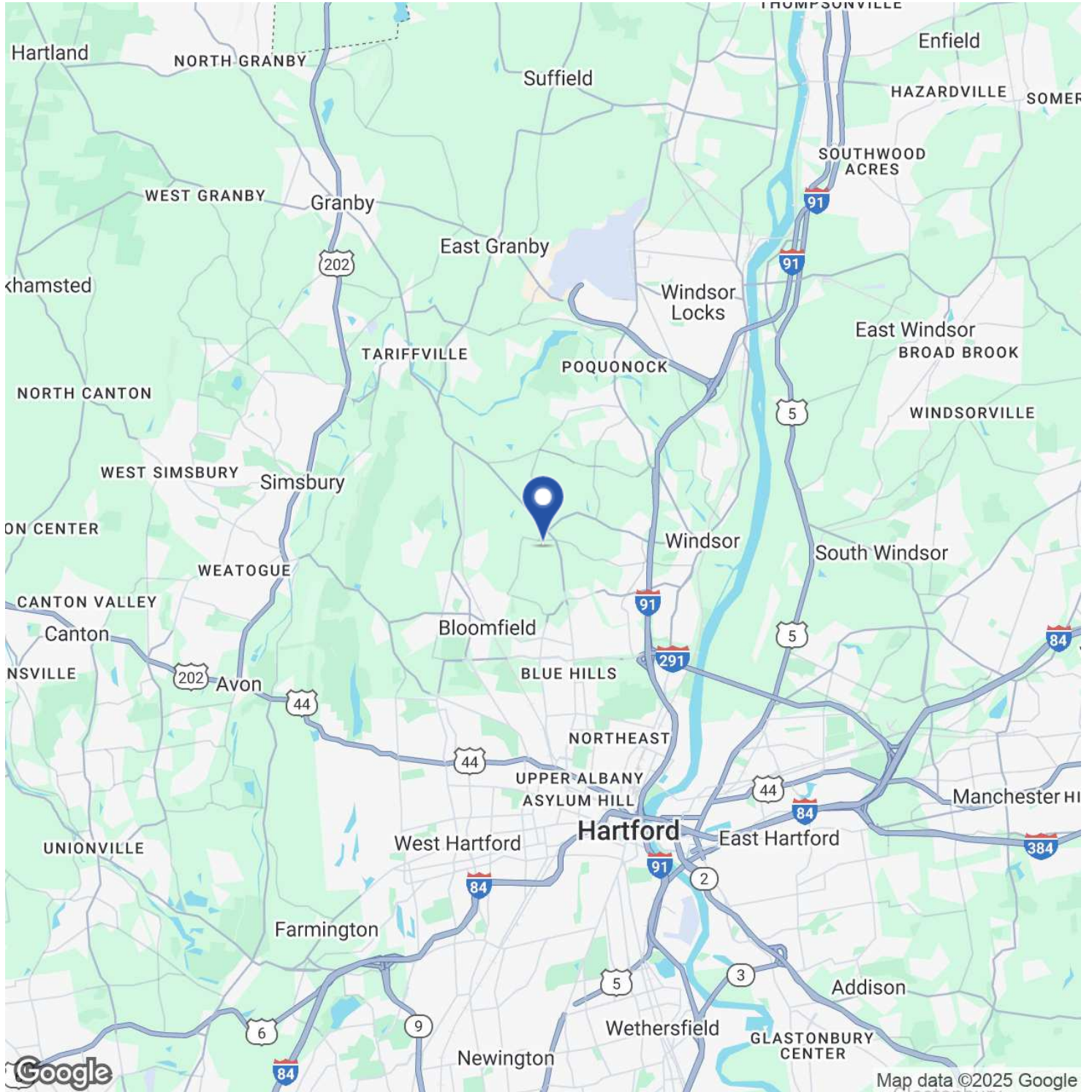
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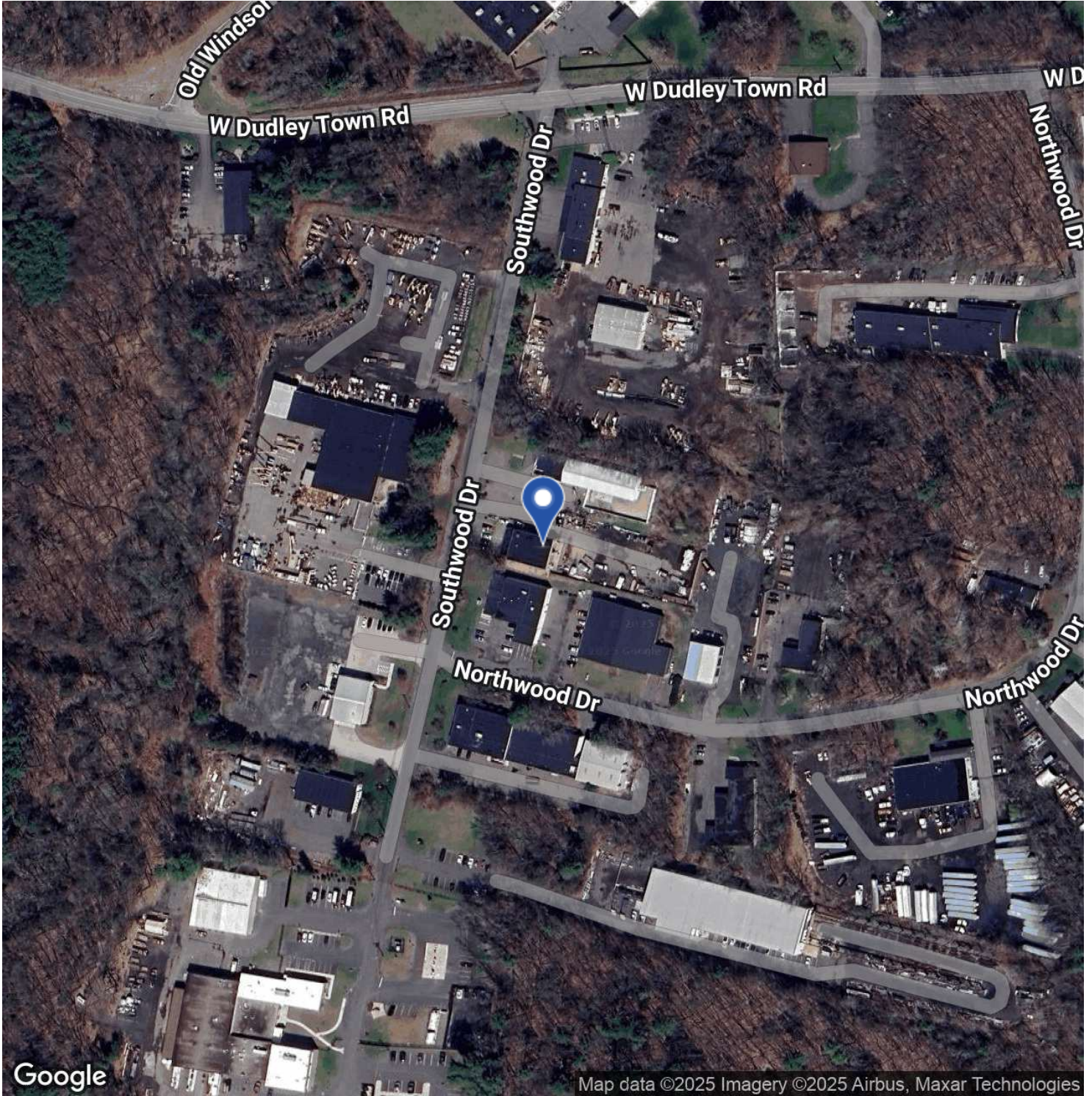
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