

FOR SALE & LEASE

HARTFORD, CT

3080
MAIN
Street



 For more information

NAI James E. Hanson
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

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PROPERTY DETAILS

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BUILDING SIZE
±50,758 SF



LOADING
8 Tailgates



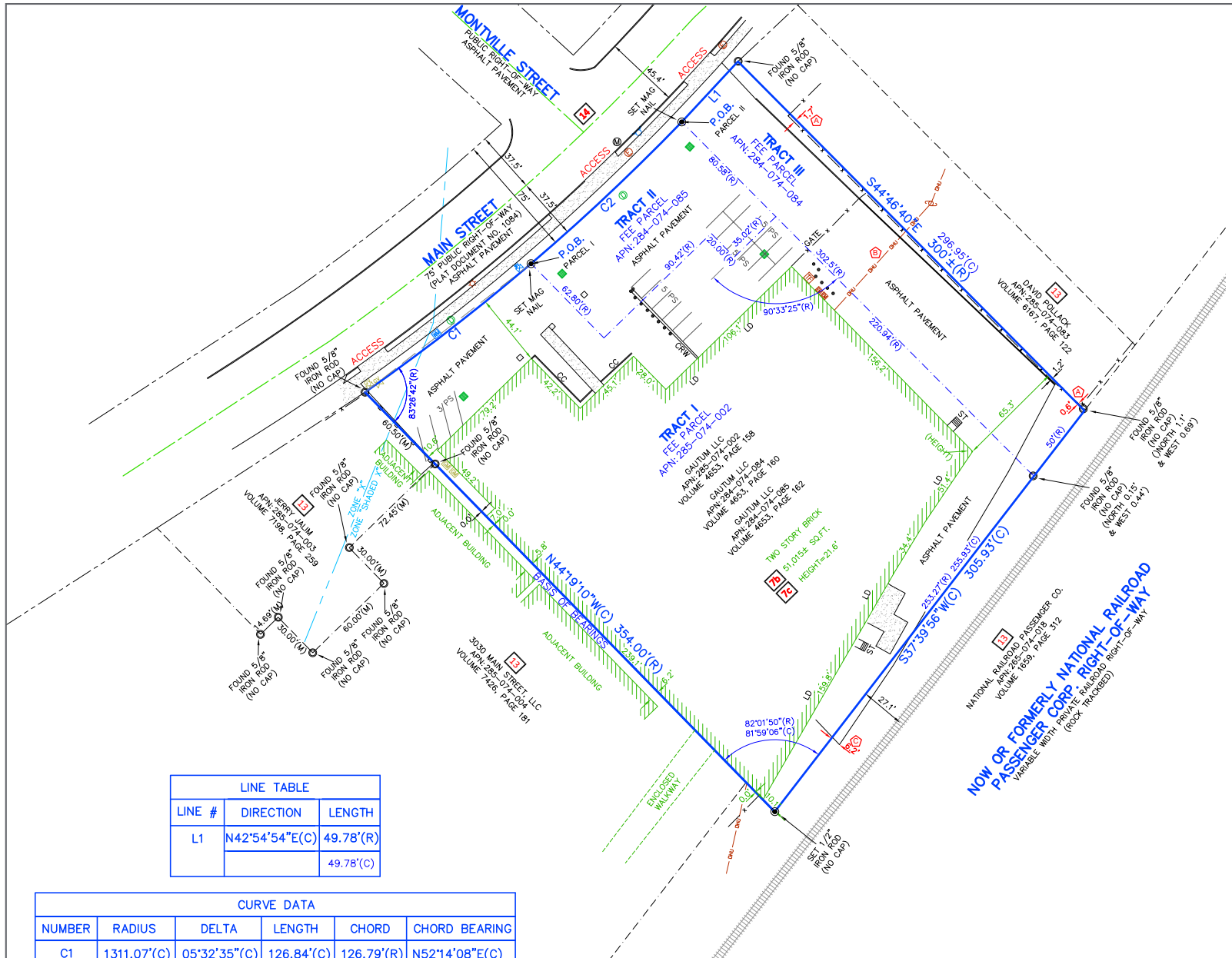
LOT SIZE
1.70 AC



CEILING HEIGHT
18' Clear



PARKING
50 Spaces



LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N42°54'54"E(C)	49.78'(R)
		49.78'(C)

CURVE DATA					
NUMBER	RADIUS	DELTA	LENGTH	CHORD	CHORD BEARING
C1	1311.07'(C)	05°32'35"(C)	126.84'(C)	126.79'(R)	N52°14'08"E(C)

PROPERTY OUTLINE

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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.

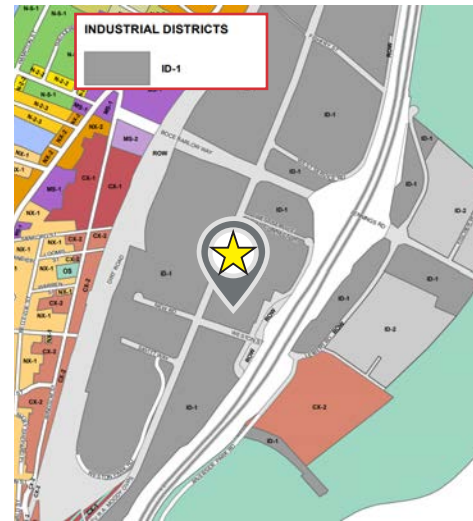
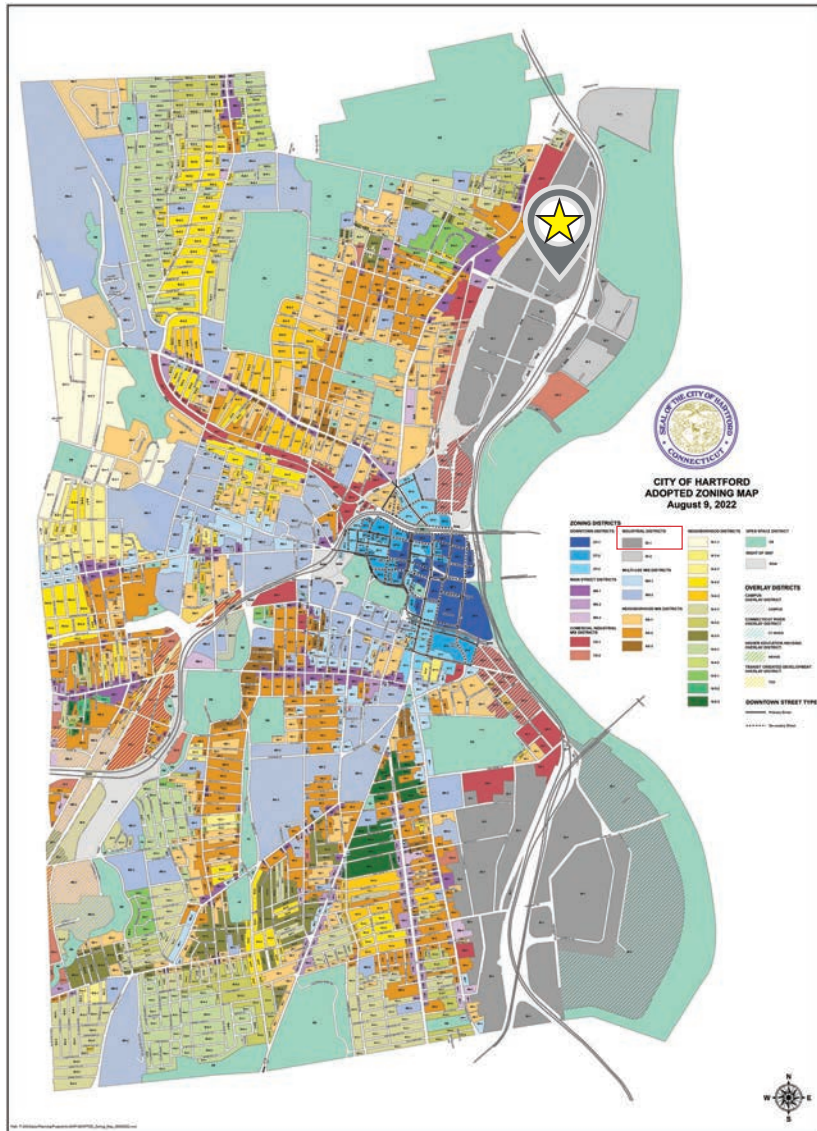


Table of Principal Uses

KEY: • = Permitted * = Permitted in Upper Stories Only ◐ = Permitted Subject to Use-Specific Conditions (*possible Special Permit) ◑ = Requires a Special Permit	DT-1	DT-2	DT-3	MS-1	MS-2	MS-3	CX-1	CX-2	ID-1
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	◐	◐	◐	◐	◐	◐	◐	◐	◐

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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	◐	◐	◐	◐	◐	◐	◐	◐	◐

Strategically positioned in Hartford's Northeast neighborhood, just north of Downtown along the Connecticut River, the property offer's 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.

SUBJECT PROPERTY

6 Minutes
2.9 Miles

2 Minutes
.6 Miles

10 Minutes
5.3 Miles

5 Minutes
2.2 Miles

 For *more* information

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The information contained herein has been obtained from sources considered to be reliable, but no guarantee of its accuracy is made by NAI James E. Hanson