



# FOR SALE OR LEASE

## 19,155 SQUARE FOOT INDUSTRIAL PROPERTY

160-182 GOVERNOR STREET | EAST HARTFORD, CT 06108



### PROPERTY DESCRIPTION

Sentry Commercial is pleased to present 160-182 Governor Street, East Hartford for sale or lease. This property consists of two buildings totaling 19,155 square feet on 4.02 acres. The buildings are suitable for a large variety of uses and the large yard allows for heavy parking or outdoor storage.

### PROPERTY HIGHLIGHTS

- Excellent redevelopment opportunity
- Large outdoor storage area
- Fenced and secured site
- Immediate access to I-84, I-91 and Route 2

### OFFERING SUMMARY

Sale Price:	\$1,250,000
Lease Rate:	\$4.50 - \$6.00 NNN
Lot Size:	4.02 Acres
Building Size:	19,155 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,382	40,432	107,234
Total Population	6,565	107,831	281,179
Average HH Income	\$65,084	\$41,832	\$53,848

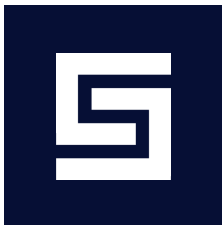
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160 TRUMBULL STREET | HARTFORD, CT 06103 | [SENTRYCOMMERCIAL.COM](http://SENTRYCOMMERCIAL.COM)

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**\$1,250,000/\$4.50 - \$6.00 NNN**

### BUILDING 1

Building Size	14,155 SF
Office Space	2,000 SF
Warehouse	12,155 SF
Docks	4 (1 rear, 2 front, 1 interior) Loading platform with 6 additional positions
Clear Height	9.5' - 11.5'
Column Spacing	48' x 100'
Power	200 amp, 240 volt
Lighting	Fluorescent
Air Conditioning	Office
Water/Sewer	Public
Heat	Gas



### BUILDING 2

Building Size	5,000 SF
Office Space	1,000 SF
Warehouse	4,000 SF
Docks	2 (8' x 8') no levelers
Drives	2 (14' x 12')
Clear Height	19.9'
Column Spacing	48' x 39'
Power	280 amp, 120 volt
Lighting	Fluorescent
Air Conditioning	Office
Water/Sewer	Public
Heat	Gas

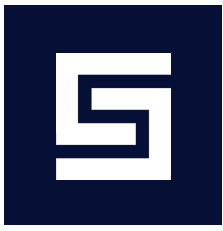
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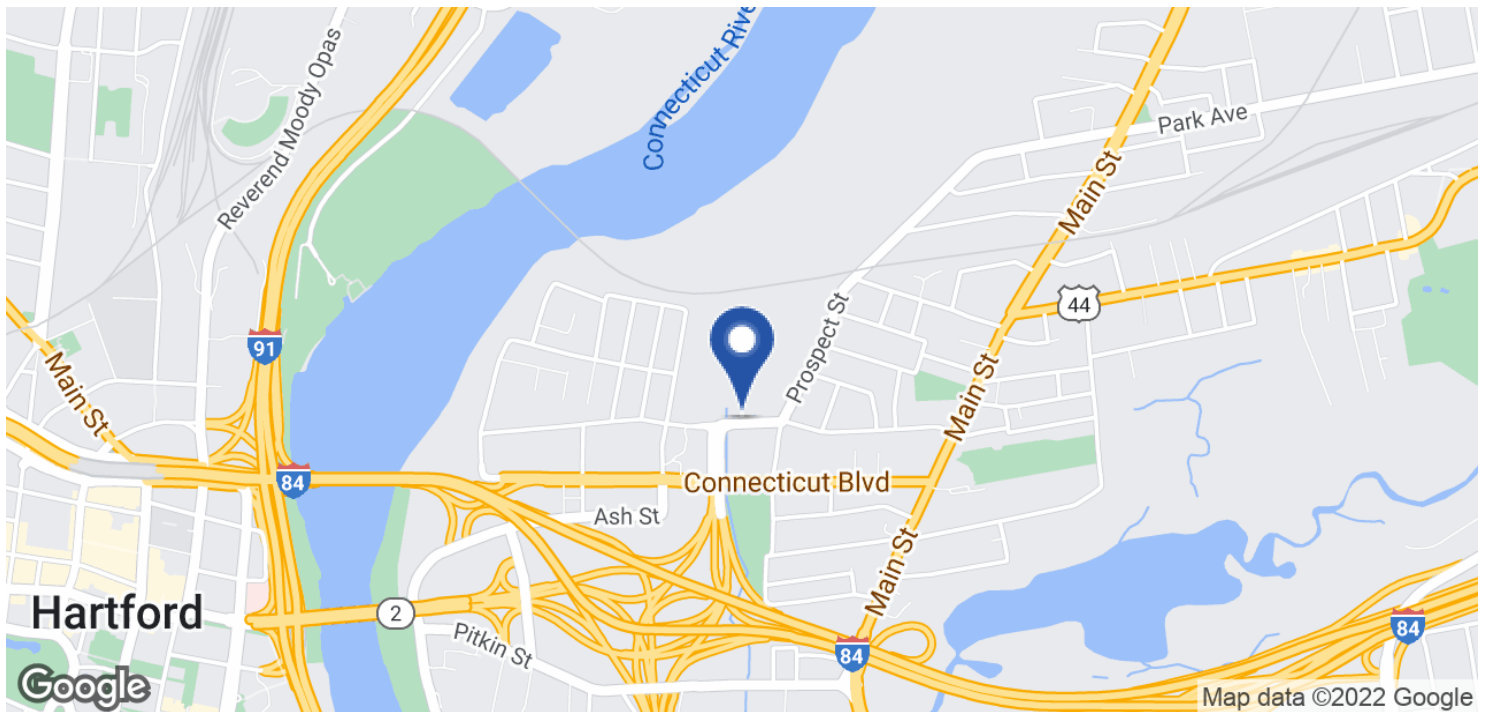
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### OFFERING SUMMARY

Building 1	14,155 SF
Building 2	5,000 SF
Total Property Size	19,155 SF
Acres	4.01
Zoning	B4
Sale Price	\$1,250,000
Lease Rate	\$4.50 - \$6.00 NNN

### TAXES

Assessment	\$660,880
Year Assessed	2021
Mill Rate	41.00
Taxes	\$27,096.08
Taxes PSF	\$1.41



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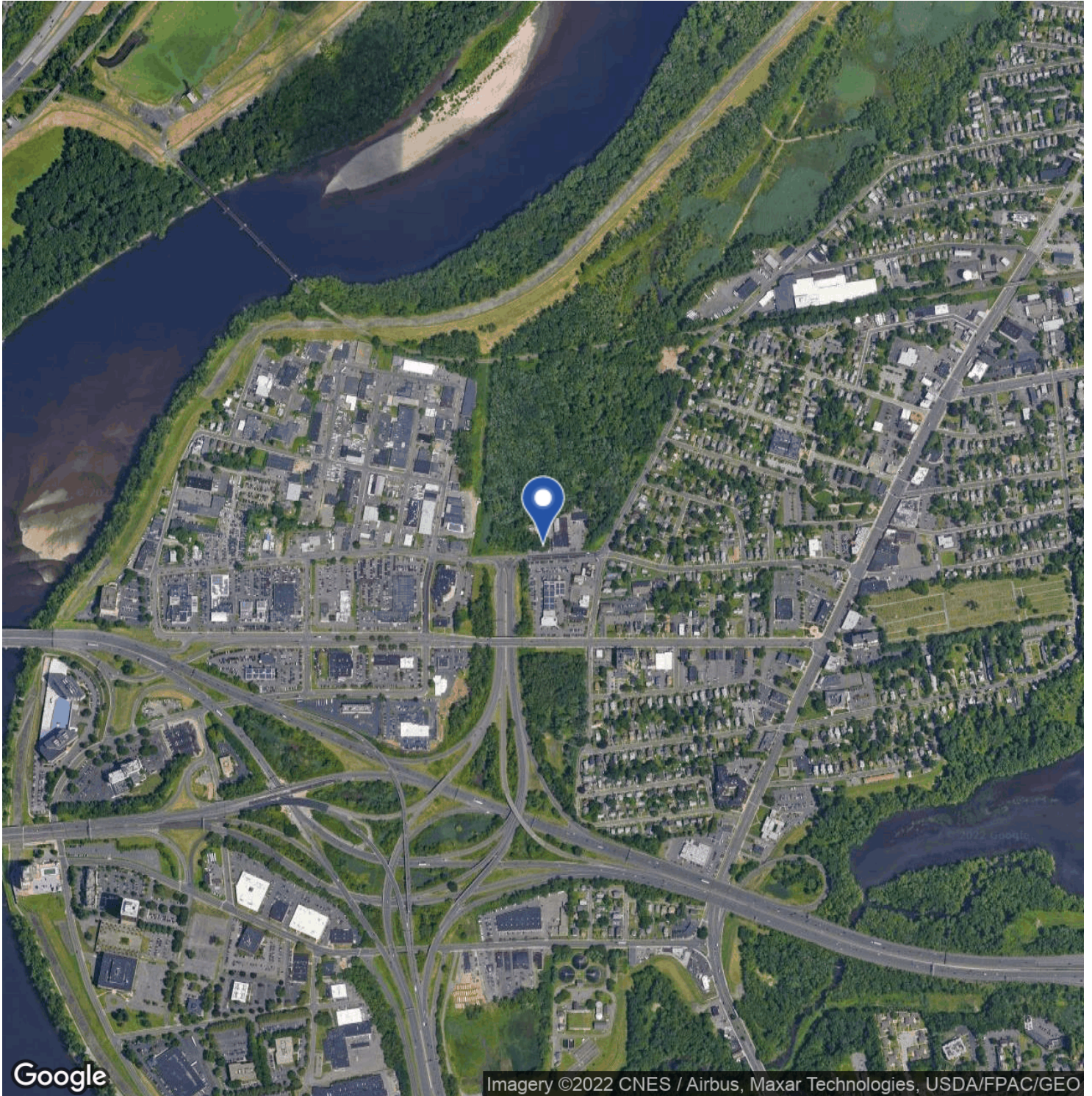
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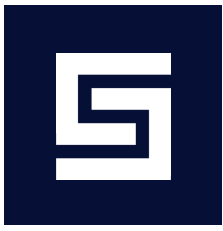
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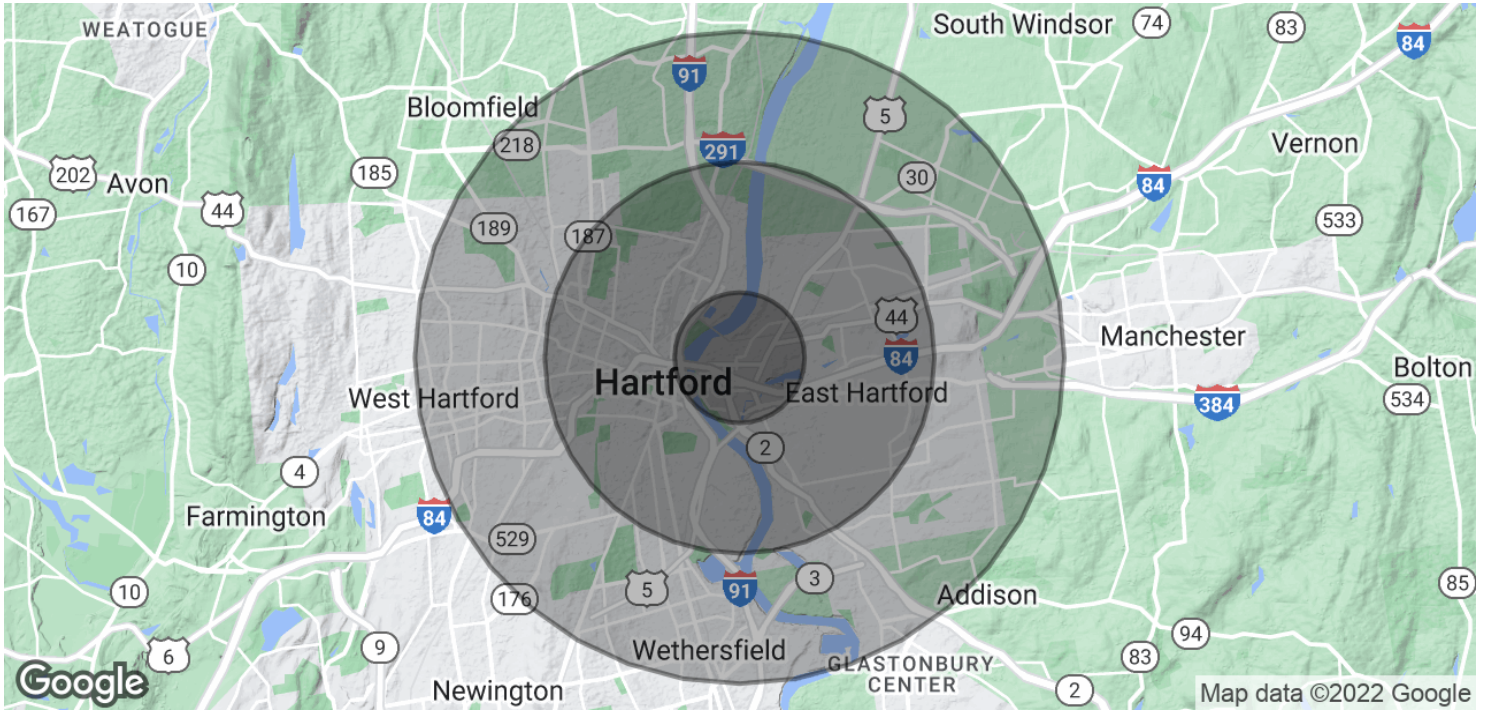
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,565	107,831	281,179
Average Age	36.4	30.6	34.5
Average Age (Male)	33.8	28.7	32.7
Average Age (Female)	39.3	32.0	35.8

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,382	40,432	107,234
# of Persons per HH	2.8	2.7	2.6
Average HH Income	\$65,084	\$41,832	\$53,848
Average House Value	\$196,379	\$197,892	\$220,115

\* Demographic data derived from 2020 ACS - US Census

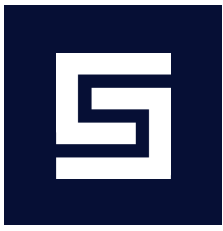
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