

FOR SALE

51,880 SF INDUSTRIAL FACILITY

450 WOODLAND AVENUE | BLOOMFIELD, CT 06002



PROPERTY DESCRIPTION

Sentry Commercial is proud to offer 450 Woodland Avenue, Bloomfield CT for sale. This 51,880 SF industrial facility features multiple cooler and freezer spaces, five loading docks, eight drive-in doors, and heavy power. Well-positioned to support a variety of industrial operations, this property offers exceptional functionality and versatility.

PROPERTY HIGHLIGHTS

- 5 docks, 8 drives
- 1,200 amp, 120/208 volt power
- Full building generator
- 3,059 SF cooler space; 2,067 SF freezer space
- Large dry storage space

OFFERING SUMMARY

Sale Price:	\$4,350,000
Lot Size:	7 Acres
Building Size:	51,880 SF

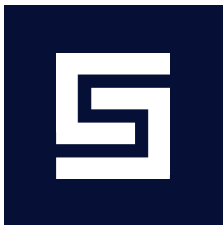
DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	38	107	407
Total Population	85	240	925
Average HH Income	\$111,831	\$111,805	\$114,220

KATHRYN COLOMBIE
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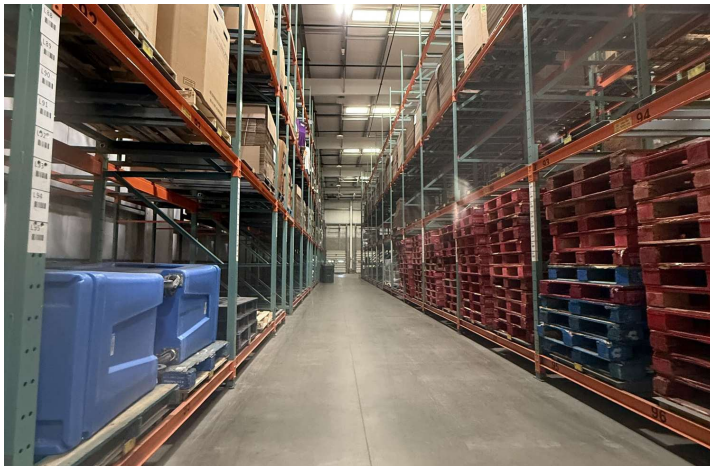
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\$4,350,000

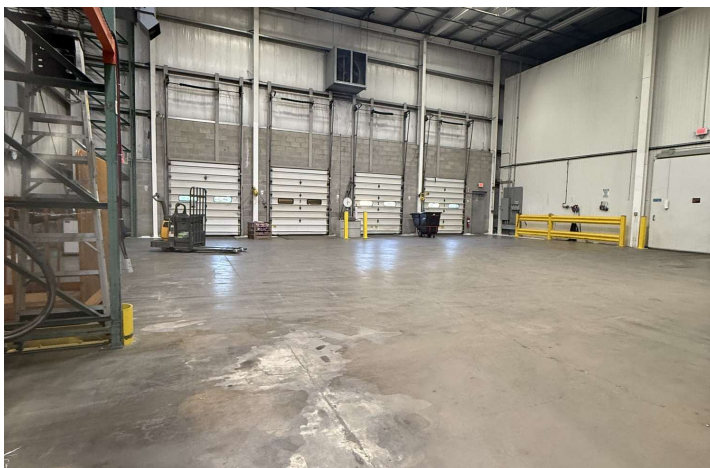
BUILDING SPECIFICATIONS

Building Size	51,880 SF
Office Space	18,700 SF (on two floors)
Warehouse	42,530 SF
Ceiling Height	31' Clear
Docks	5 @ 8' x 8'
	8 total:
Drives	3 @ 8' x 8', 2 @ 12' x 8', 3 @ 14' x 14
Year Built/Expanded	2005/2013



MECHANICAL/UTILITIES

Power	1,200 amp, 120/208 volt
Heat	Gas
Air Conditioning	Office
Sprinkler	Wet System
Lighting	LED Motion Lighting
Water/Sewer Company	City Water/ Septic System
Electric Company	Eversource



LAND

Lot Size	7 acres
Parking	65 spaces
Zoning	I-2

TAXES

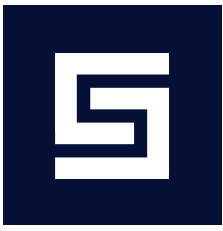
Tax PSF	\$1.86 SF
Assessed Value	\$2,707,250
Year Assessed	2024
Mill Rate	35.64

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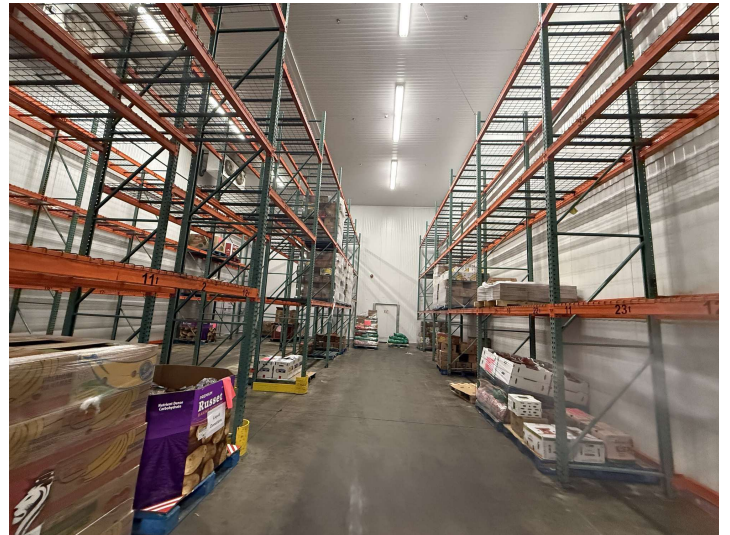
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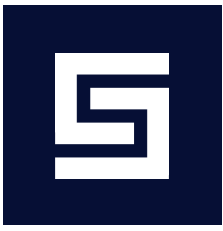


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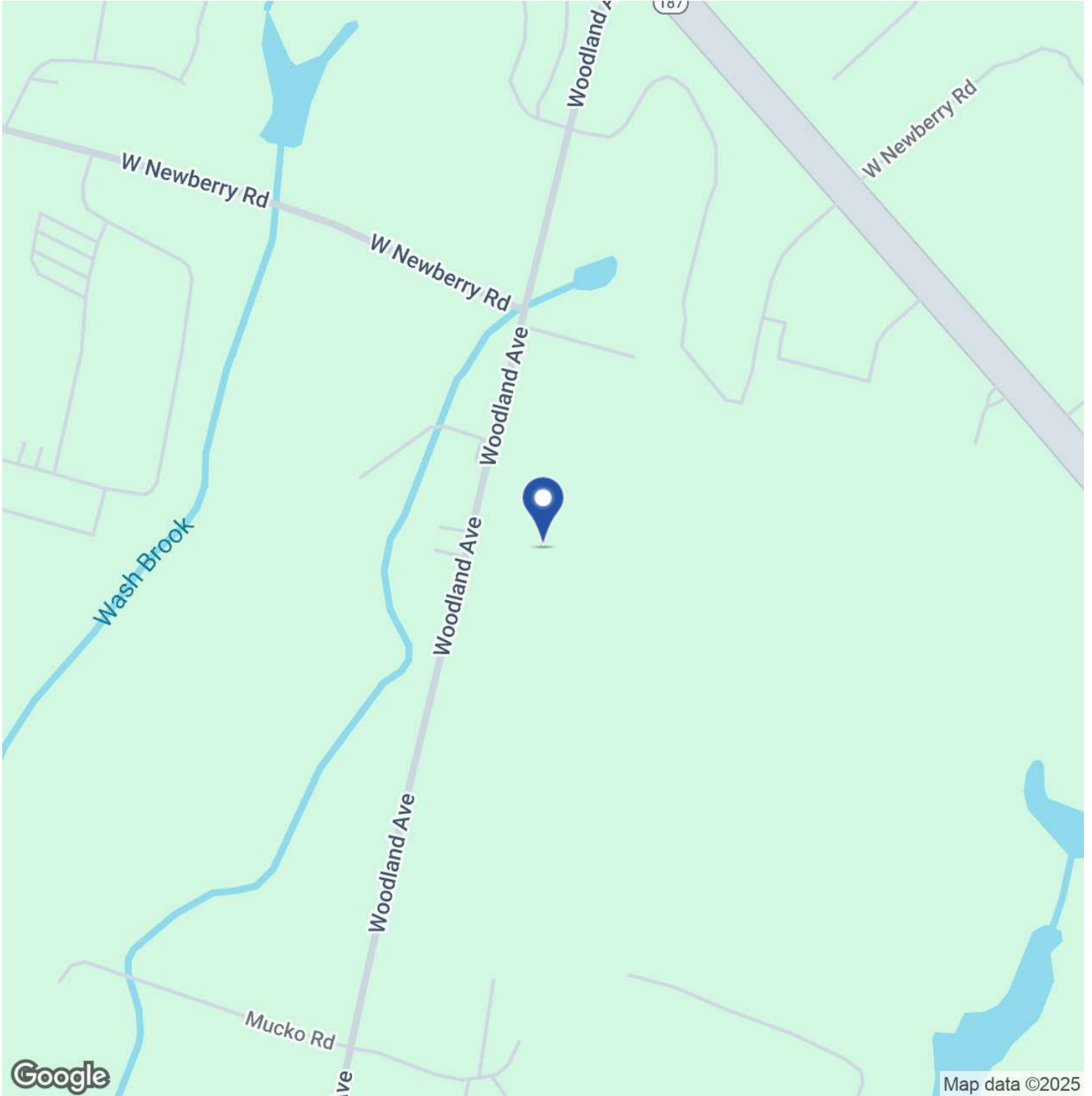
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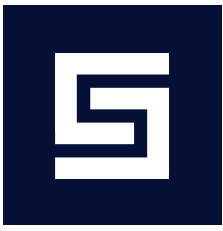


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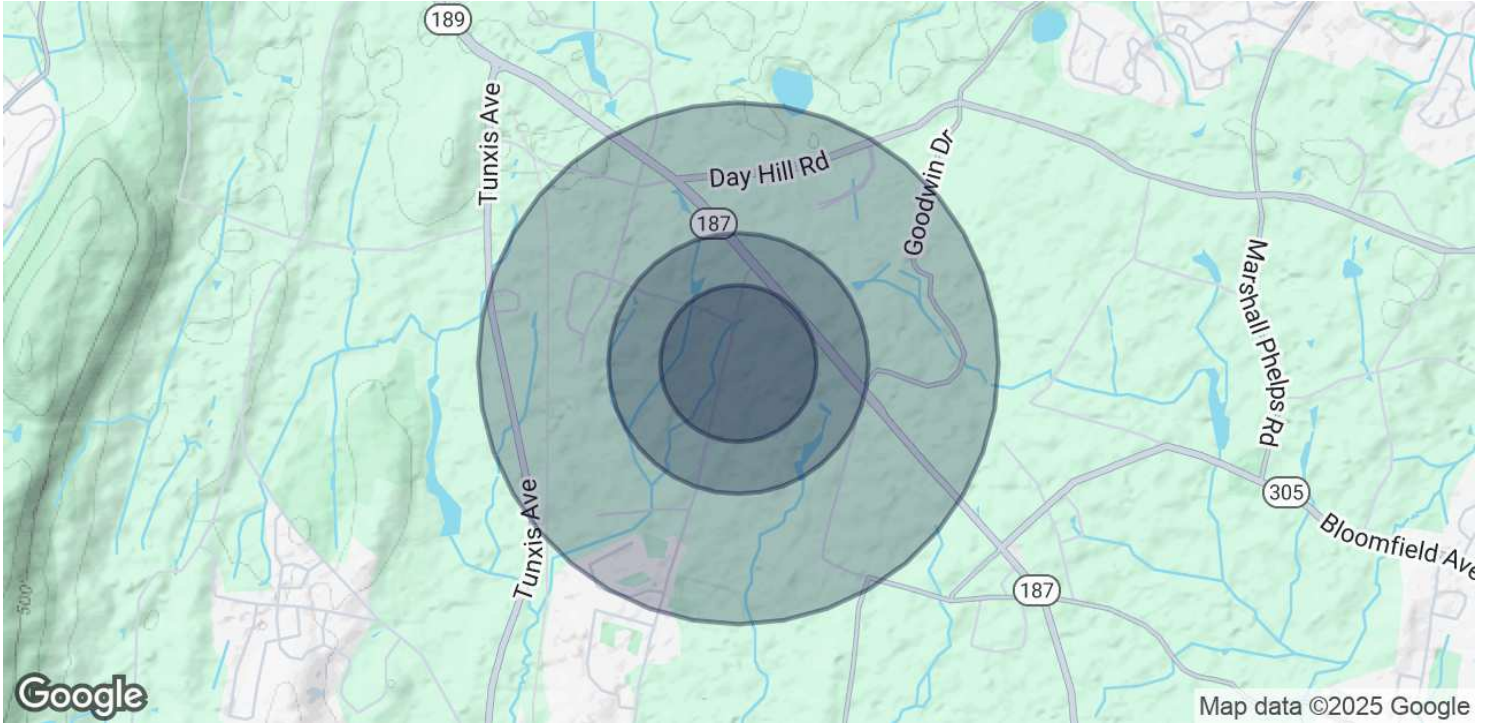
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	85	240	925
Average Age	50	50	49
Average Age (Male)	45	45	45
Average Age (Female)	53	53	52

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	38	107	407
# of Persons per HH	2.2	2.2	2.3
Average HH Income	\$111,831	\$111,805	\$114,220
Average House Value	\$337,293	\$337,400	\$315,748

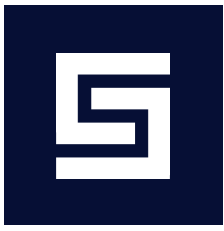
Demographics data derived from AlphaMap

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