



**Reduced Sale Price**  
**\$2,400,000**

Lease Rate  
**\$19.00** psf gross

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## 245 Locust Street Hartford, CT 06114

**Turn-key school | industrial | medical  
 professional management**

There is currently  $\pm 30,000$  sf of vacant space available for lease or development. The property is a  $\pm 52,000$  sf industrial facility situated in Hartford, CT, with two tenants currently occupying portions of the space, generating substantial income through long-term leases. The total acreage of the property is  $\pm 3.53$ , with ample parking space for 200 vehicles.

Located in the South End of the city, the property boasts convenient access to major transportation routes such as Route 15, I-84, and I-91, enhancing its accessibility and appeal to potential tenants or buyers.

The property offers versatility in potential uses, including office space, flex space, educational facilities, and manufacturing. With fiber optic connectivity available, it provides modern infrastructure to support various business operations.

Furthermore, the surrounding area hosts reputable tenants such as UPS, Pitney Bowes, and U-Haul, contributing to the property's favorable business environment and potential for attracting quality tenants or investors.

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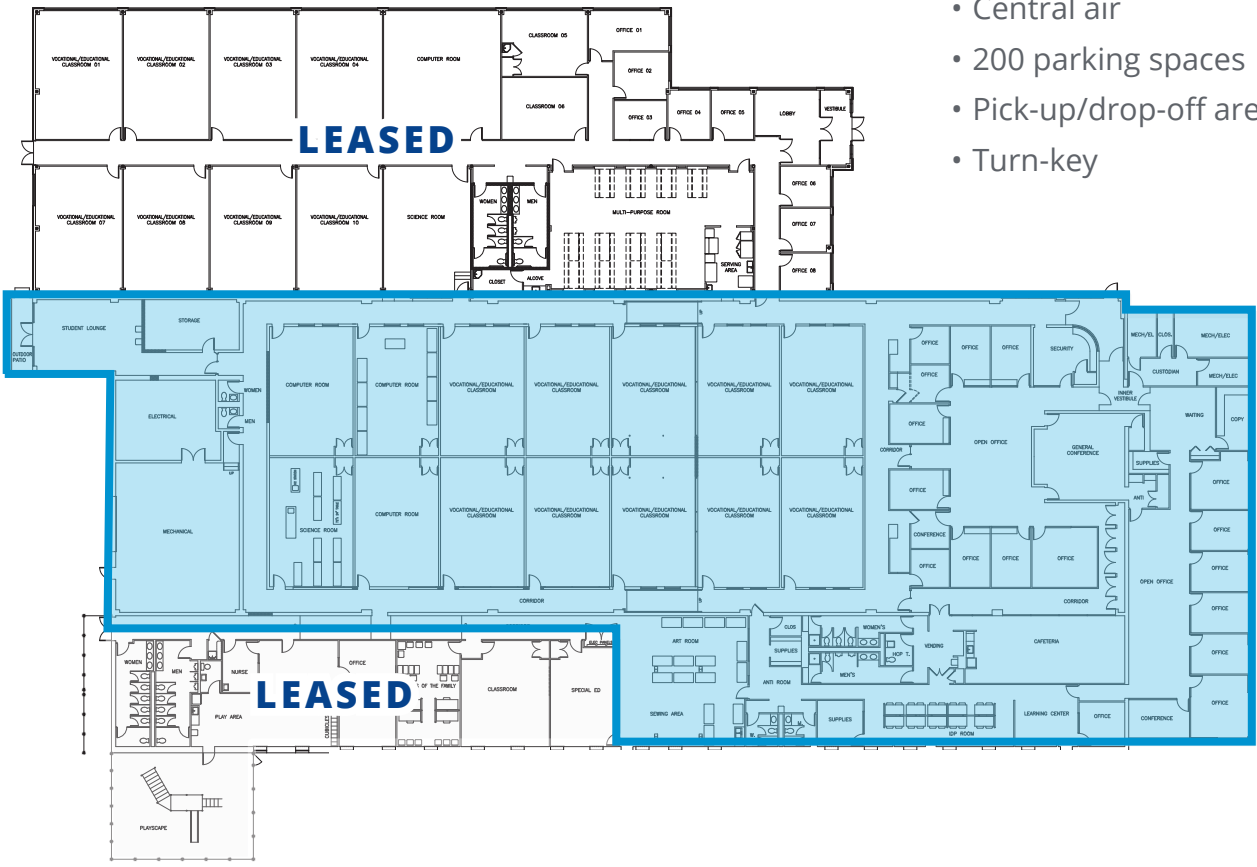
LOCUST STREET

EXIT 27

**Features**

- ±30,000 sf available for lease
- ±3.53 acres
- Central air
- 200 parking spaces
- Pick-up/drop-off area
- Turn-key

**Floor plan**



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