

FOR SALE

49,044 SF INDUSTRIAL BUILDING

30 NEW LANE | CROMWELL, CT 06416



PROPERTY DESCRIPTION

Sentry Commercial is pleased to present 30 New Lane, Cromwell CT for sale. This 49,044 square foot industrial building offers heavy power and loading, making it ideal for a wide range of industrial users.

PROPERTY HIGHLIGHTS

- Great Central CT location
- Multiple loading and drive in spaces
- Mix of warehouse, office, loading and production space; ideal for multiple industrial users
- Opportunity to get large industrial coolers back in operation
- Small, short-term tenants in place for potential income

OFFERING SUMMARY

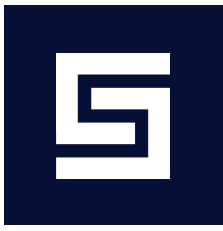
Sale Price:	\$2,299,000
Lot Size:	3.26 Acres
Building Size:	49,044 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	177	772	2,085
Total Population	461	1,863	4,886
Average HH Income	\$119,382	\$124,850	\$138,264

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BUILDING SPECIFICATIONS

Building Size	49,044 SF
Office Space	6,000 SF
Warehouse	43,044 SF
Ceiling Height	Varies
Docks	11
Drives	2
Column Spacing	Varies
Roof	Mix of flat, rubber, steel stand & seam
2 Greenhouses	1 attached; 1 detached
Year Built	1929/1970

MECHANICAL/UTILITIES

Power	800A, 480/277V, 3 phase
Heat	Gas
Air Conditioning	Office
Lighting	Fluorescent
Sprinklers	Yes, dry
Water/Sewer Company	City
Electric Company	Eversource

LAND

Lot Size	3.26 Acres
Parking	20 paved spaces; additional gravel spaces
Zoning	IND

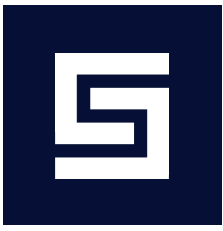
TAXES

Tax PSF	\$0.64 SF
Assessed Value	\$955,800.00
Year Assessed	2024
Mill Rate	27.33

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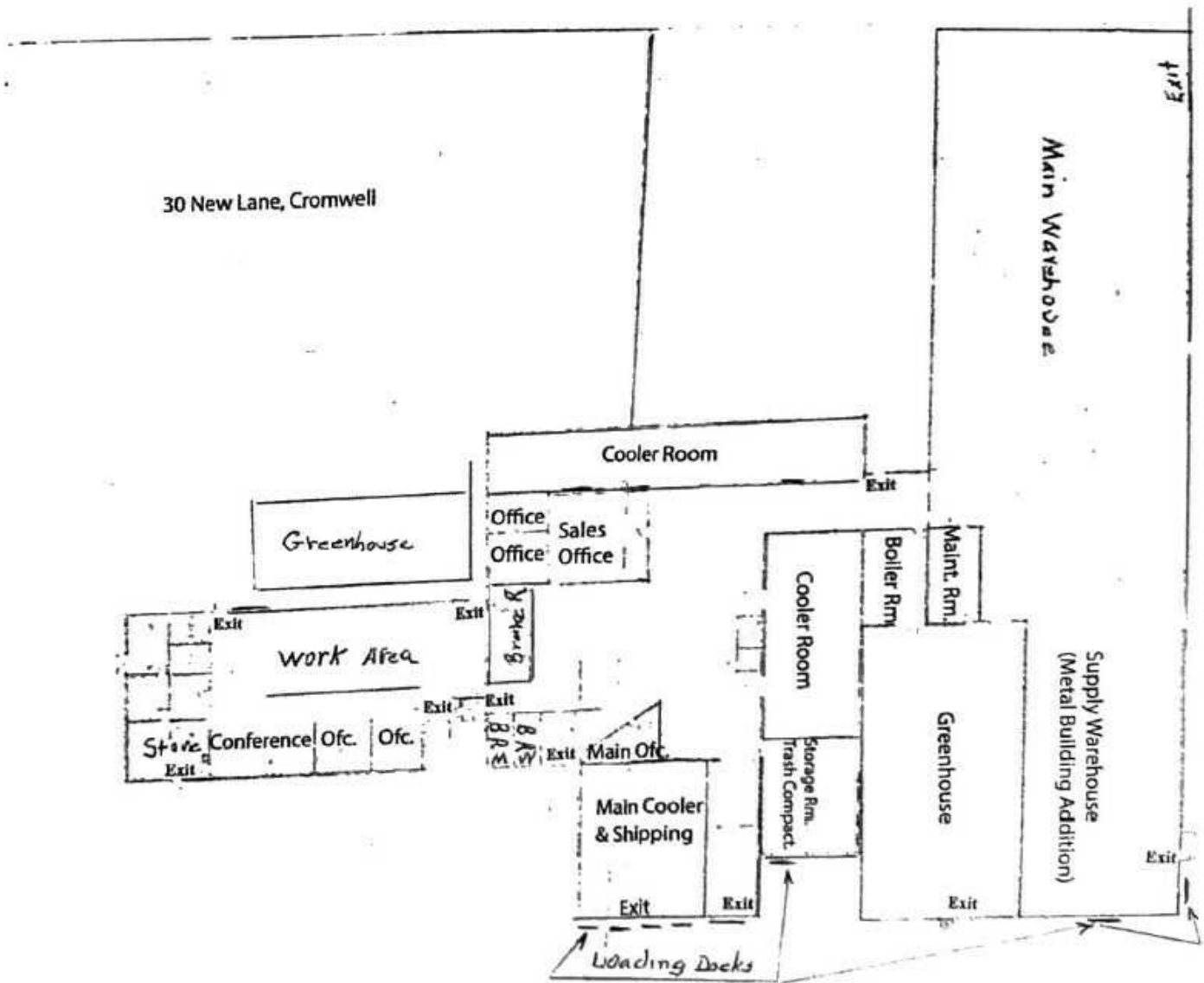




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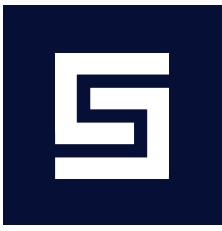
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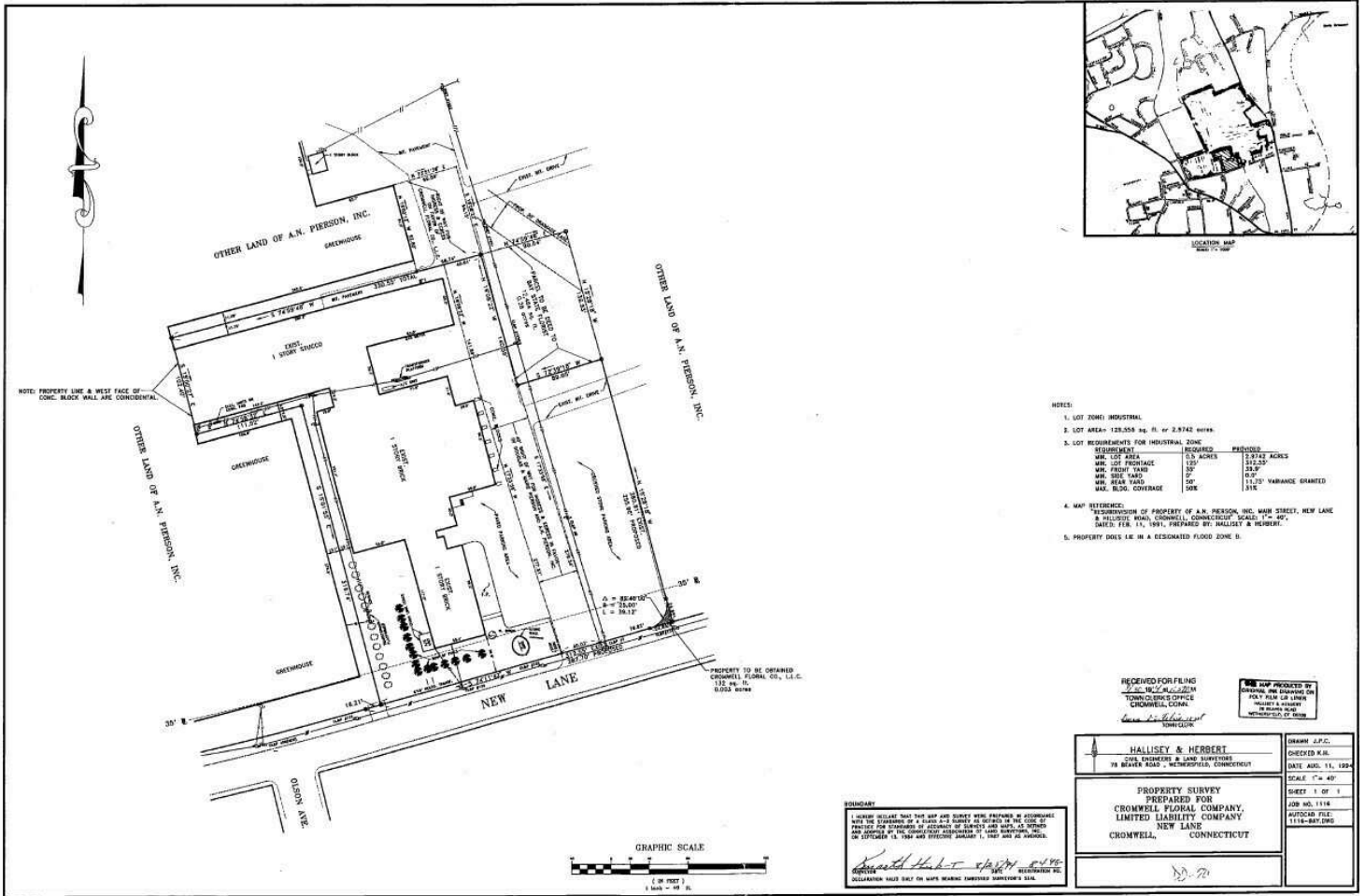
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- NOTES:
1. LOT ZONE INDUSTRIAL
 2. LOT AREA- 128,558 sq. ft. or 2.9742 acres.
 3. LOT REQUIREMENTS FOR INDUSTRIAL ZONE

REQUIREMENT	REQUIRED	PROVIDED
MIN. LOT AREA	0.5 ACRES	2.9742 ACRES
MIN. LOT FRONTAGE	120'	122.25'
MIN. FRONT YARD	30'	35.0'
MIN. SIDE YARD	0'	0.0'
MIN. REAR YARD	20'	15.0'
MAX. BLDG. COVERAGE	50%	31%

RECEIVED FOR FILING
 TOWN ENGINEER'S OFFICE
 CROMWELL, CONNECTICUT

HALLISEY & HERBERT CIVIL ENGINEERS & LAND SURVEYORS 78 BRADY ROAD - WETHERFIELD, CONNECTICUT	DRAWN J.P.C. CHECKED K.H.B. DATE: APR. 11, 1994 SCALE: 1" = 40' SHEET 1 OF 1 JOB NO. 1114 AUTOCAD FILE: 1114-BWP.DWG
	PROPERTY SURVEY PREPARED FOR CROMWELL FUGAL COMPANY, LIMITED LIABILITY COMPANY NEW LANE CROMWELL, CONNECTICUT

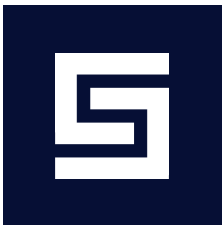
BOUNDARY
 I HEREBY CERTIFY THAT THE MAP AND SURVEY WERE PREPARED IN ACCORDANCE WITH THE STATUTES OF THE STATE OF CONNECTICUT AND IN ACCORDANCE WITH THE STANDARDS OF THE BOARD OF SURVEYORS AND MAPPERS OF THE STATE OF CONNECTICUT AND IN ACCORDANCE WITH THE STANDARDS OF THE NATIONAL SOCIETY OF PROFESSIONAL LAND SURVEYORS, INC. OR SPECIFIED IN THIS AND OTHER ORDINANCES, LAWS AND REGULATIONS.
 J.P.C.
 REGISTERED PROFESSIONAL LAND SURVEYOR

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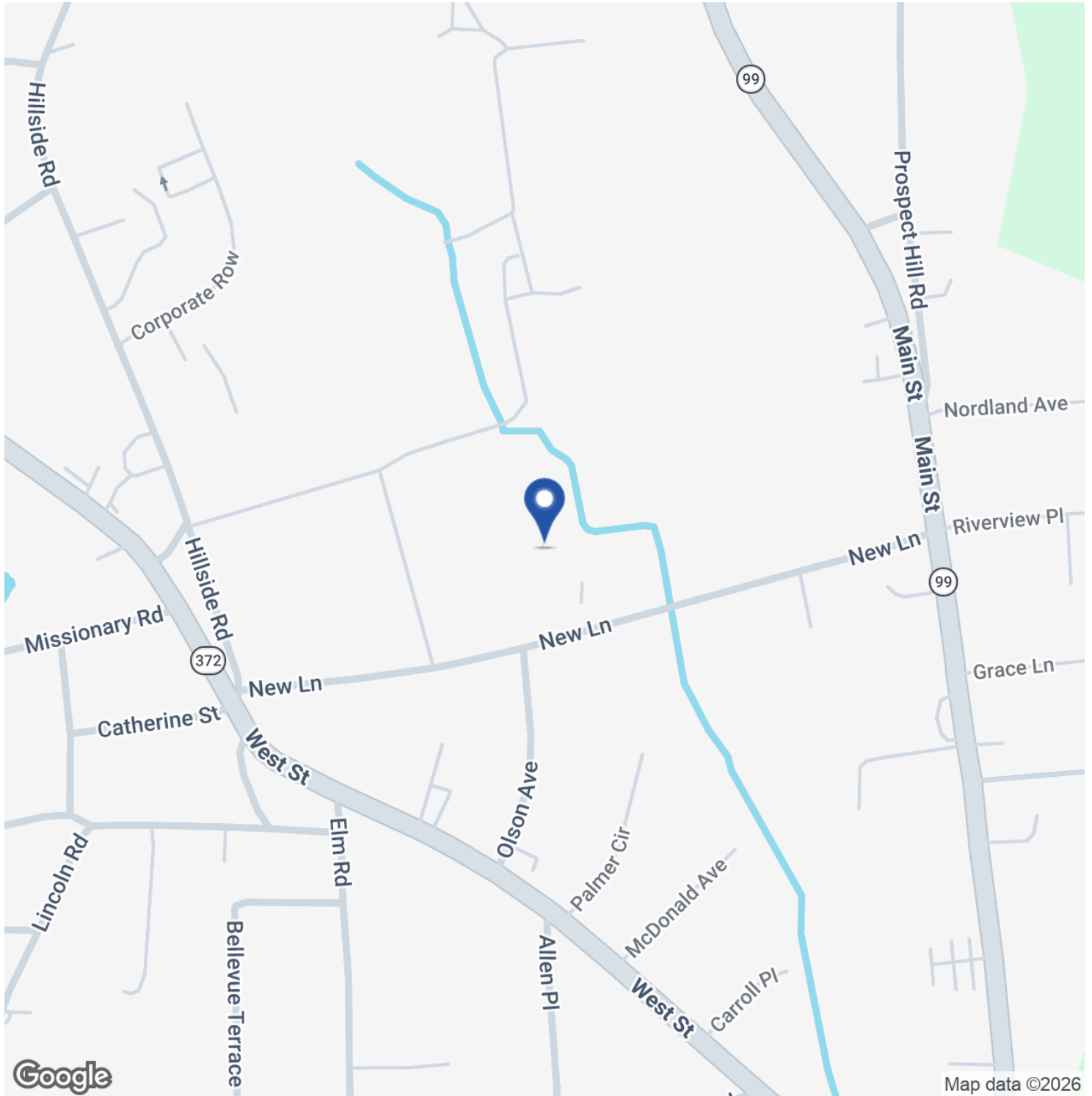
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Google

Map data ©2026

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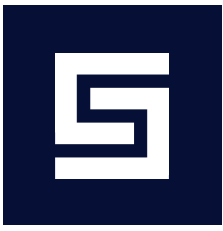
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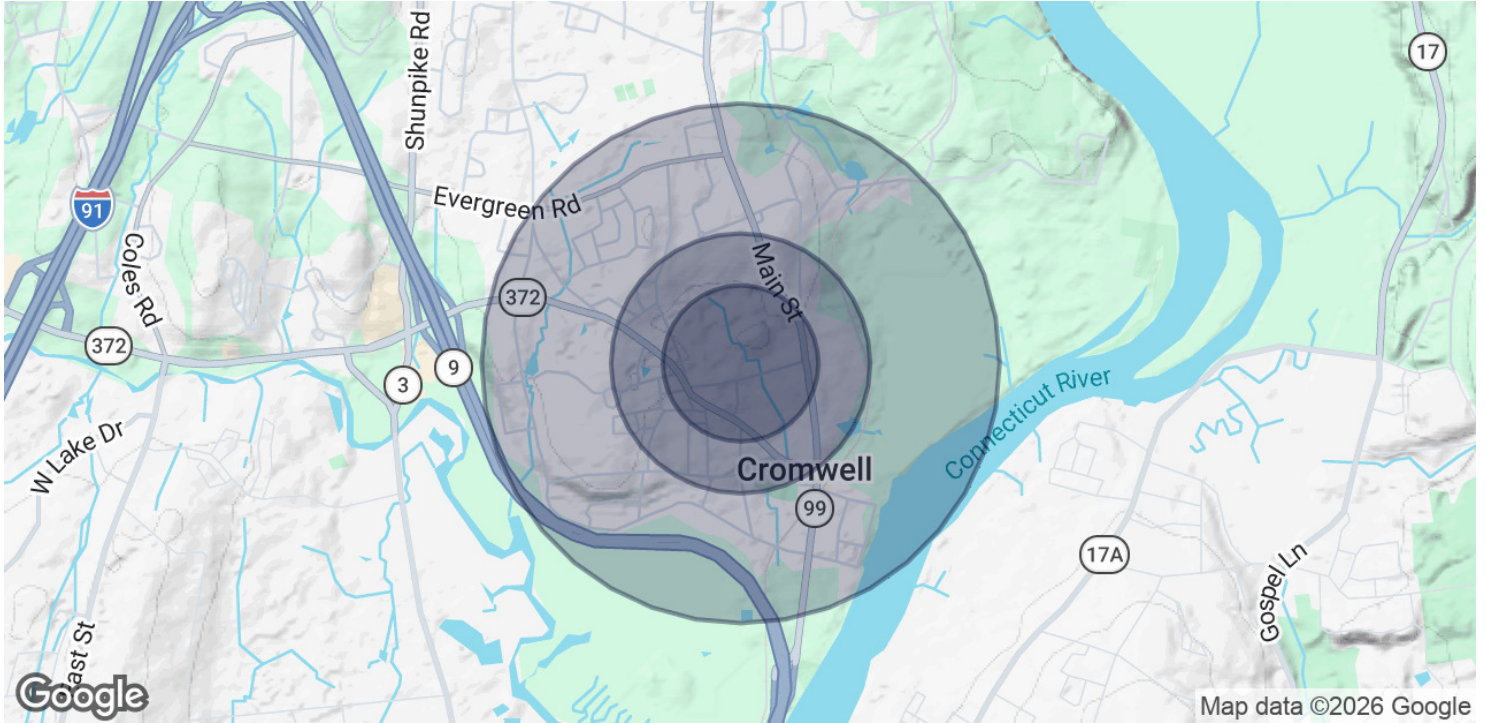
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	461	1,863	4,886
Average Age	47	48	49
Average Age (Male)	45	46	46
Average Age (Female)	49	51	51

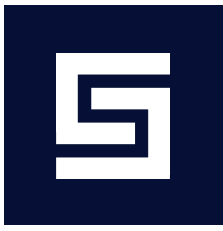
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	177	772	2,085
# of Persons per HH	2.6	2.4	2.3
Average HH Income	\$119,382	\$124,850	\$138,264
Average House Value	\$369,705	\$377,593	\$391,152

Demographics data derived from AlphaMap

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