

FOR SALE OR LEASE

ATTRACTIVE OWNER/USER OR INVESTMENT OPPORTUNITY

102 FILLEY STREET | BLOOMFIELD, CT 06002



PROPERTY DESCRIPTION

Sentry Commercial is pleased to present 102 Filley Street Rear, Bloomfield, CT for sale or lease. This 9,300 SF industrial/flex building includes 3,720 SF available for lease with two drive-in doors and 2,840 SF of office space. Units can be leased individually or together. The full building is also available for purchase, with two tenants in place—an excellent opportunity for an investor or owner-user. Ideal for light manufacturing, service businesses, or flex users.

PROPERTY HIGHLIGHTS

- I-2 Industrial Zoning
- Strong industrial market location
- Easy access to Northern CT and Southern MA via I-91

OFFERING SUMMARY

Sale Price:	\$1,200,000
Lease Rate:	\$9.25 NNN
Lot Size:	1 Acres
Building Size:	9,300 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	62	172	691
Total Population	138	381	1,560
Average HH Income	\$110,190	\$110,190	\$113,115

STEPHANIE ROMANO SHAW, CCIM
860.810.4392
romano@sentrycommercial.com

CHRISTOPHER DUCLOS
860.922.6481
chrisduclos@sentrycommercial.com



SENTRY COMMERCIAL BROKERADVISORY LLC | HARTFORD, CT 06103 | [SENTRYCOMMERCIAL.COM](https://www.sentrycommercial.com)

All information furnished regarding property sale, rental or financing is gathered from multiple sources, but no warranty or representation is made as to the accuracy thereof and same is subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.



FOR SALE OR LEASE

ATTRACTIVE OWNER/USER OR INVESTMENT OPPORTUNITY

102 FILLEY STREET | BLOOMFIELD, CT 06002



\$1,200,000

BUILDING SPECIFICATIONS

Building Size	9,300 SF
Ceiling Height	16'
Drives	5 @ 10' x 10'
Column Spacing	24' x 26'
Year Built	1988

MECHANICAL/UTILITIES

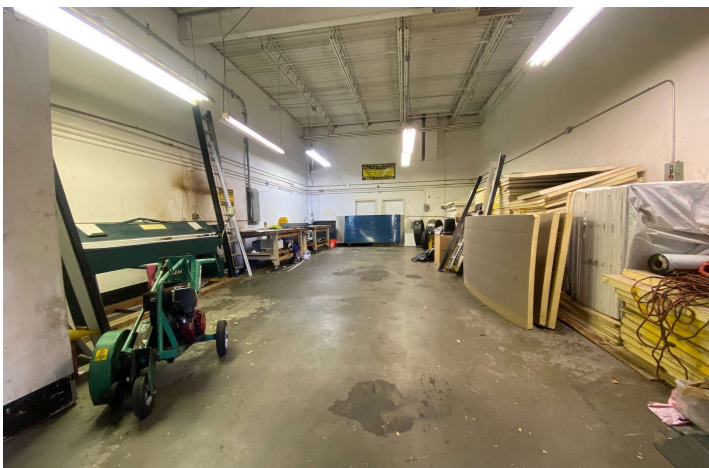
Power	400 amp, 240 volt, 3 phase
Heat	Gas
Air Conditioning	Office
Lighting	Fluorescent
Water/Sewer Company	City
Electric Company	Eversource

LAND

Lot Size	1 Acres
Rail	N/A
Zoning	I-2

TAXES

Tax PSF	\$1.91 SF
Taxes	\$17,782.78
Assessed Value	\$453,180.00
Year Assessed	2023
Mill Rate	39.24



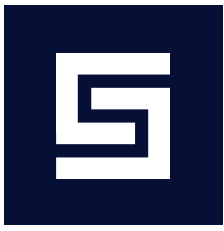
STEPHANIE ROMANO SHAW, CCIM
860.810.4392
romano@sentrycommercial.com

CHRISTOPHER DUCLOS
860.922.6481
chrisduclos@sentrycommercial.com



SENTRY COMMERCIAL BROKER ADVISORY LLC | HARTFORD, CT 06103 | [SENTRYCOMMERCIAL.COM](https://www.sentrycommercial.com)

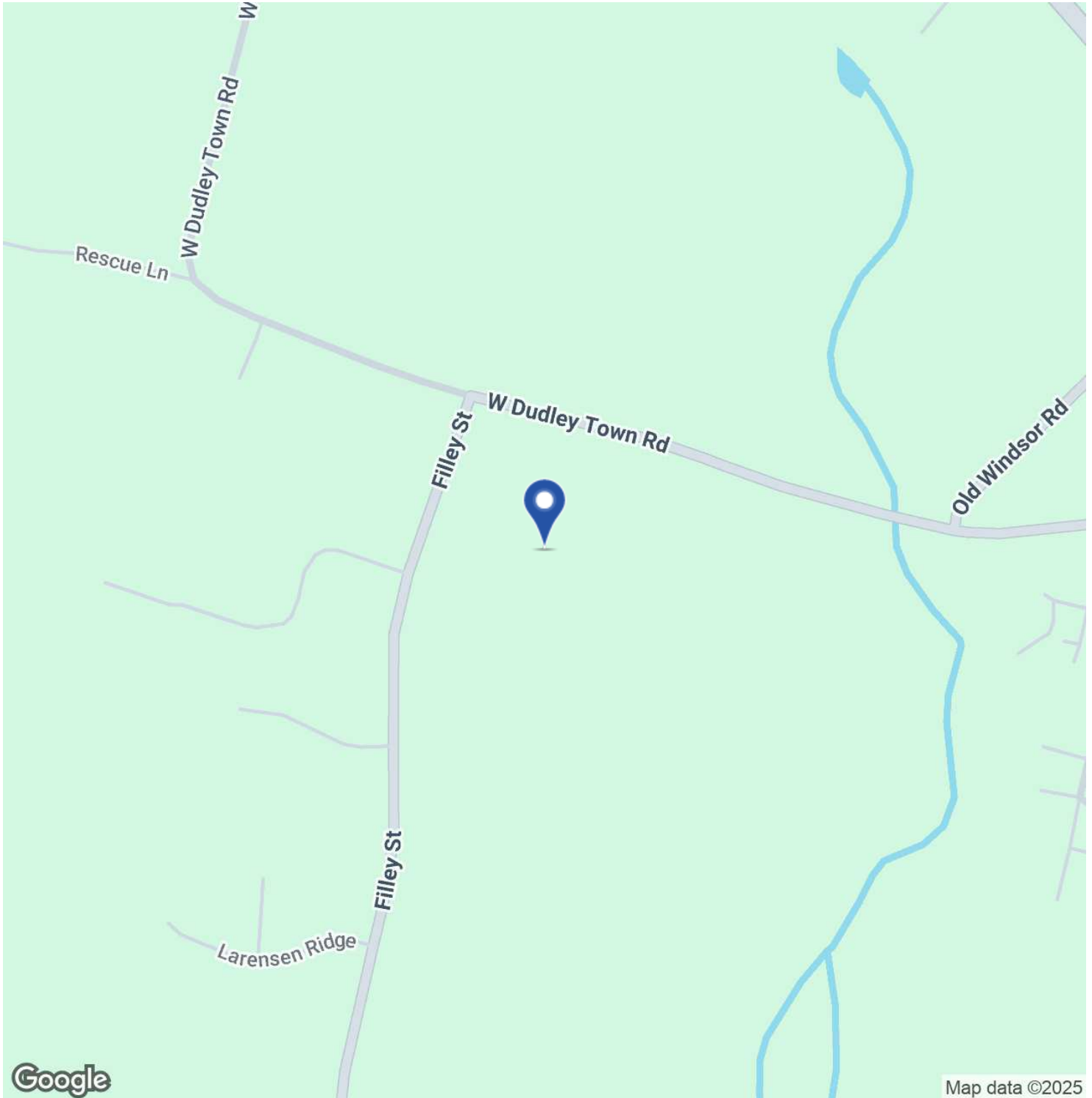
All information furnished regarding property sale, rental or financing is gathered from multiple sources, but no warranty or representation is made as to the accuracy thereof and same is subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.



FOR SALE OR LEASE

ATTRACTIVE OWNER/USER OR INVESTMENT OPPORTUNITY

102 FILLEY STREET | BLOOMFIELD, CT 06002



STEPHANIE ROMANO SHAW, CCIM
860.810.4392
romano@sentrycommercial.com

CHRISTOPHER DUCLOS
860.922.6481
chrisduclos@sentrycommercial.com



SENTRY COMMERCIAL BROKER ADVISORY LLC | HARTFORD, CT 06103 | [SENTRYCOMMERCIAL.COM](https://www.sentrycommercial.com)

All information furnished regarding property sale, rental or financing is gathered from multiple sources, but no warranty or representation is made as to the accuracy thereof and same is subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.



FOR SALE OR LEASE

ATTRACTIVE OWNER/USER OR INVESTMENT OPPORTUNITY

102 FILLEY STREET | BLOOMFIELD, CT 06002



STEPHANIE ROMANO SHAW, CCIM
860.810.4392
romano@sentrycommercial.com

CHRISTOPHER DUCLOS
860.922.6481
chrisduclos@sentrycommercial.com



SENTRY COMMERCIAL BROKER ADVISORY LLC | HARTFORD, CT 06103 | [SENTRYCOMMERCIAL.COM](https://www.sentrycommercial.com)

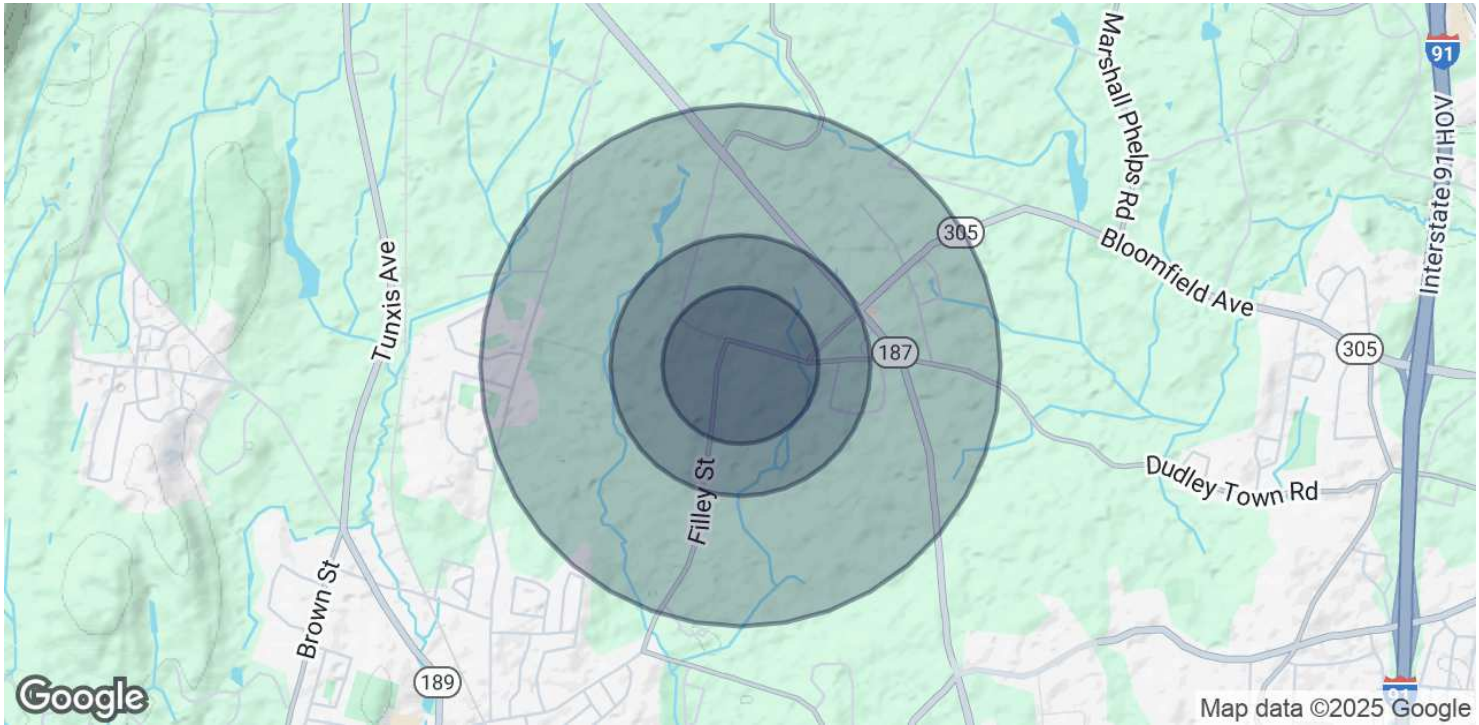
All information furnished regarding property sale, rental or financing is gathered from multiple sources, but no warranty or representation is made as to the accuracy thereof and same is subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.



FOR SALE OR LEASE

ATTRACTIVE OWNER/USER OR INVESTMENT OPPORTUNITY

102 FILLEY STREET | BLOOMFIELD, CT 06002



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	138	381	1,560
Average Age	50	50	50
Average Age (Male)	45	45	45
Average Age (Female)	54	54	53

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	62	172	691
# of Persons per HH	2.2	2.2	2.3
Average HH Income	\$110,190	\$110,190	\$113,115
Average House Value	\$343,996	\$343,996	\$332,049

Demographics data derived from AlphaMap

STEPHANIE ROMANO SHAW, CCIM
860.810.4392
romano@sentrycommercial.com

CHRISTOPHER DUCLOS
860.922.6481
chrisduclos@sentrycommercial.com





FOR SALE OR LEASE

ATTRACTIVE OWNER/USER OR INVESTMENT OPPORTUNITY

102 FILLEY STREET | BLOOMFIELD, CT 06002



STEPHANIE ROMANO SHAW, CCIM

Industrial Specialist

Cell: 860.810.4392

romano@sentrycommercial.com



CHRISTOPHER DUCLOS

Industrial Specialist

Cell: 860.922.6481

chrisduclos@sentrycommercial.com

STEPHANIE ROMANO SHAW, CCIM
860.810.4392
romano@sentrycommercial.com

CHRISTOPHER DUCLOS
860.922.6481
chrisduclos@sentrycommercial.com



SENTRY COMMERCIAL BROKER ADVISORY LLC | HARTFORD, CT 06103 | [SENTRYCOMMERCIAL.COM](https://www.sentrycommercial.com)

All information furnished regarding property sale, rental or financing is gathered from multiple sources, but no warranty or representation is made as to the accuracy thereof and same is subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.