



SCALZO
COMMERCIAL
NEW DEVELOPMENT

122 R NAUBUC AVE

Glastonbury, CT 06033

For Sale





PROPERTY HIGHLIGHTS

- 58,216 SF historic building with significant investment potential
- 5 units offering flexibility and diverse usage options
- Built in 1863, combining rich history with modern opportunity
- Zoned PL, providing a wide range of permissible uses
- Prime location in the Hartford area, a hub for industrial/manufacturing activities
- Currently at 24% occupancy, ripe for expansion and improvement
- Ample space for industrial/manufacturing operations and expansion
- Strong infrastructure and utilities to support industrial/manufacturing needs
- Potential for repositioning and value enhancement through strategic renovations
- Access to major transportation routes for streamlined distribution and logistics

LOCATION DESCRIPTION

Just outside of Hartford, the area surrounding the property offers a strategic location for industrial and manufacturing investors. This prime location provides seamless connectivity to key transportation routes for streamlined operational efficiency. Situated near major highways, including Route 2, Route 3, and Interstate -91, and with a skilled workforce, it's an ideal spot for growth. Nearby attractions like the Connecticut Science Center, Bushnell Park, and the Wadsworth Atheneum Museum of Art provide recreational and cultural opportunities. The region also boasts a strong network of suppliers and industry partners, making it an advantageous location for businesses making it an enticing prospect for investors seeking a strategic foothold in this thriving market.

OFFERING SUMMARY

Sale Price:	Subject To Offer
Number of Units:	5
Lot Size:	1.4 Acres
Building Size:	58,216 SF

Property Description

PROPERTY DESCRIPTION

This iconic 58,216 SF historic building, built in 1863, offers 5 units with diverse usage options, ideal for industrial and manufacturing activities. Zoned PL and currently at 24% occupancy, it presents significant investment potential. Boasting strong infrastructure, utilities, and access to major transportation routes, it's perfectly positioned to support industrial and manufacturing needs.

EXTERIOR DESCRIPTION

Brick and Metal Siding

INTERIOR DESCRIPTION

Concrete and Sheet Rock

PARKING DESCRIPTION

Surface lot

POWER DESCRIPTION

Electric

GAS DESCRIPTION

Stream



Property Details

122 R Naubuc Ave
Glastonbury, CT 06033

Sale Price	SUBJECT TO OFFER
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PROPERTY INFORMATION

Property Type	Historic Mill Building
Property Subtype	Manufacturing
Zoning	PL
Lot Size	1.4 Acres
APN #	09003054-47000122
Lot Depth	0 ft
Traffic Count	3359
Traffic Count Street	Naubuc Ave
Amenities	Signage
Waterfront	Yes
Power	Yes

PARKING & TRANSPORTATION

Parking Type	Surface
Parking Ratio	0.74
Number of Parking Spaces	32

UTILITIES & AMENITIES

Elevators	2
Freight Elevator	Yes
Number of Elevators	2
Number of Escalators	0
HVAC	None
Gas / Propane	Yes

TAXES & VALUATION

Taxes	\$18,532.00
Foreclosure / Distressed	No

LOCATION INFORMATION

Street Address	122 R Naubuc Ave
City, State, Zip	Glastonbury, CT 06033
County	Hartford
Market	Hartford
Sub-market	Glastonbury
Cross-Streets	Wells Street and Naubuc
Township	Glastonbury

BUILDING INFORMATION

Building Size	58,216 SF
Occupancy %	24.0%
Tenancy	Multiple
Number of Cranes	1
Minimum Ceiling Height	12 ft
Number of Floors	3
Average Floor Size	17,280 SF
Year Built	1863
Gross Leasable Area	52,434 SF
Construction Status	Existing
Framing	Masonry
Condition	Fair
Roof	Flat Tar and Gravel
Free Standing	Yes
Number of Buildings	1
Walls	16
Floor Coverings	Cement and Hardwood Flooring
Foundation	Concrete

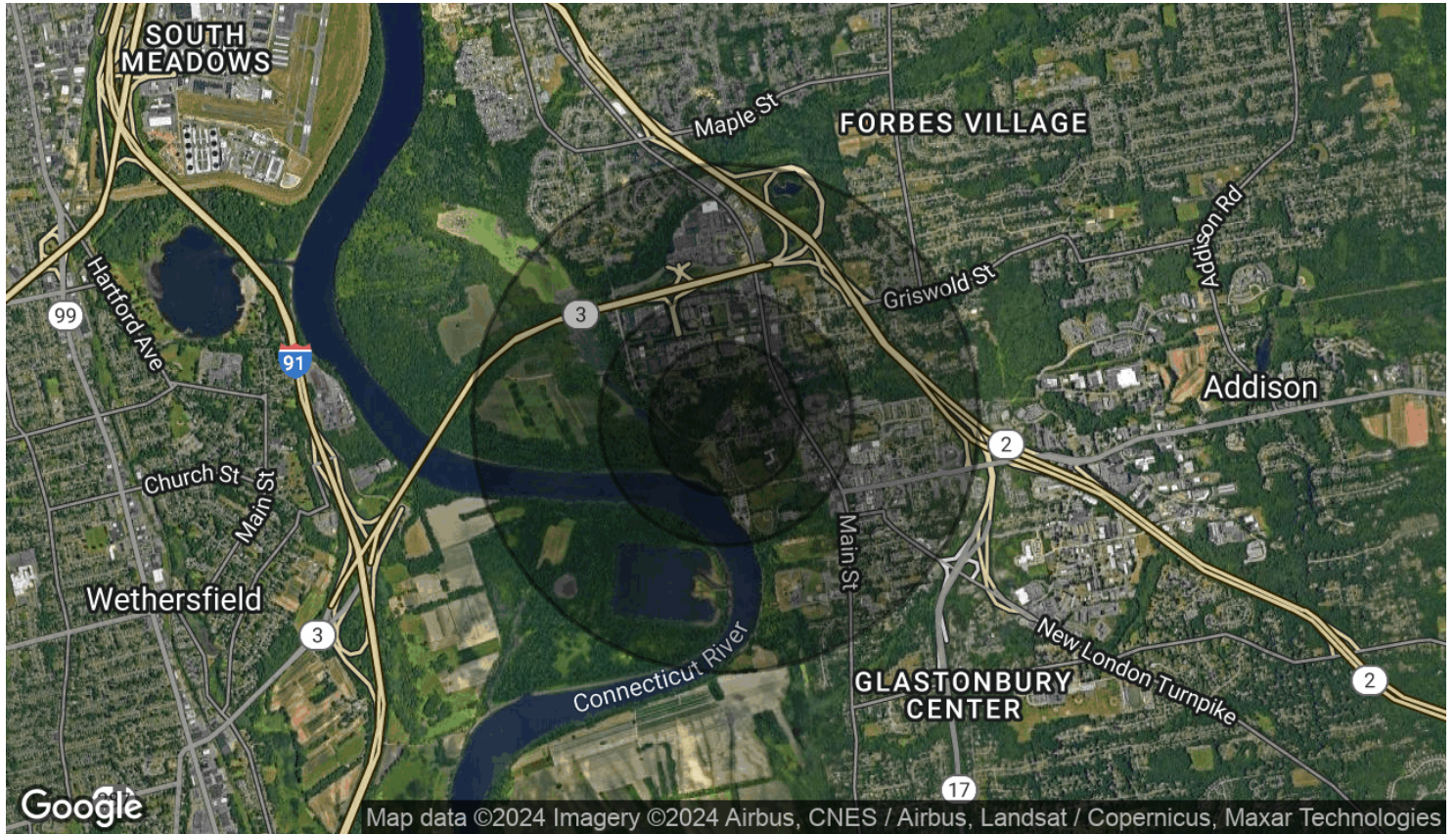
Retailer Map

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Google

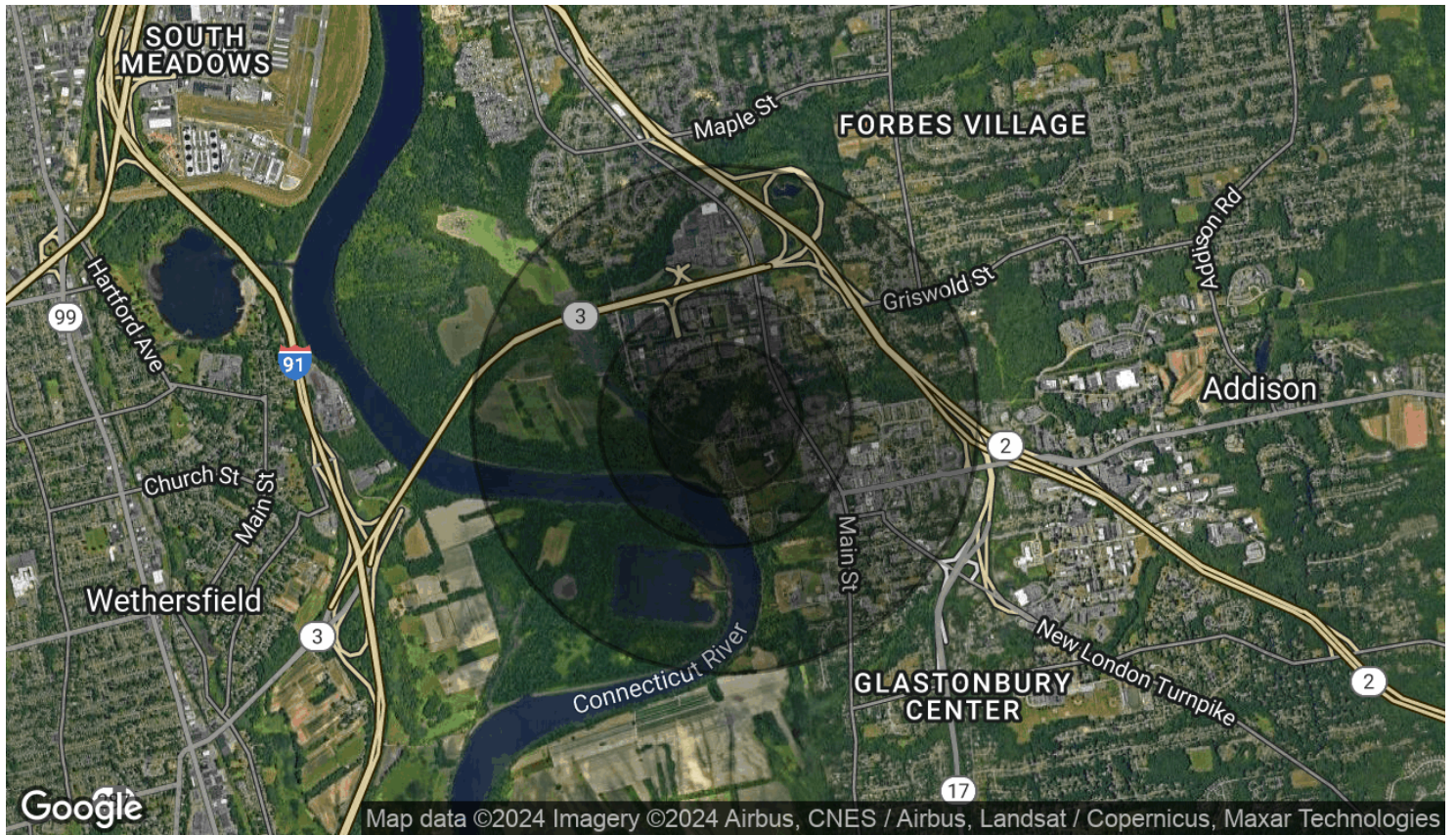
Map data
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Google



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	343	931	4,130
Average Age	49	49	46
Average Age (Male)	0	0	0
Average Age (Female)	0	0	0

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	170	462	1,911
# of Persons per HH	2	2	2.2
Average HH Income	\$113,297	\$112,979	\$116,326
Average House Value	\$311,057	\$315,115	\$321,484

RACE	0.3 MILES	0.5 MILES	1 MILE
Total Population - White	246	669	2,771
Total Population - Black	13	37	276
Total Population - Asian	40	107	393
Total Population - Hawaiian	0	1	2
Total Population - American Indian	1	3	10



Total Population - Other	15	42	286
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Demographics data derived from AlphaMap

Agents Contact

**122 R Naubuc Ave
Glastonbury, CT 06033**

ERIC GAINES

Commercial Agent

Scalzo Commercial & New Developments

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