



# FOR SALE OR LEASE

## 16,160 SF OFFICE/WAREHOUSE

714 BLUE HILLS AVENUE | BLOOMFIELD & HARTFORD, CT



### PROPERTY DESCRIPTION

Sentry Commercial is pleased to present 714 Blue Hills Avenue for sale or lease. This 16,160 square foot two-story office/warehouse building on 2.17 acres is located just south of Cottage Grove Road on the Bloomfield/Hartford line and suitable for a variety of users.

### PROPERTY HIGHLIGHTS

- 16,160 SF Two-Story Office/Warehouse Building
- Expansion Potential
- Ample Parking
- Daily Traffic Count of 12,500

### OFFERING SUMMARY

Sale Price:	\$800,000
Lease Rate:	\$4.50 NNN
Building Size:	16,160 SF
Acres:	2.17

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	694	1,593	3,323
Total Population	1,806	4,238	9,395
Average HH Income	\$78,708	\$78,295	\$77,378

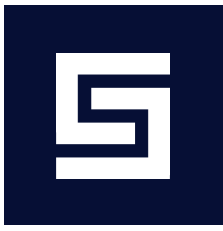
**LARRY LEVERE, SIOR**  
860.690.0447  
levere@sentrycommercial.com

**KATHRYN COLOMBIE**  
802.430.4307  
colombie@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

## 16,160 SF OFFICE/WAREHOUSE

714 BLUE HILLS AVENUE | BLOOMFIELD & HARTFORD, CT



## \$800,000/\$4.50 NNN

### BUILDING SPECIFICATIONS

Building Size	16,160 SF (including an 8,080 SF basement)
Office Space	+/- 2,500 SF on main level
Warehouse	+/- 5,580 SF on main level and 8,080 SF on lower level
Ceiling Height	13 feet
Docks	One 10' x 10'
Roof	Tar & gravel over concrete

### MECHANICAL/UTILITIES

Heat	Gas
Air Conditioning	Office & 425 SF area in warehouse
Lighting	LED
Water/Sewer Company	MDC
Gas / Propane	Gas - CNG
Electric Company	Eversource

### LAND

Acreage	1.65
Zone	MS-2 (Hartford); GWD (Bloomfield)

### TAXES

Taxes	\$24,820 (Hartford); \$5,622 (Bloomfield)
Year Assessed	2024
Mill Rate	68.95 (Hartford); 36.78 (Bloomfield)

LARRY LEVERE, SIOR  
860.690.0447  
levere@sentrycommercial.com

KATHRYN COLOMBIE  
802.430.4307  
colombie@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.

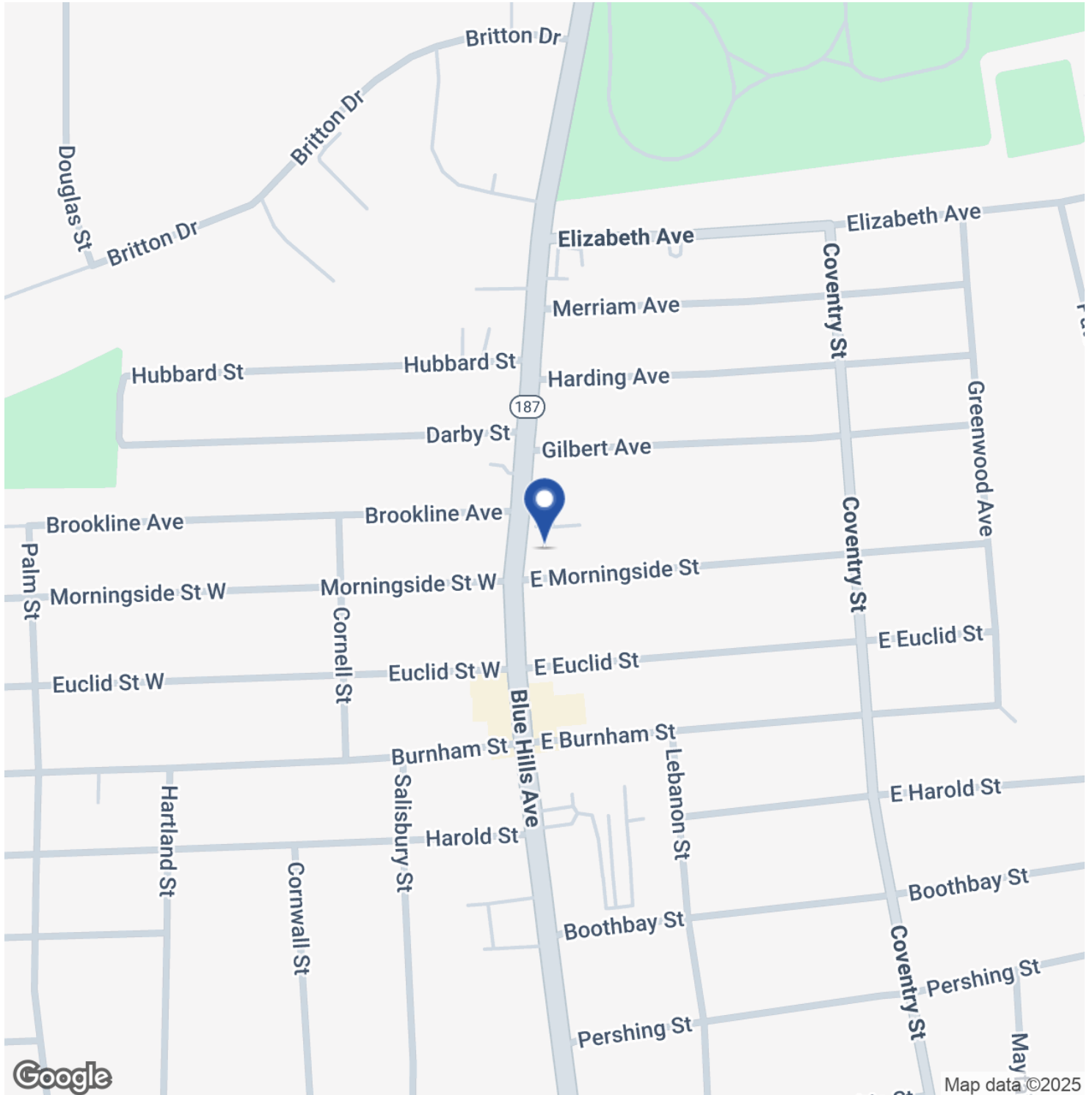




# FOR SALE OR LEASE

## 16,160 SF OFFICE/WAREHOUSE

714 BLUE HILLS AVENUE | BLOOMFIELD & HARTFORD, CT



**LARRY LEVERE, SIOR**  
860.690.0447  
levere@sentrycommercial.com

**KATHRYN COLOMBIE**  
802.430.4307  
colombie@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.

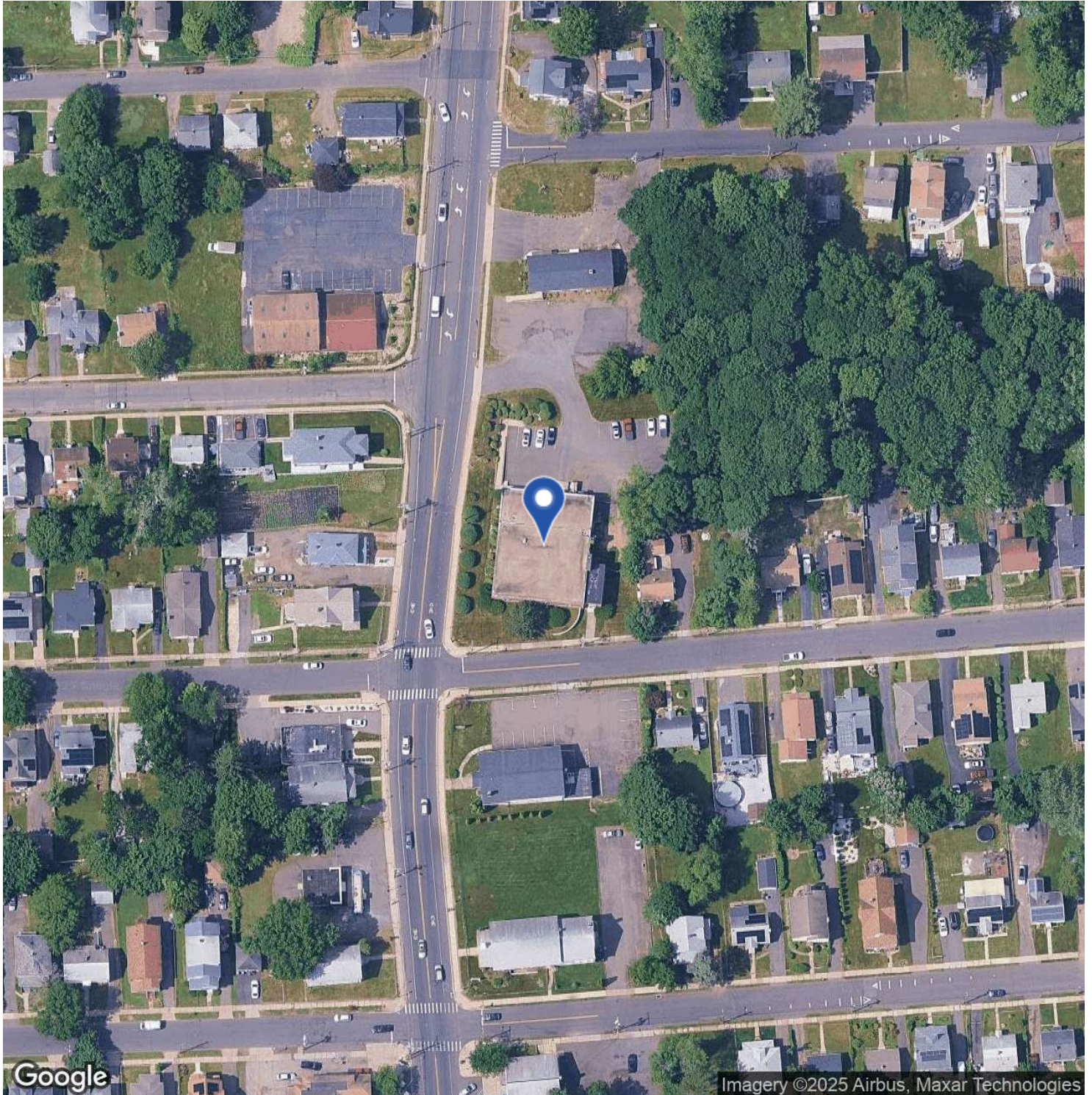




# FOR SALE OR LEASE

## 16,160 SF OFFICE/WAREHOUSE

714 BLUE HILLS AVENUE | BLOOMFIELD & HARTFORD, CT



**LARRY LEVERE, SIOR**  
860.690.0447  
levere@sentrycommercial.com

**KATHRYN COLOMBIE**  
802.430.4307  
colombie@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.

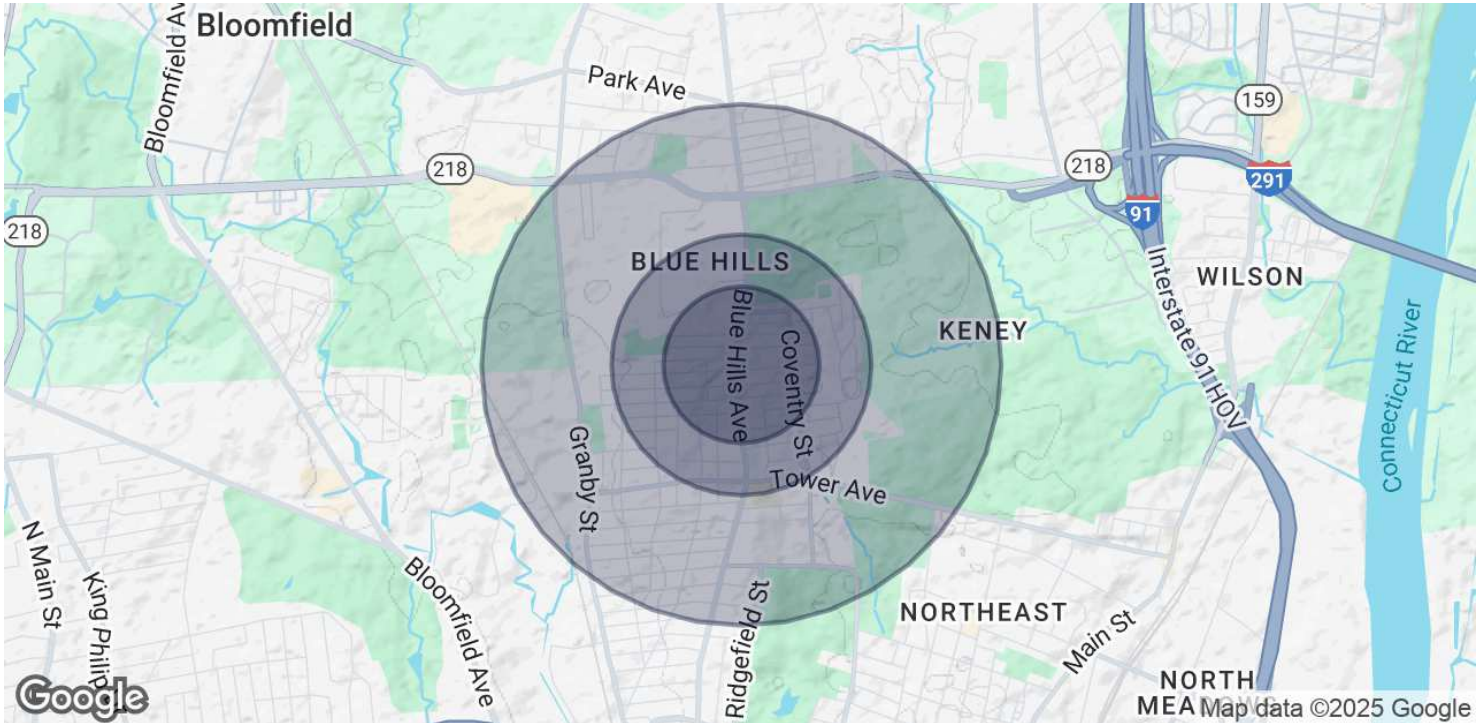




# FOR SALE OR LEASE

## 16,160 SF OFFICE/WAREHOUSE

714 BLUE HILLS AVENUE | BLOOMFIELD, CT 06002



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,806	4,238	9,395
Average Age	43	43	42
Average Age (Male)	40	40	39
Average Age (Female)	45	45	44

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	694	1,593	3,323
# of Persons per HH	2.6	2.7	2.8
Average HH Income	\$78,708	\$78,295	\$77,378
Average House Value	\$259,995	\$248,768	\$263,811

Demographics data derived from AlphaMap

**LARRY LEVERE, SIOR**  
860.690.0447  
levere@sentrycommercial.com

**KATHRYN COLOMBIE**  
802.430.4307  
colombie@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

## 16,160 SF OFFICE/WAREHOUSE

714 BLUE HILLS AVENUE | BLOOMFIELD, CT 06002



**LARRY LEVERE, SDR**

Office Specialist

**Cell:** 860.690.0447  
levere@sentrycommercial.com



**KATHRYN COLOMBIE**

Industrial Specialist

**Cell:** 802.430.4307  
colombie@sentrycommercial.com

**LARRY LEVERE, SDR**  
860.690.0447  
levere@sentrycommercial.com

**KATHRYN COLOMBIE**  
802.430.4307  
colombie@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.