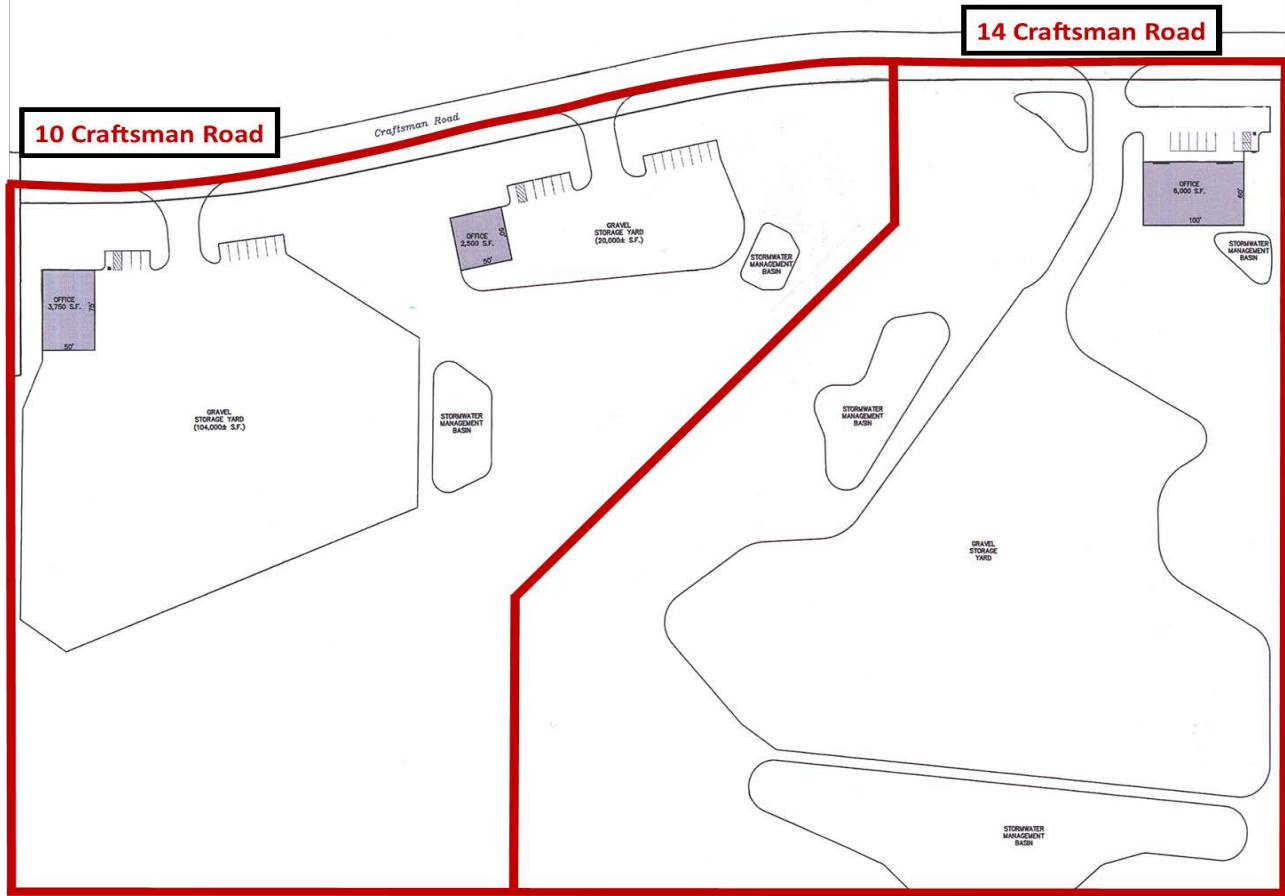


FOR LEASE

BUILD TO SUIT OPPORTUNITY

10-14 CRAFTSMAN | EAST WINDSOR, CT 06088



PROPERTY HIGHLIGHTS

- Build to suit with flexible size/layout options
- Substantial outdoor storage
- Great access to I-91 N/S; approximately 1 mile
- Suitable for a variety of industrial uses
- M-1 zoning
- Available for long term lease

OFFERING SUMMARY

Lease Rate:	Subject to Offer
Available SF:	2,500 - 25,000 SF
Lot Size:	28.97 Acres

DEMOGRAPHICS

	5 MILES	10 MILES	20 MILES
Total Households	25,031	142,975	488,887
Total Population	60,244	359,957	1,229,945
Average HH Income	\$124,778	\$115,913	\$112,817

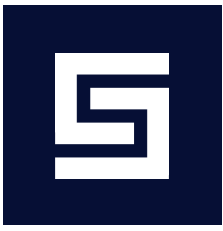
PROPERTY DESCRIPTION

Sentry Commercial is pleased to present 28.97 acres for lease at 10 & 14 Craftsman Road, East Windsor, CT. While this industrially zoned site can suit multiple tenancies between 2,500 & 25,000 SF, the main attraction is the ability to accommodate needs with substantial outdoor storage components. Ownership will build to suit or consider long term land leases.

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BUILD TO SUIT OPPORTUNITY

10-14 CRAFTSMAN | EAST WINDSOR, CT 06088

BUILDING SPECIFICATIONS

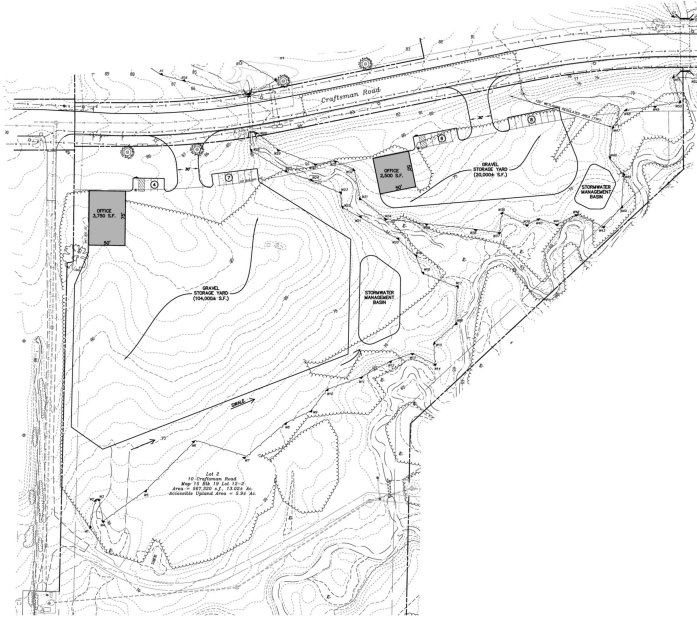
Building Size	2,500 SF - 25,000 SF
Warehouse	Subject to proposal
Office	Subject to proposal
Column Spacing	Clear span
Clear Height	16' to 22'
Exterior	Metal panel
Roof	Standing seam metal

MECHANICAL/UTILITIES

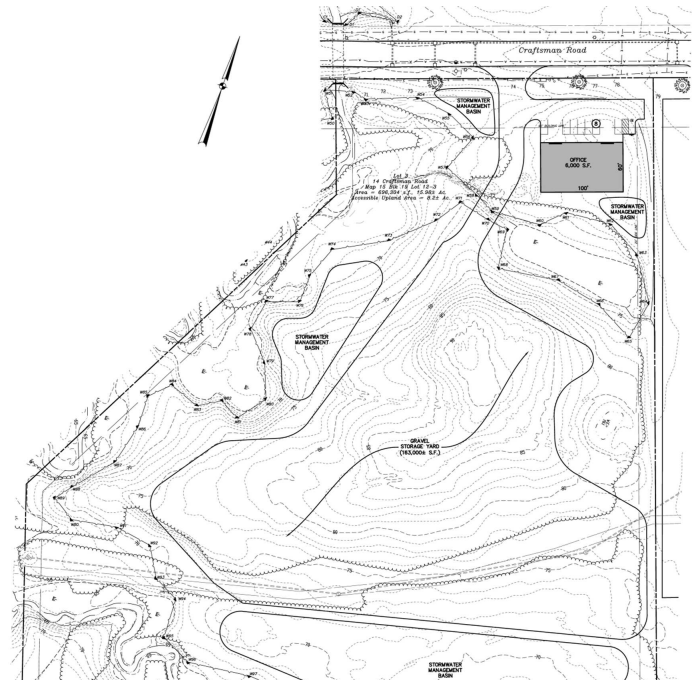
Power	400 amp, 480 volt, 3 phase
Heat	Gas
Air Conditioning	Office
Lighting	LED
Water/Sewer Company	MDC
Electric Company	Eversource

LAND

Lot Size	28.97 Acres
Rail	N/A
Zoning	M-1



10 Craftsman Road



14 Craftsman Road

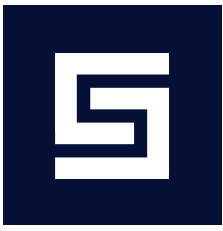
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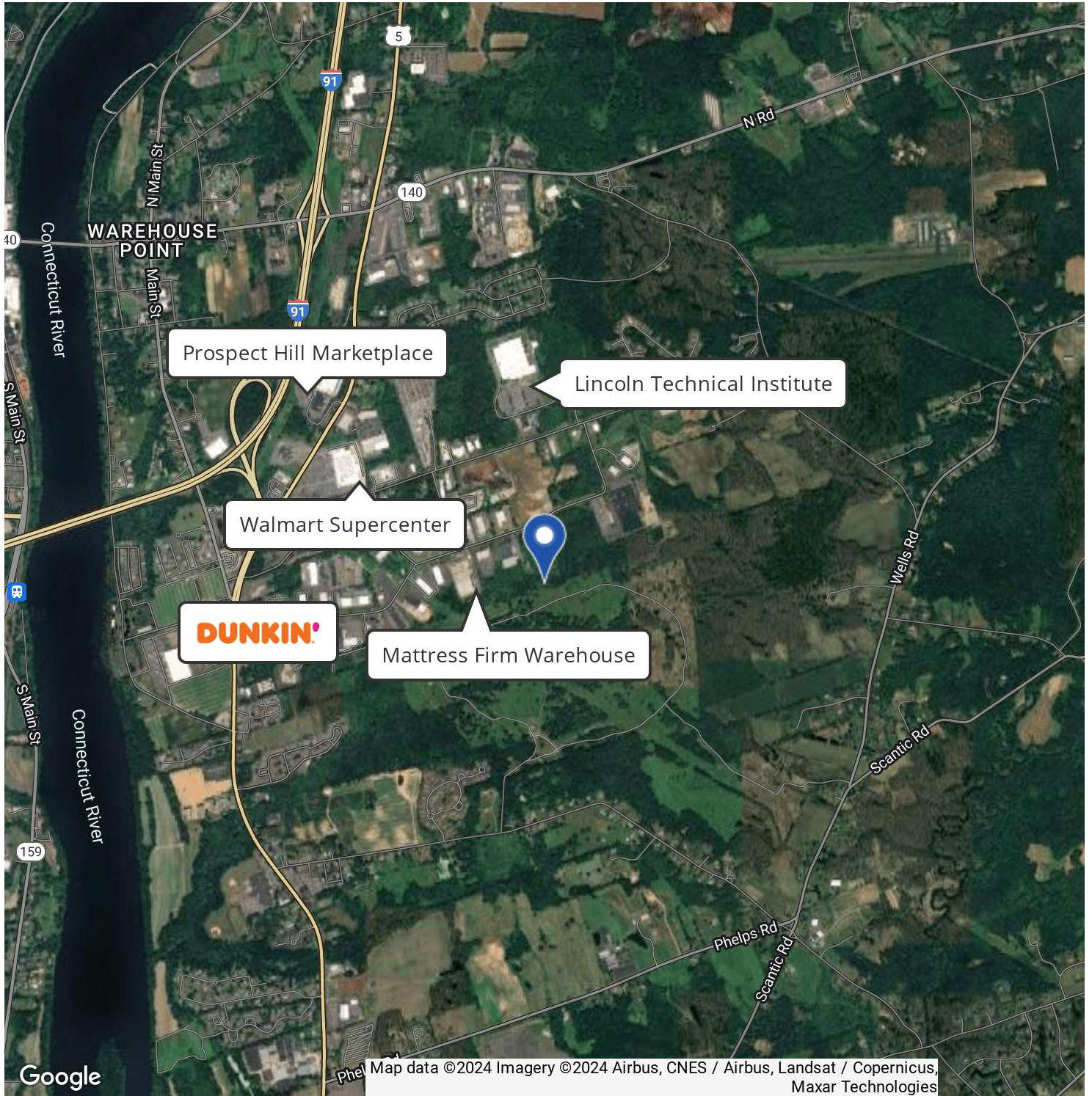
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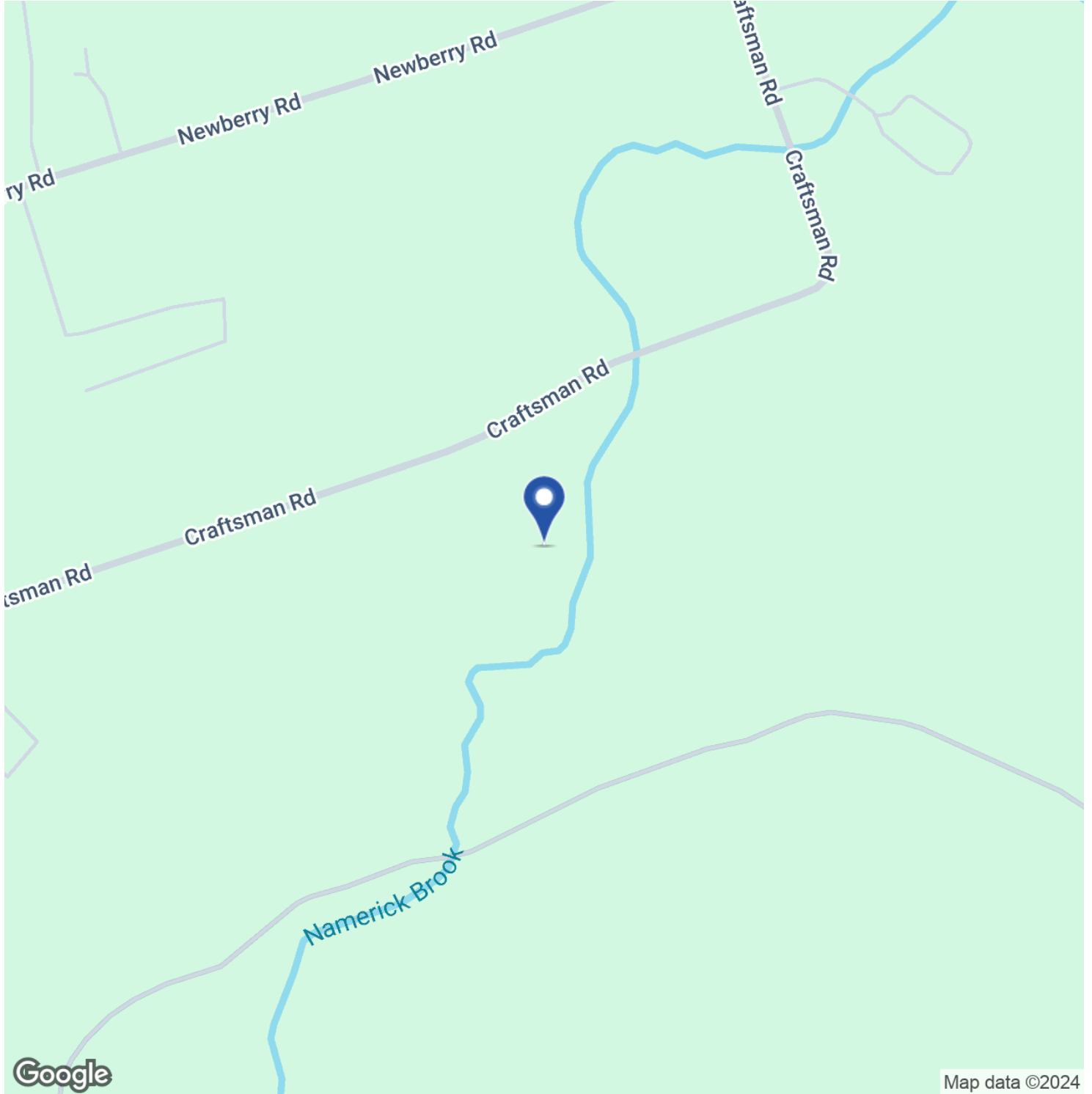
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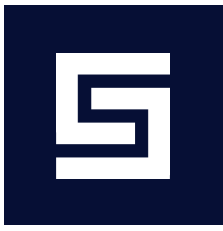
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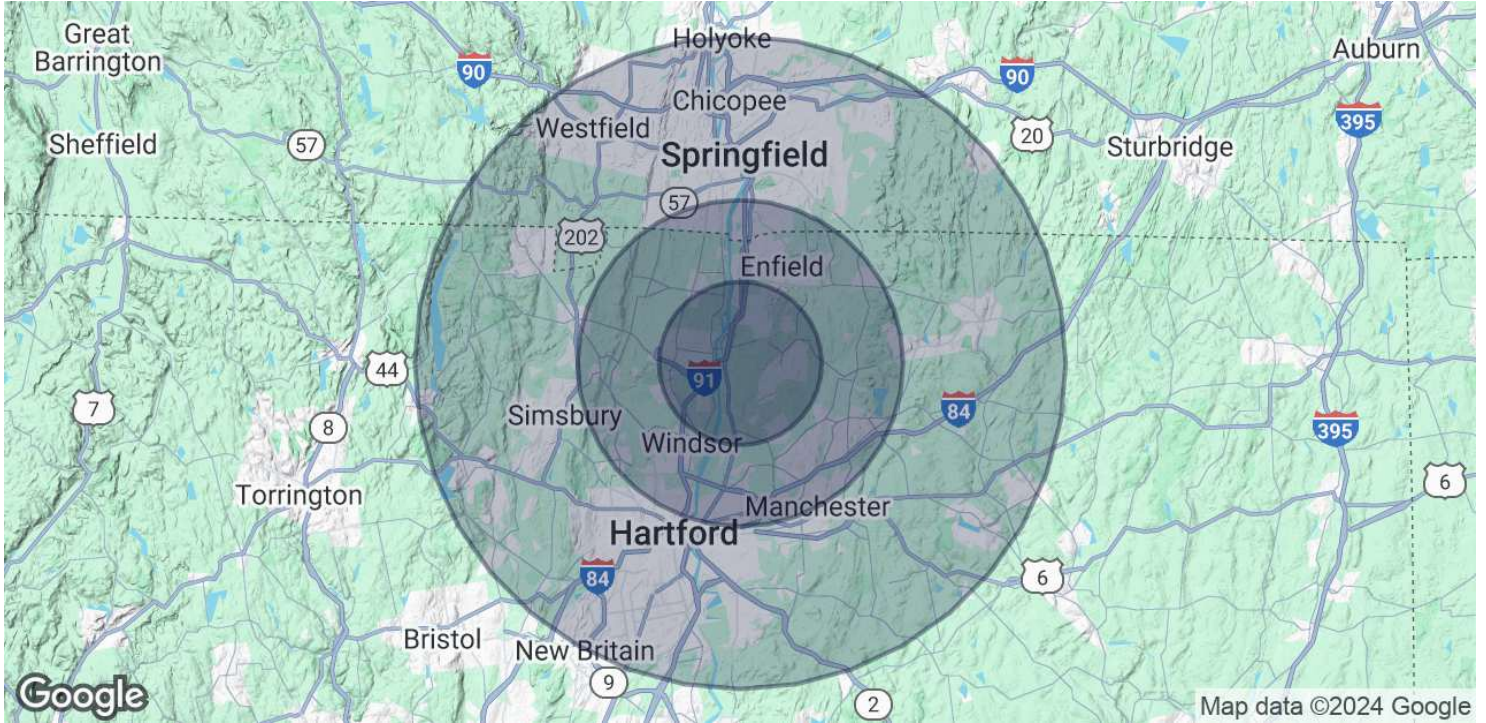
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POPULATION	5 MILES	10 MILES	20 MILES
Total Population	60,244	359,957	1,229,945
Average Age	44	42	42
Average Age (Male)	43	41	40
Average Age (Female)	46	44	43

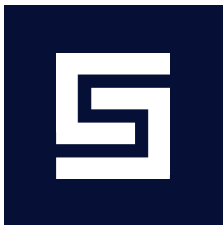
HOUSEHOLDS & INCOME	5 MILES	10 MILES	20 MILES
Total Households	25,031	142,975	488,887
# of Persons per HH	2.4	2.5	2.5
Average HH Income	\$124,778	\$115,913	\$112,817
Average House Value	\$328,613	\$321,138	\$341,698

Demographics data derived from AlphaMap

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