

# SALE OR LEASE

362 INDUSTRIAL PARK RD, #5

Middletown, CT 06457



## PROPERTY DESCRIPTION

Coldwell Banker Commercial presents 362 Industrial Park Road Unit 5 in Middletown, Connecticut. Available for both sale and lease. This industrial condo offers a total of 8545 square feet, including 5,000+ square feet of office space and 3,000+ square feet of warehouse space. The property features 15 private offices, three bathrooms, ADA accessibility, and 440 amp three phase power to support a wide range of operations. The warehouse area includes two loading docks. Central heating and cooling serve the space. Situated within a well maintained industrial park with convenient access to major highways, this clean and ready for its next occupant.

## PROPERTY HIGHLIGHTS

- Central Heating and Cooling
- Turnkey and Ready For Occupancy
- Two Loading Docks
- Ample Parking
- Easy Access To Major Highways

## OFFERING SUMMARY

Sale Price:	\$650,000
Lease Rate:	\$9/SF NNN
Unit Type:	Office/Industrial
Unit Size:	8,545 SF 63% Office/37% Warehouse
Total Units In Complex:	9
Utilities:	Public Water/Sewer Gas
Zoning:	IT (Interstate Trade)

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# PHOTOS

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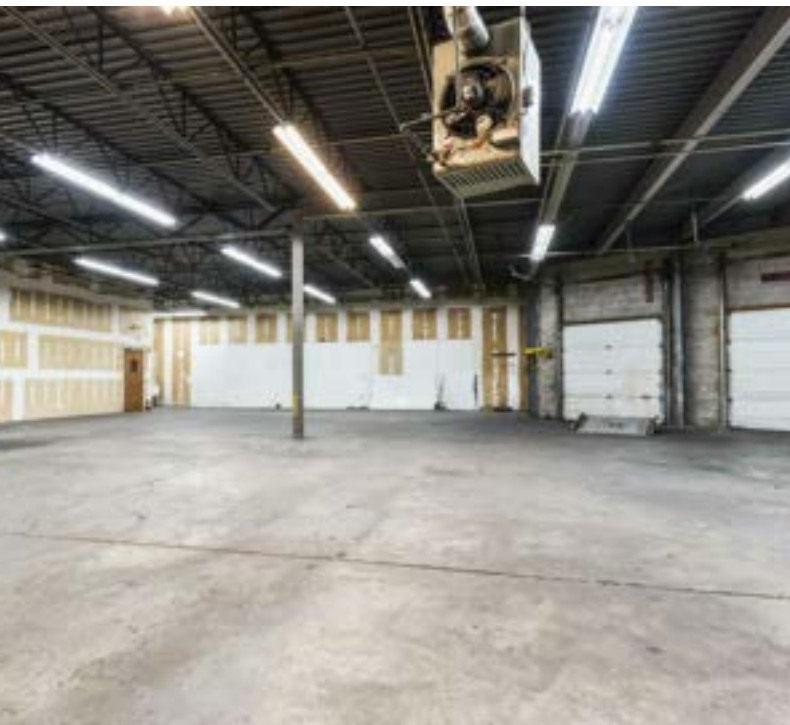
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# SPECS

## 362 INDUSTRIAL PARK RD, #5

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### UNIT INFORMATION

Unit Size:	8,545 SF 63% Office/37% Warehouse
Tenancy	Single
Number of Dock High Doors	2
Dock Door Dimensions	8' x 8'
Warehouse Absoulte Height	14 ft
Warehouse Clear Height	12 ft
Power	440amp/3-Phase
Sprinklered Space	100%

### PARKING & TRANSPORTATION

Parking Type	Surface
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### PROPERTY INFORMATION

Property Type	Industrial
Property Subtype	Flex Space
Total Units In Complex:	9
Zoning	IT (Interstate Trade)
Roof Type	Flat
Year Built	1988

### UTILITIES & AMENITIES

Handicap Access	Yes
HVAC	Central Heating and Cooling
Heating Fuel	Gas
City Services	Public Water/Sewer
Restrooms	3 (1 Being ADA Accessible)



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# EXPENSES

362 INDUSTRIAL PARK ROAD, #5

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## EXPENSES SUMMARY

Taxes	\$16,321
Insurance	\$5,016
Association	\$9,648
<b>OPERATING EXPENSES</b>	<b>\$30,985</b>

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# FLOOR PLAN

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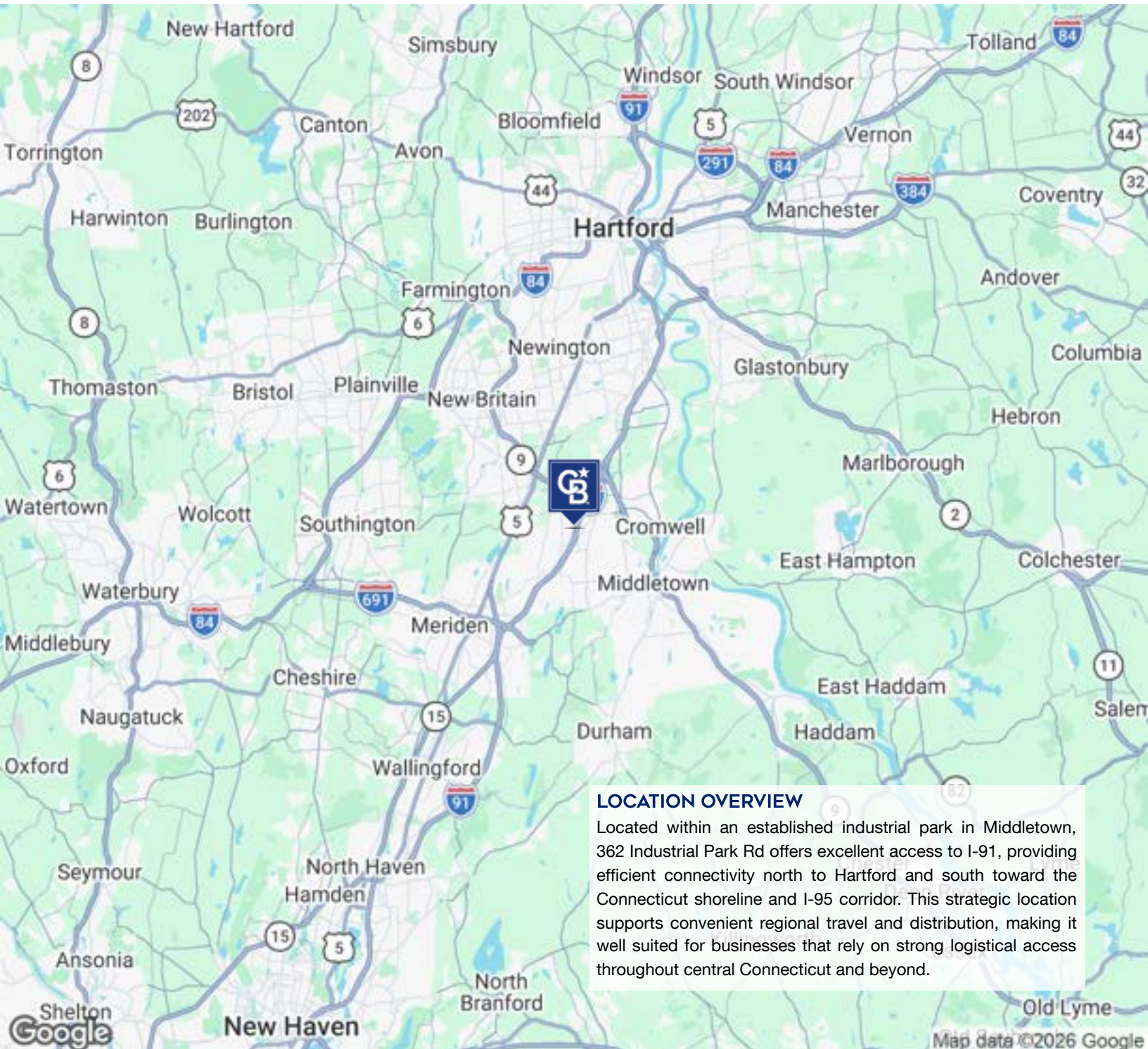
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# LOCATION MAP

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## LOCATION OVERVIEW

Located within an established industrial park in Middletown, 362 Industrial Park Rd offers excellent access to I-91, providing efficient connectivity north to Hartford and south toward the Connecticut shoreline and I-95 corridor. This strategic location supports convenient regional travel and distribution, making it well suited for businesses that rely on strong logistical access throughout central Connecticut and beyond.

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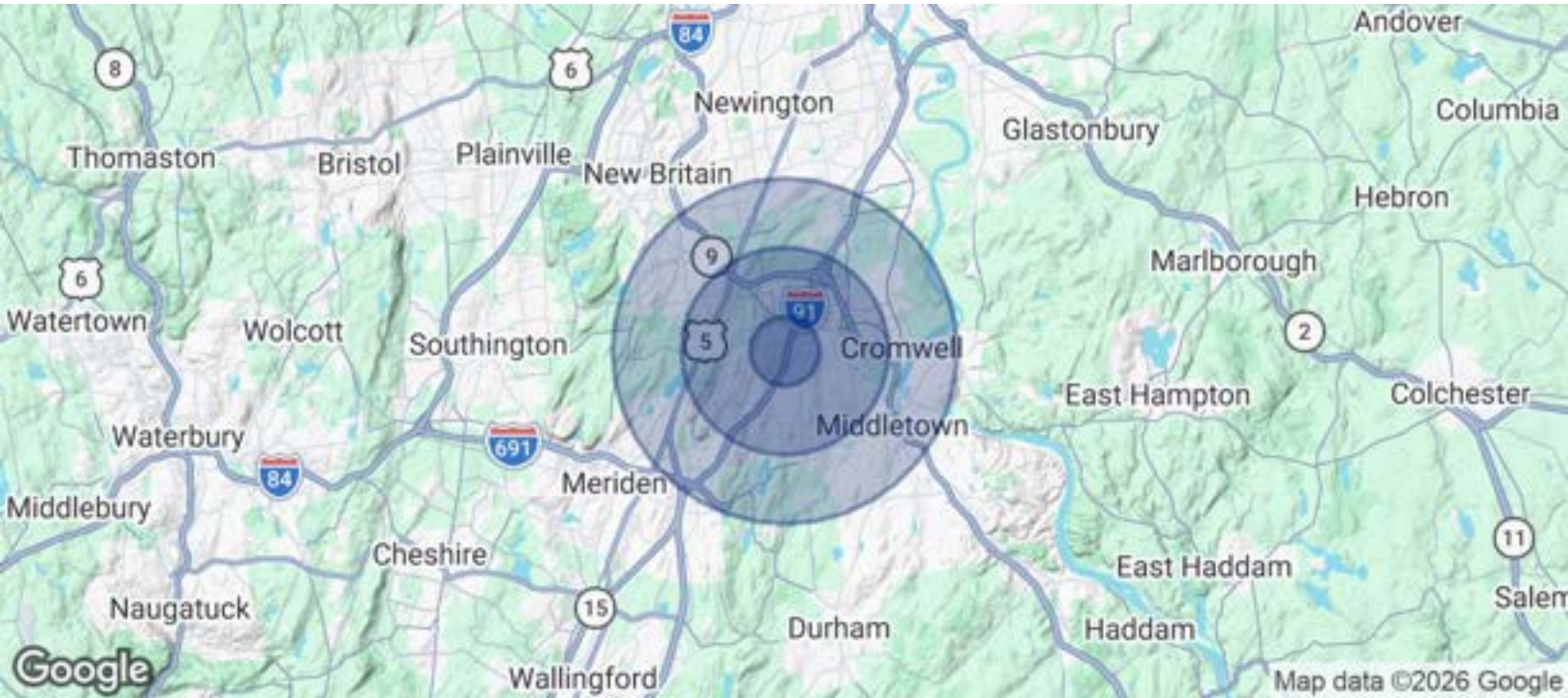


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# DEMOGRAPHICS

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,936	33,723	99,167
Average Age	35.9	43.2	42.7
Average Age (Male)	34.9	42	41.3
Average Age (Female)	36.7	44.9	44.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,151	15,517	42,483
# of Persons per HH	1.7	2.2	2.3
Average HH Income	\$90,991	\$118,750	\$114,418
Average House Value	\$259,935	\$324,080	\$313,665

2023 American Community Survey (ACS)

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# LISTING CONTACT

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