

# FOR SALE OR LEASE

## 12,240 SF INDUSTRIAL BUILDING

20 HOLMES ROAD | NEWINGTON, CT 06111



### PROPERTY DESCRIPTION

Sentry Commercial is pleased to present 20 Holmes Road, Newington CT for sale or lease. This 12,240 SF building provides flexible opportunities and layouts for a variety of different uses including flex operations, manufacturing, warehousing, distribution, and more. Located in the Holmes Road Industrial Commercial Area and a stone's throw away from the Route 9 access, this facility is a prime location for your business.

### PROPERTY HIGHLIGHTS

- 12,240 SF facility located in an industrial commercial area
- Suitable for a variety of industrial uses
- Easy access to Route 9 and I-84 E/W

### OFFERING SUMMARY

Sale Price:	\$945,000
Lease Rate:	\$6.00 NNN
Lot Size	0.61 Acres
Building Size:	12,240 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,427	32,428	111,957
Total Population	5,642	83,025	281,166
Average HH Income	\$77,840	\$75,109	\$70,203

#### CHRISTOPHER DUCLOS

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#### STEPHANIE ROMANO, CCIM

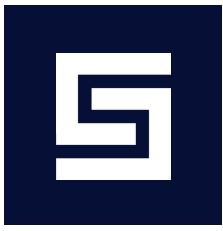
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160 TRUMBULL STREET | HARTFORD, CT 06103 | [SENTRYCOMMERCIAL.COM](https://www.sentrycommercial.com)

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**\$945,000/\$6.00 NNN**

### BUILDING SPECIFICATIONS

Building Size	12,240 SF
Office Space	1,740 SF
Warehouse	10,500 SF
Ceiling Height	18.5' clear
Docks	1 @ 10' x 10'; 1 framed in
Drives	1 @ 10' x 8'
Roof	Flat gravel
Column Spacing	30' x 34.5'
Year Built	1964

### MECHANICAL/UTILITIES

Building Power	400 amp, 480 volt
Machine Power	800 amp, 480 volt
Heat	Gas - CNG; 2 gas lines
Air Conditioning	Office
Lighting	Fluorescent
Water/Sewer Company	Public
Electric Company	Eversource

### LAND

Lot Size	0.61 Acres
Zoning	I
Parking	8 spaces

### TAXES

Tax PSF	\$1.07 SF
Assessed Value	\$366,280.00
Year Assessed	2020
Mill Rate	36.59

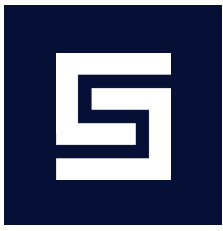
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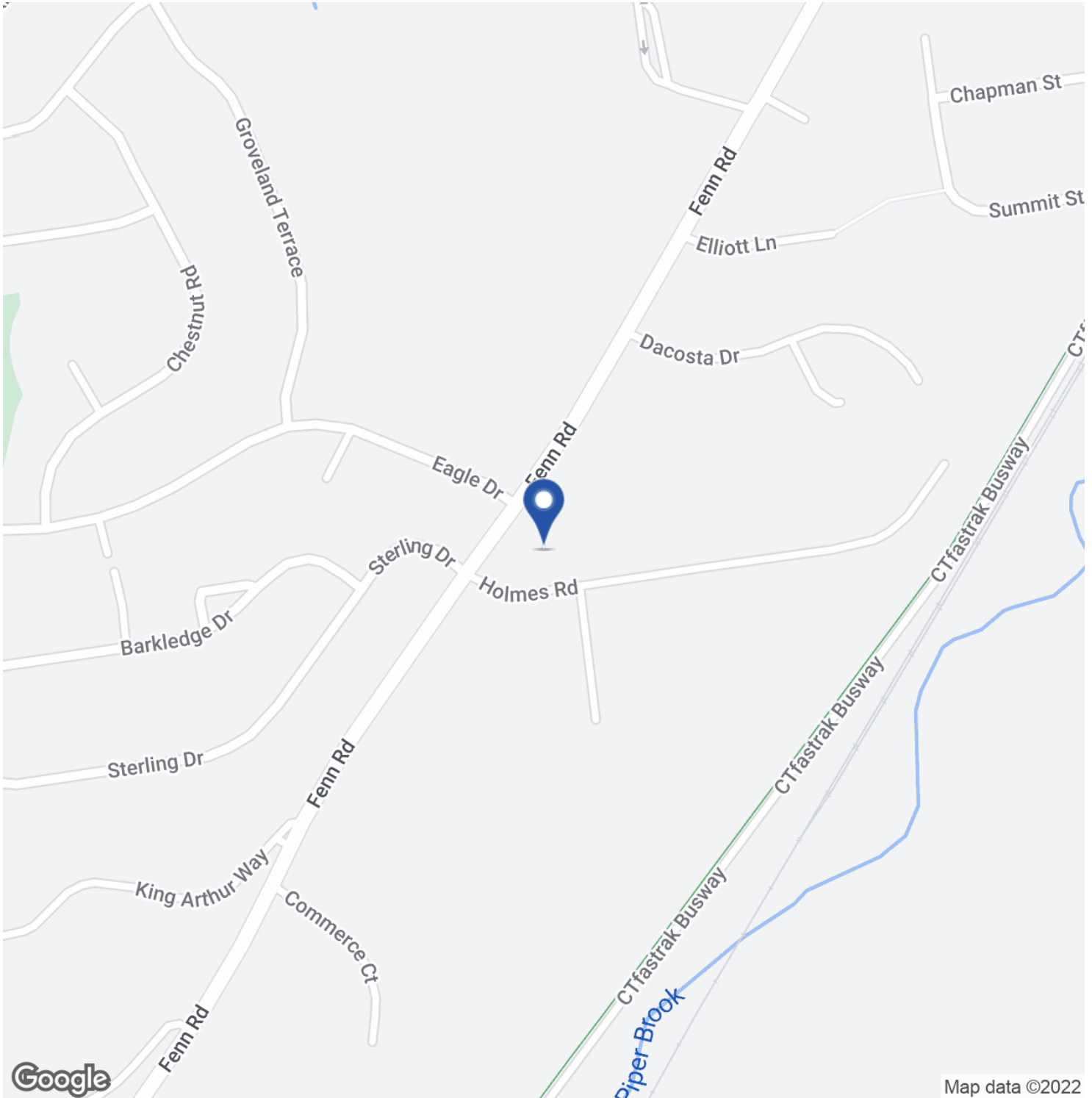
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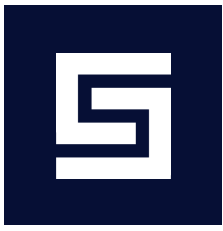
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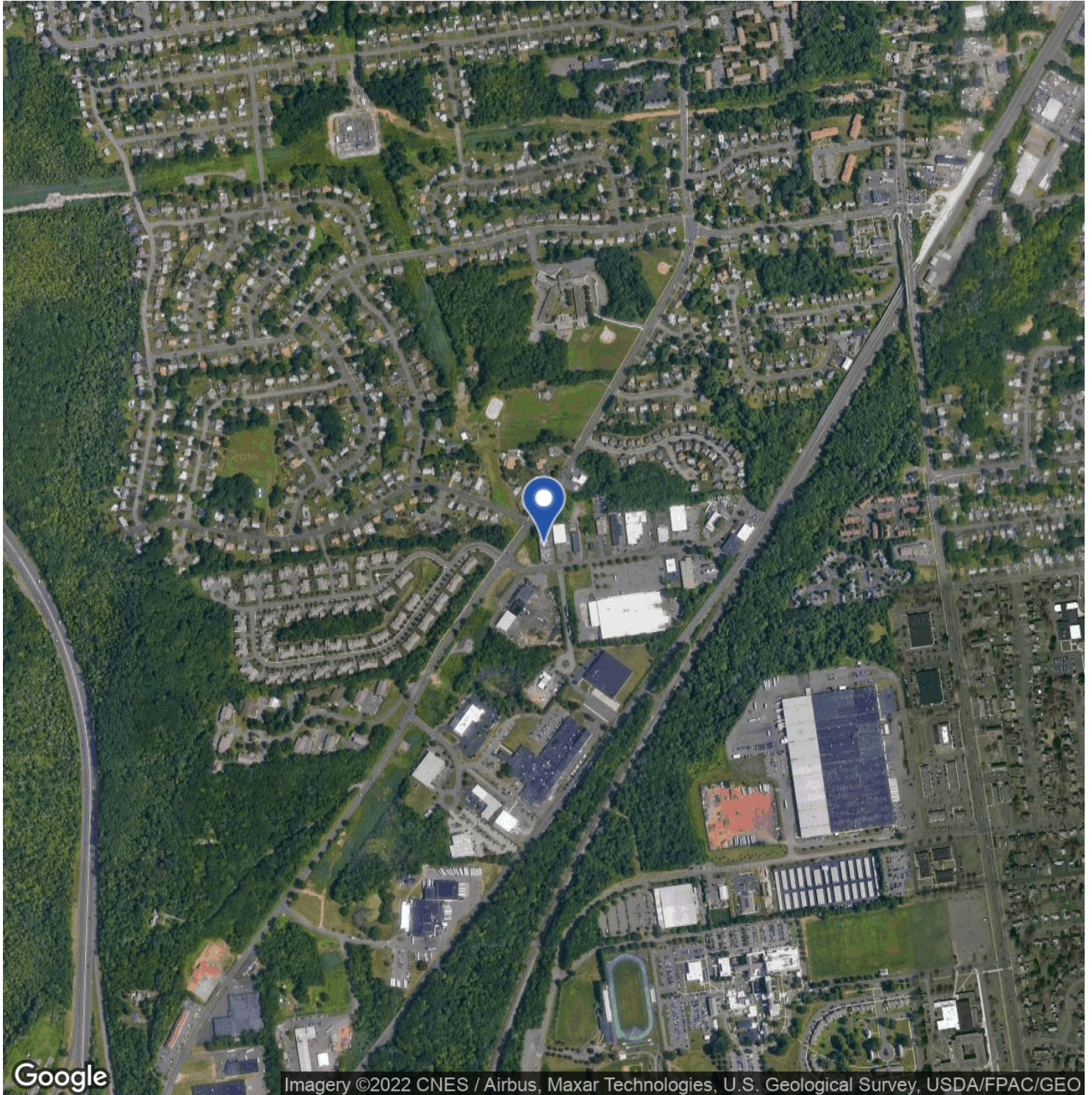




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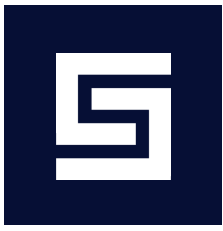
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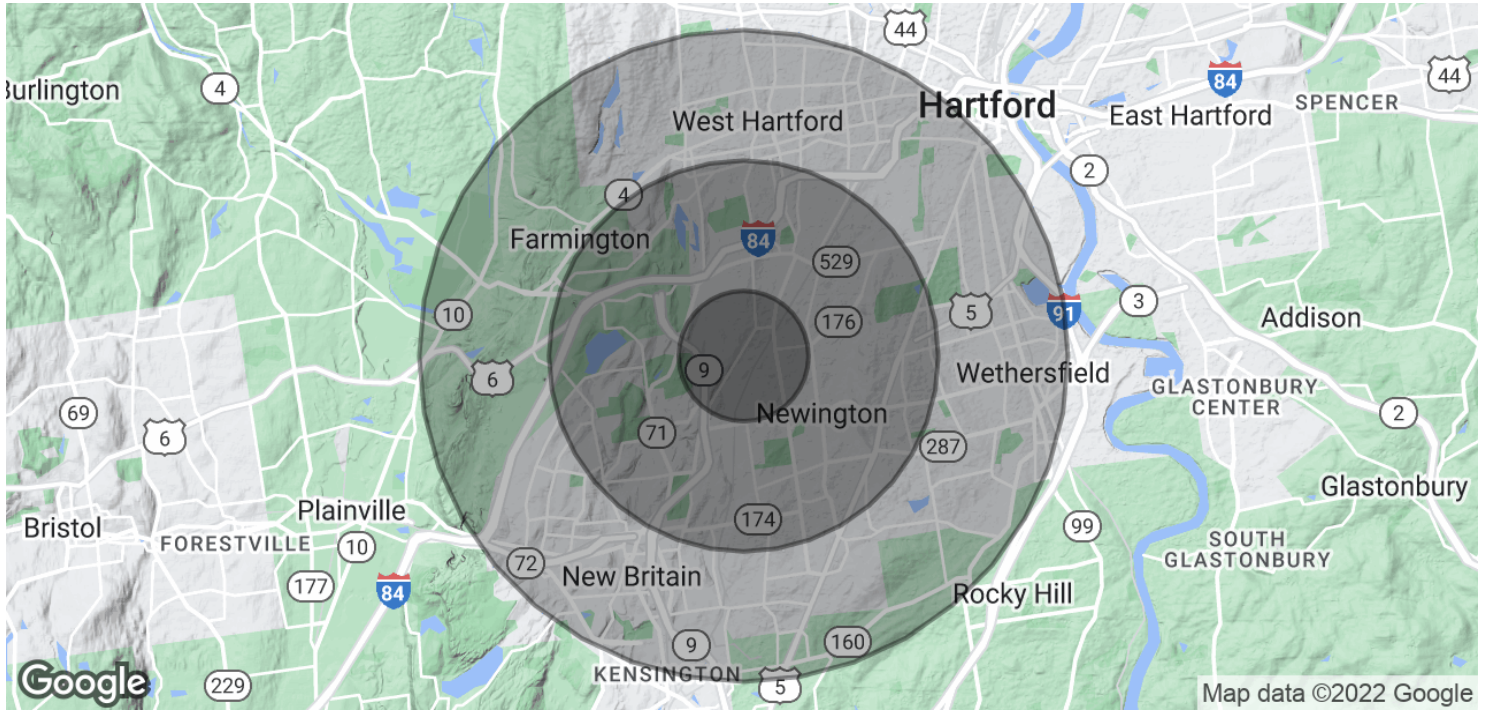




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### POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	5,642	83,025	281,166
Average Age	45.6	39.9	37.9
Average Age (Male)	43.0	37.4	36.1
Average Age (Female)	47.0	41.8	39.5

### HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	2,427	32,428	111,957
# of Persons per HH	2.3	2.6	2.5
Average HH Income	\$77,840	\$75,109	\$70,203
Average House Value	\$289,894	\$304,127	\$298,228

\* Demographic data derived from 2020 ACS - US Census

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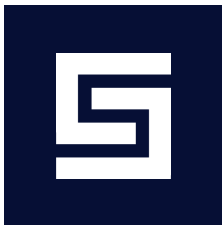
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