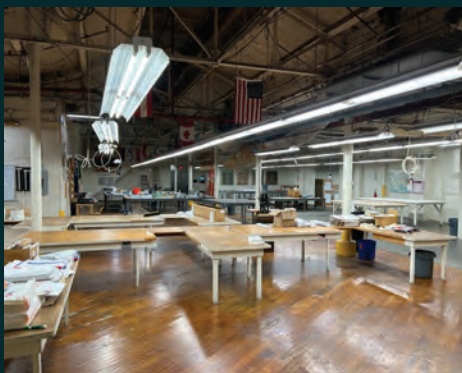


# 1055 Broad St.

±58,800 SF Redevelopment Opportunity

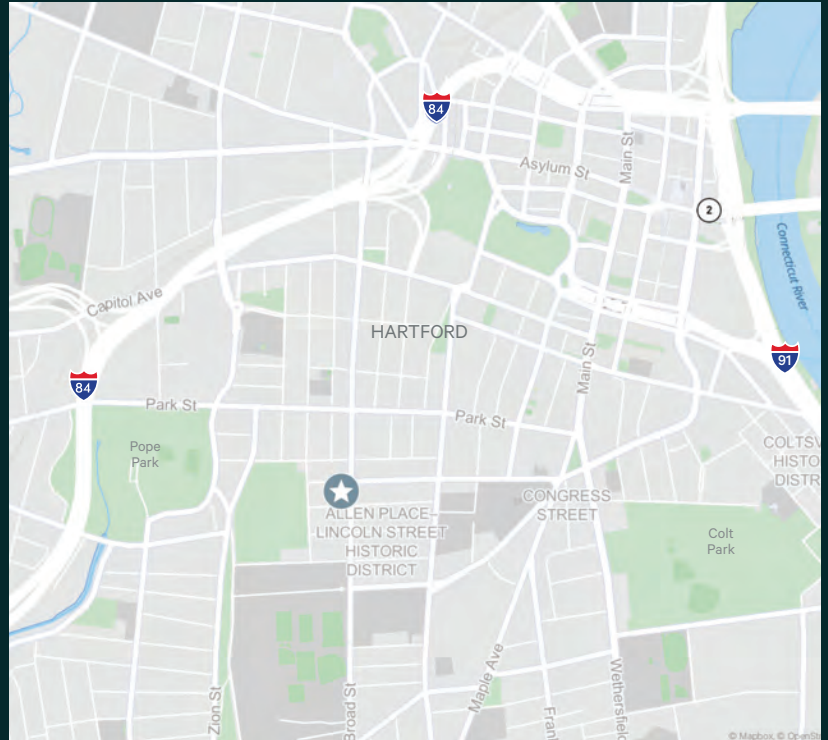


CBRE is pleased to offer for sale this ±58,800 SF light industrial/manufacturing building located on 1.24 Acres at 1055 Broad Street in Hartford, Connecticut. Originally built in 1913, with an addition added in 1940, this two-story property features brick masonry construction and unique architectural details. Occupying nearly half a city block in a primarily residential neighborhood, 1055 Broad Street served as the manufacturing headquarters for Thomas W. Raftery, Inc. for over 55 years. The property now stands vacant, presenting a unique redevelopment opportunity close to prominent corporate neighbors including Hartford Hospital, CCMC, Trinity College and Hartford's Parkville Market, with convenient access to Interstate 84 and downtown Hartford.

**The property is being offered for sale at a reduced asking price of \$950,000**

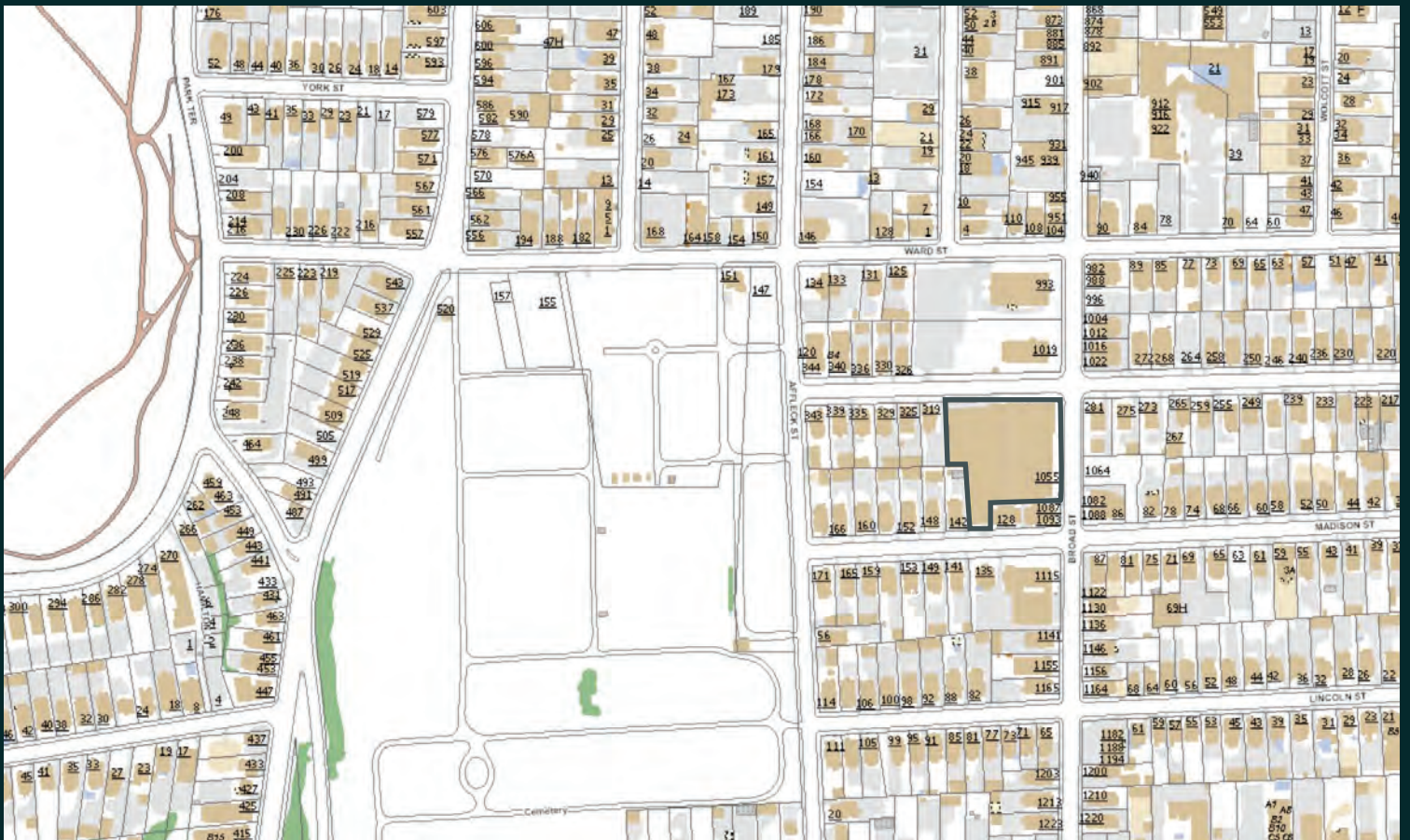
## Building Specifications

- + **Building Size:** 58,782 SF  
[ First Floor: 47,081SF ]  
[ Second Floor: 11,701 SF ]
- + **Lot Size:** 1.24 acres
- + **Year Built/Renovated:** 1913/1916/1940
- + **Zoning:** MX-1 (Industrial)
- + **Construction:** Masonry
- + **Floors:** Reinforced concrete slab
- + **Roof:** Built-up
- + **Column Spacing:** Varies
- + **Ceiling Height:** 12'-22' Clear
- + **HVAC:** Gas-fired heating and cooling
- + **Lighting:** Fluorescent
- + **Power:** 1200amp/ 3-phase,/4-wire
- + **Parking:** On Street
- + **Loading Docks:** (4) Drive-in Doors  
(2) Dock-High Doors



±58,800 SF Redevelopment Opportunity  
1055 Broad Street | Hartford, CT

For Sale



±58,800 SF Redevelopment Opportunity  
1055 Broad Street | Hartford, CT

For Sale



## Contact Us

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