



238 Ledyard St

238 Ledyard St, Hartford, CT 06114

RJ Kaoud

Laydon Industries
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(203) 562-7283



214-238 Ledyard St

Upon Request

Premier Contractor Yard & Soils Management Facility
For Lease

Rare opportunity to lease a fully operational contractor and materials management facility at 214-238 Ledyard Street in Hartford, Connecticut.

Unlike traditional industrial properties, this site has been purpose built for contractor, excavation, environmental, utility, and materials management operations. The property features a truck scale, extensive concrete material storage bins, heated industrial buildings, office space, workshop areas, warehouse space, spray booth facilities, and high bay clear span work areas. Site improvements include full perimeter fencing, controlled access, CCTV surveillance, alarm monitoring, and complete asphalt and concrete paving throughout the property.

Highlights...

- In ground truck scale
- Concrete bins for outdoor material storage
- Fully paved & secured site

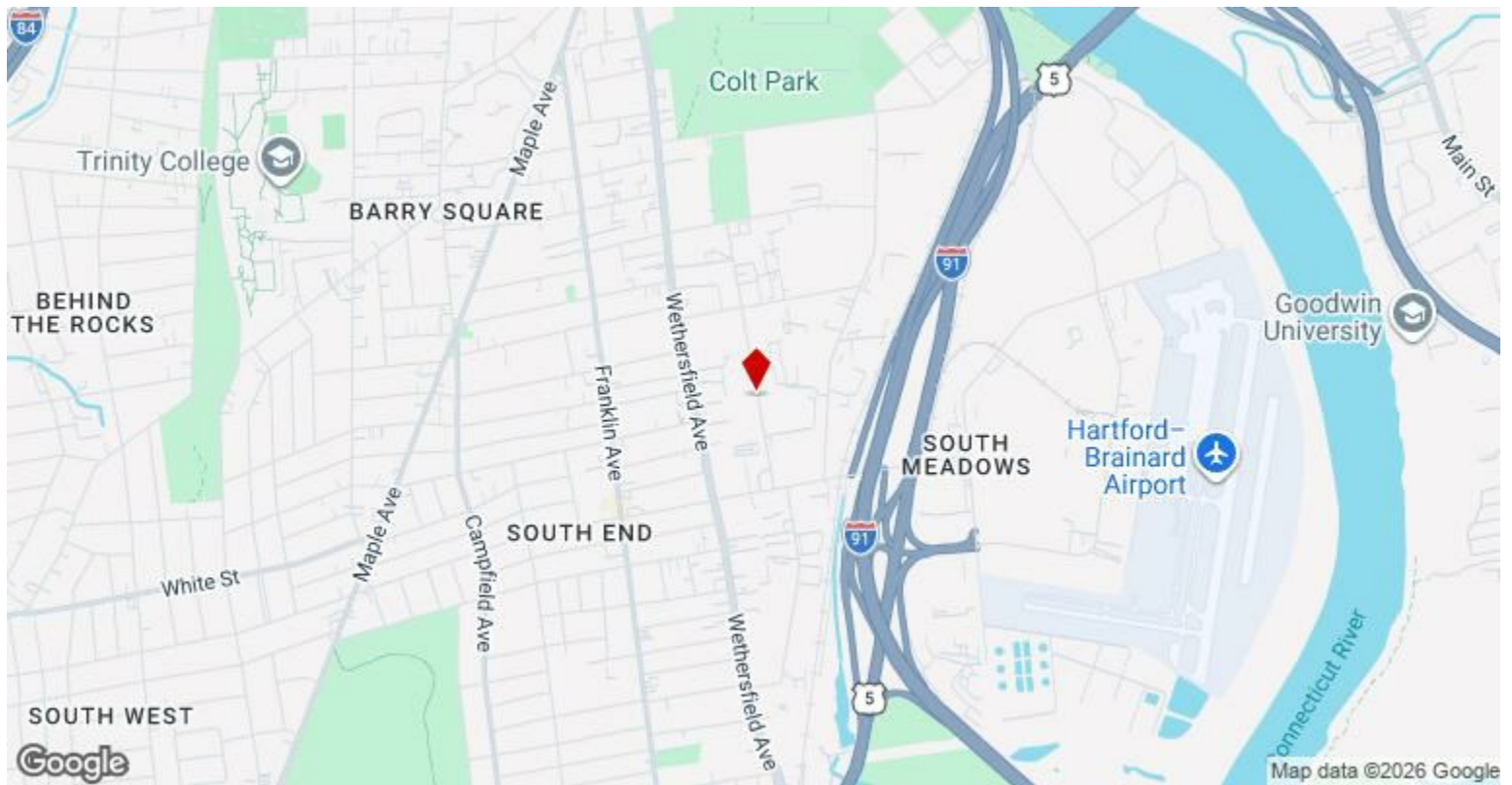


Rental Rate:	Upon Request
Property Type:	Commercial / Industrial
Property Subtype:	Auto Repair
Gross Leasable Area:	9,000 SF
Year Built:	1980
Walk Score ®:	60 (Moderately friendly)
Transit Score ®:	40 (Fairly friendly)
Rental Rate Mo:	Upon Request

1st Floor

Space Available	9,000 SF
Rental Rate	Upon Request
Date Available	30 Days
Service Type	Triple Net (NNN)
Office Size	850 SF
Space Type	Commercial
Space Use	Industrial
Lease Term	Negotiable

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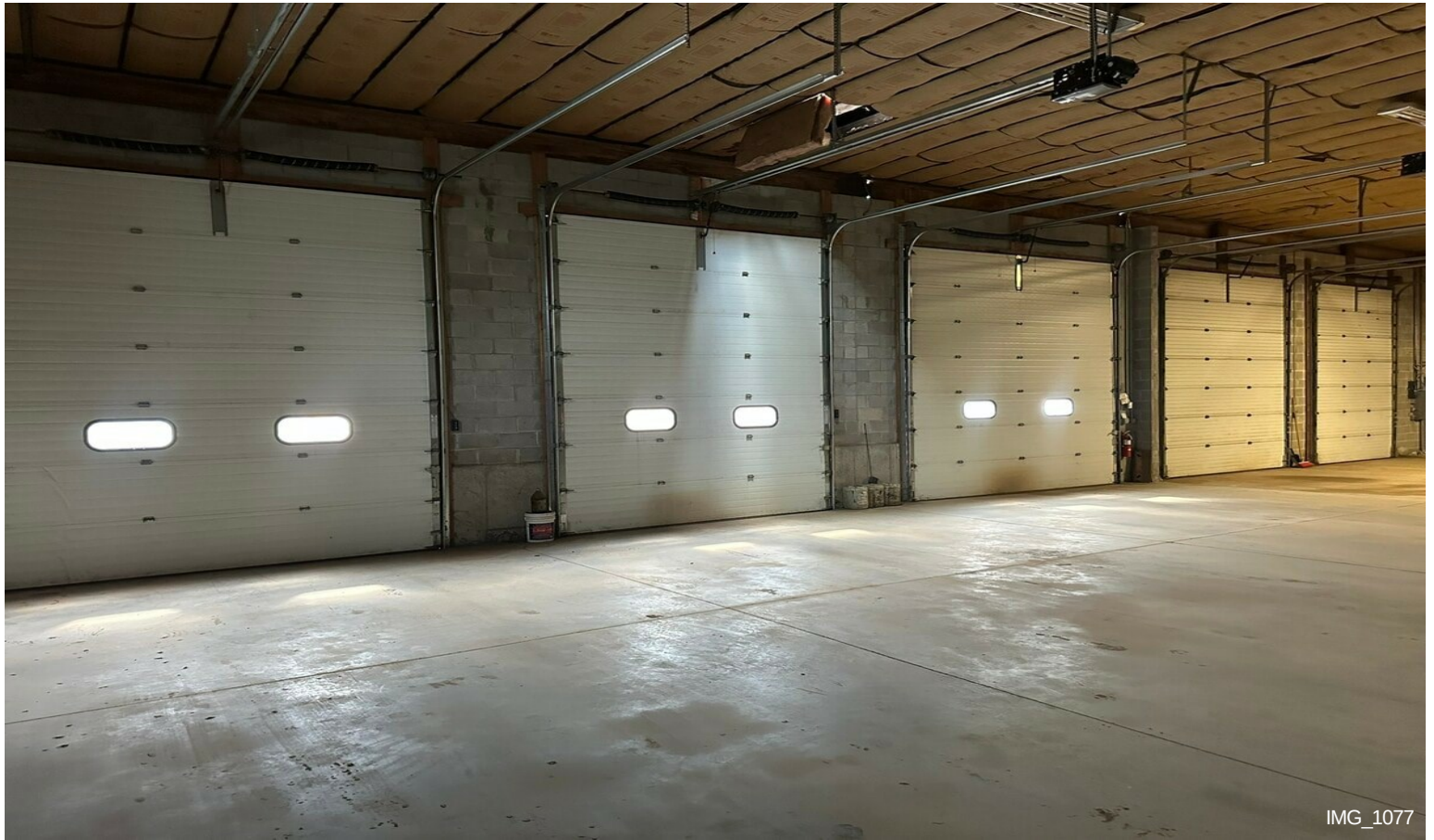
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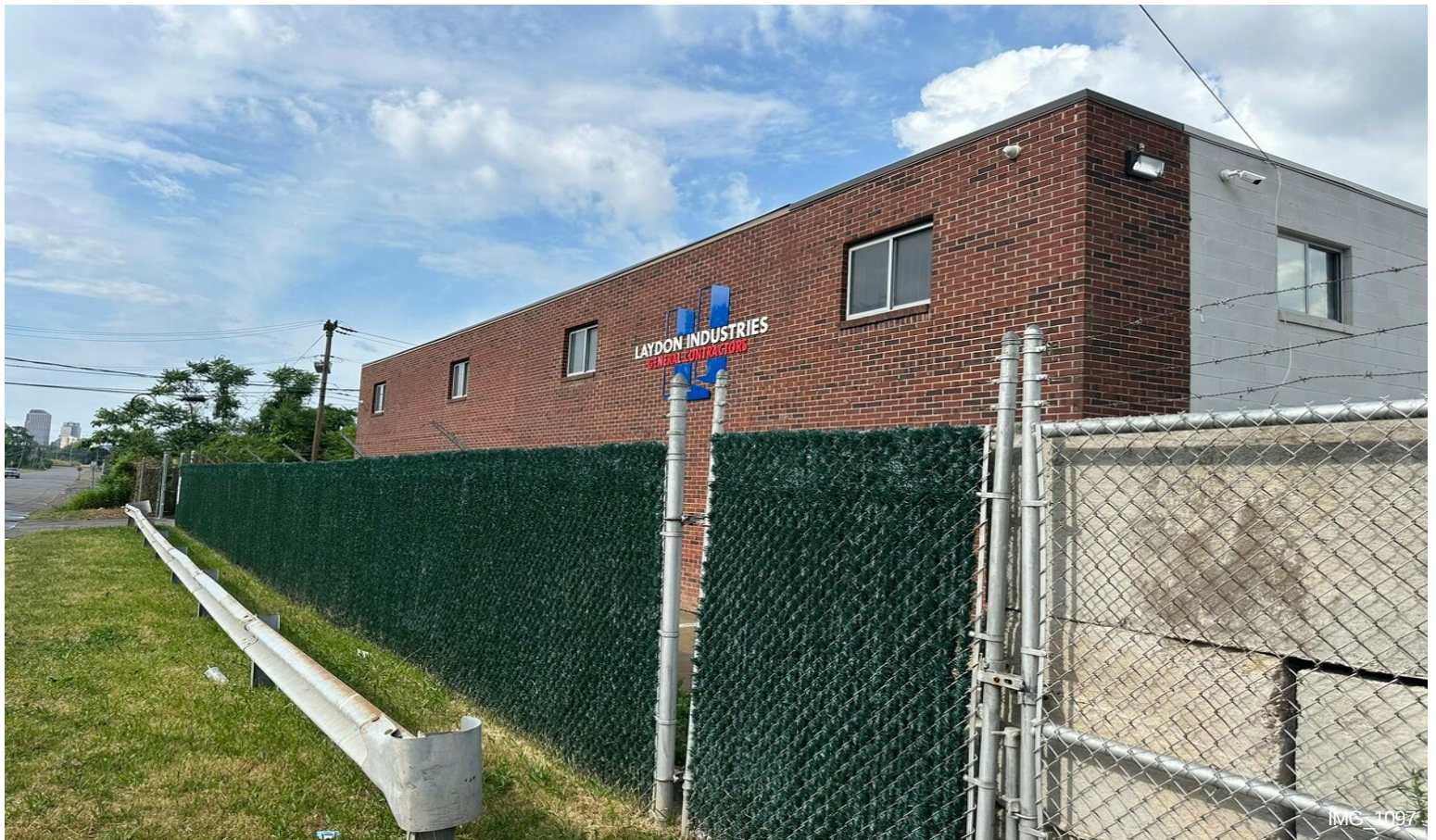
Property Photos



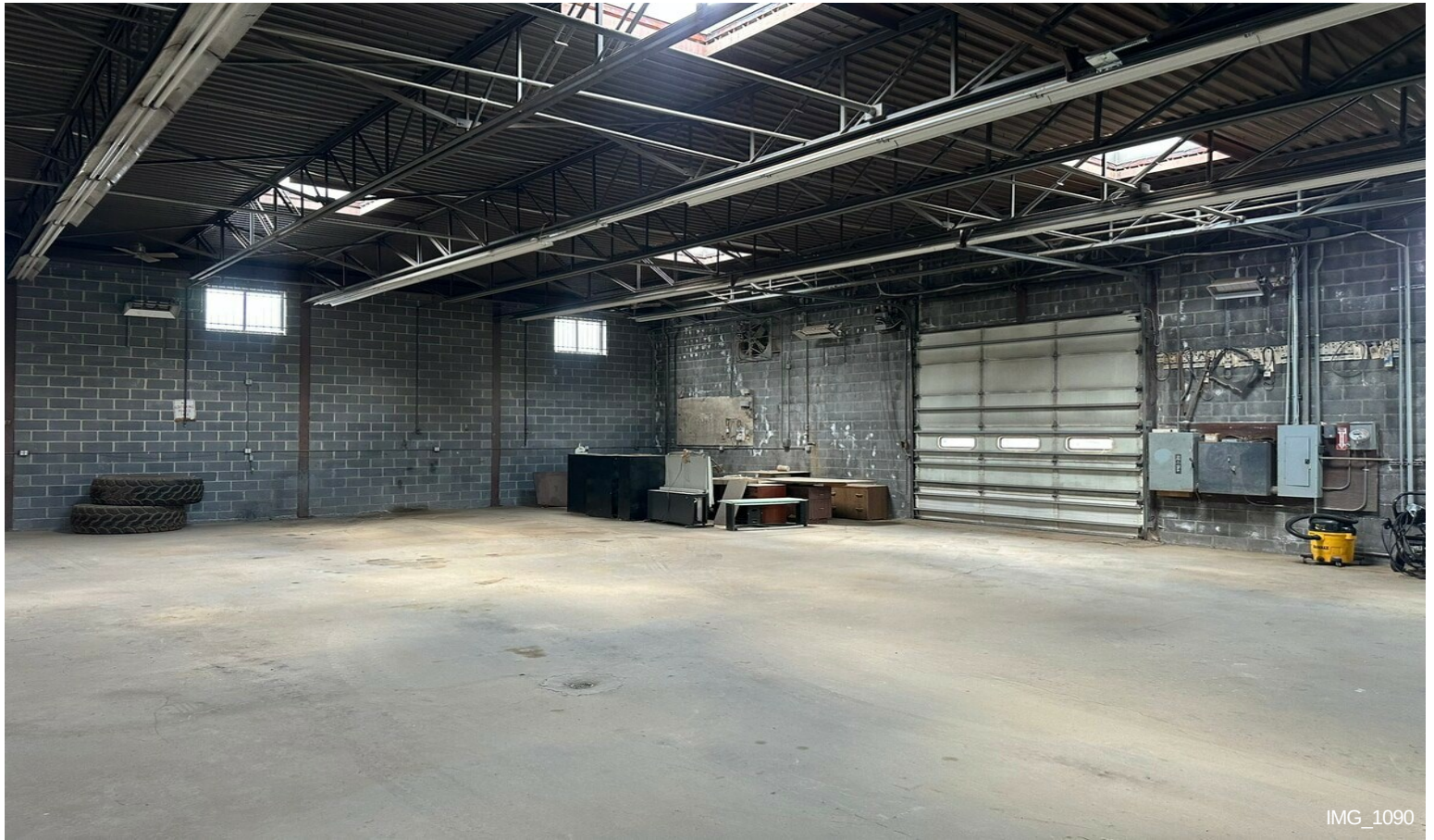
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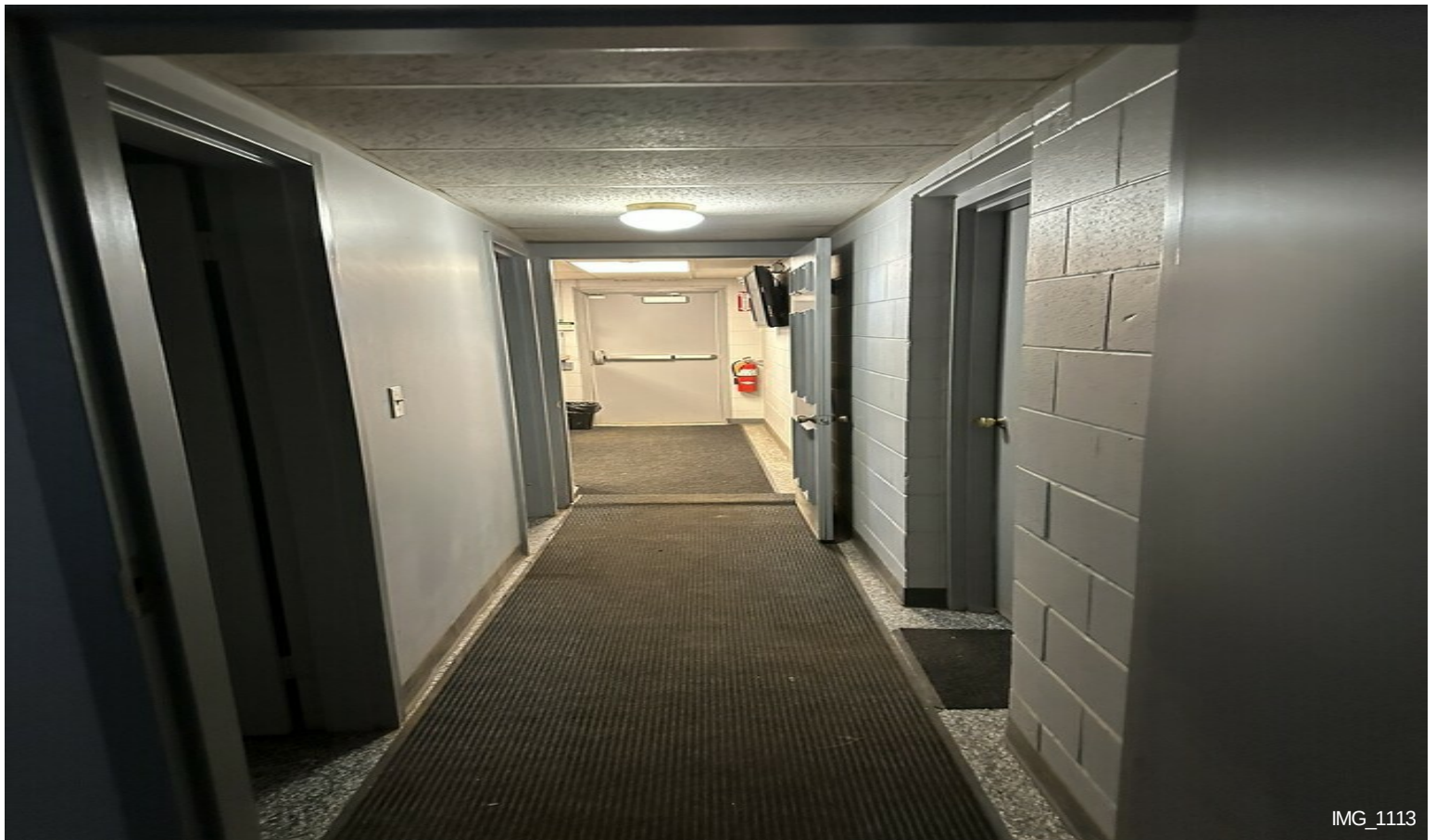
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Property Photos



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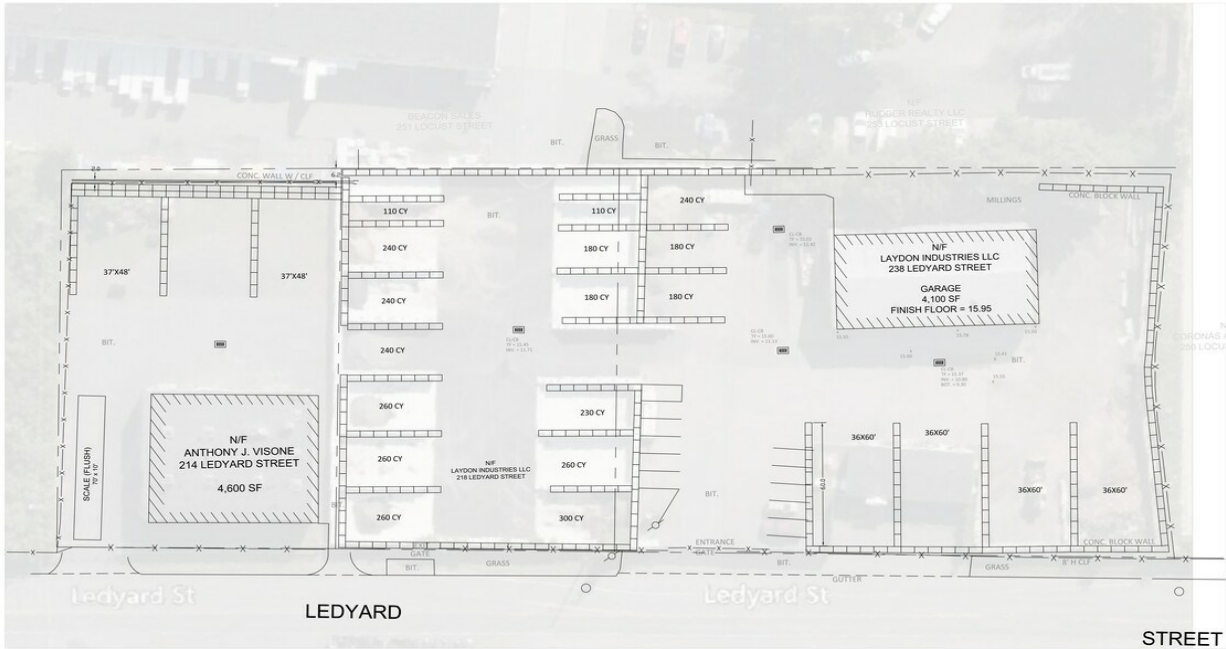
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						0 20' 40' 80'		214, 218 and 238 LEDYARD STREET HARTFORD, CONNECTICUT		HARTFORD OFFICE SITE PLAN	C-5
REF. NO.	DATE	DRWN	CHKD	REMARKS	DATE: JAN. 10, 2022	50 LONGHORN LANE, NEW HAVEN, CT 06519 (203) 562-7293	HORIZONTAL SCALE: 1" = 20' Orig. Plot Size = 22" x 34"	LAYDON INDUSTRIES LLC. HARTFORD OFFICE			