



# FOR SALE

## EAST WINDSOR INDUSTRIAL PARK

6 CRAFTSMAN ROAD | EAST WINDSOR, CT 06088



### PROPERTY DESCRIPTION

Sentry Commercial proudly presents 6 Craftsman Road, East Windsor for sale. This 19,934 square foot flex building offers great versatility. The flexible zoning and well-maintained structure cater to diverse user needs, with potential for expansion on the large lot. Situated in an industrial area with convenient access to major highways, the building features recent essential updates, making it an attractive and adaptable opportunity for most users.

### PROPERTY HIGHLIGHTS

- Flexible building with office and industrial configurations
- Fully air conditioned building
- Full building generator
- Multiple important upgrades to the building within the last five years
- Great access to major highways - I-91 and I-291

### OFFERING SUMMARY

Sale Price:	\$1,590,000
Lot Size:	7.46 Acres
Building Size:	19,934 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	25	97	788
Total Population	55	220	1,718
Average HH Income	\$88,233	\$93,268	\$97,202

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**\$1,590,000**

### BUILDING SPECIFICATIONS

Building Size	19,934 SF
Office Space	14,934 SF
Warehouse	5,000 SF
Ceiling Height	11 ft
Docks	1
Column Spacing	19.26' x 32.81'
Year Built	1979
Year Last Renovated	2000

### MECHANICAL/UTILITIES

Power	400 amp, 480/277 volt
Heat	Gas
Air Conditioning	Central throughout
Lighting	Fluorescent
Water/Sewer Company	City
Gas / Propane	Yes
Electric Company	Eversource

### LAND

Lot Size	7.46 Acres
Zoning	M-1

### TAXES

Tax PSF	\$1.38
Taxes	\$27,571.63
Assessed Value	\$1,042,800.00
Year Assessed	2023
Mill Rate	26.44
	Town 24.56/District 1.88



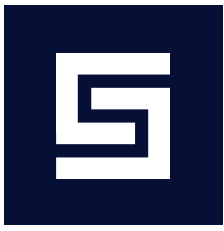
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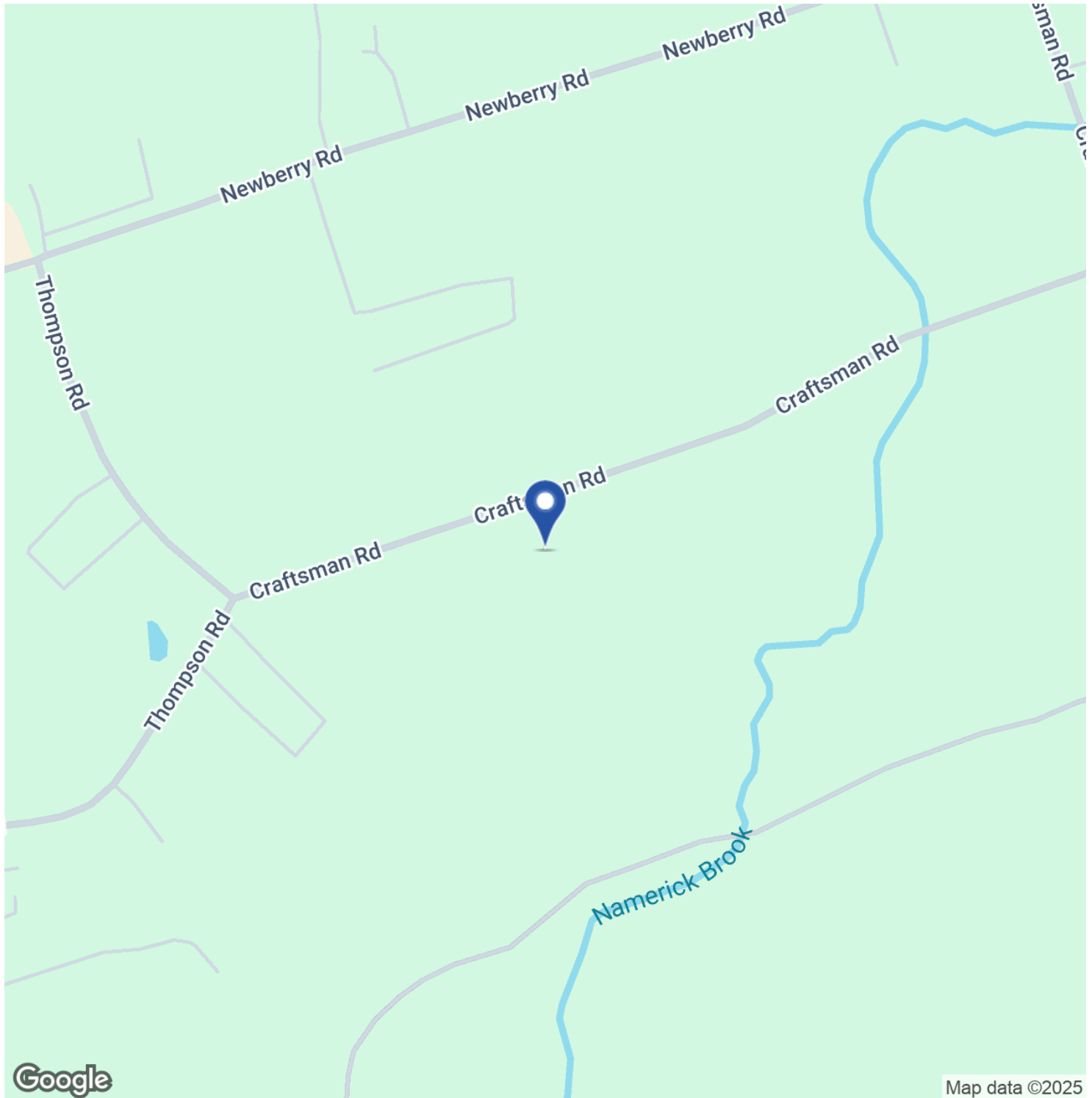
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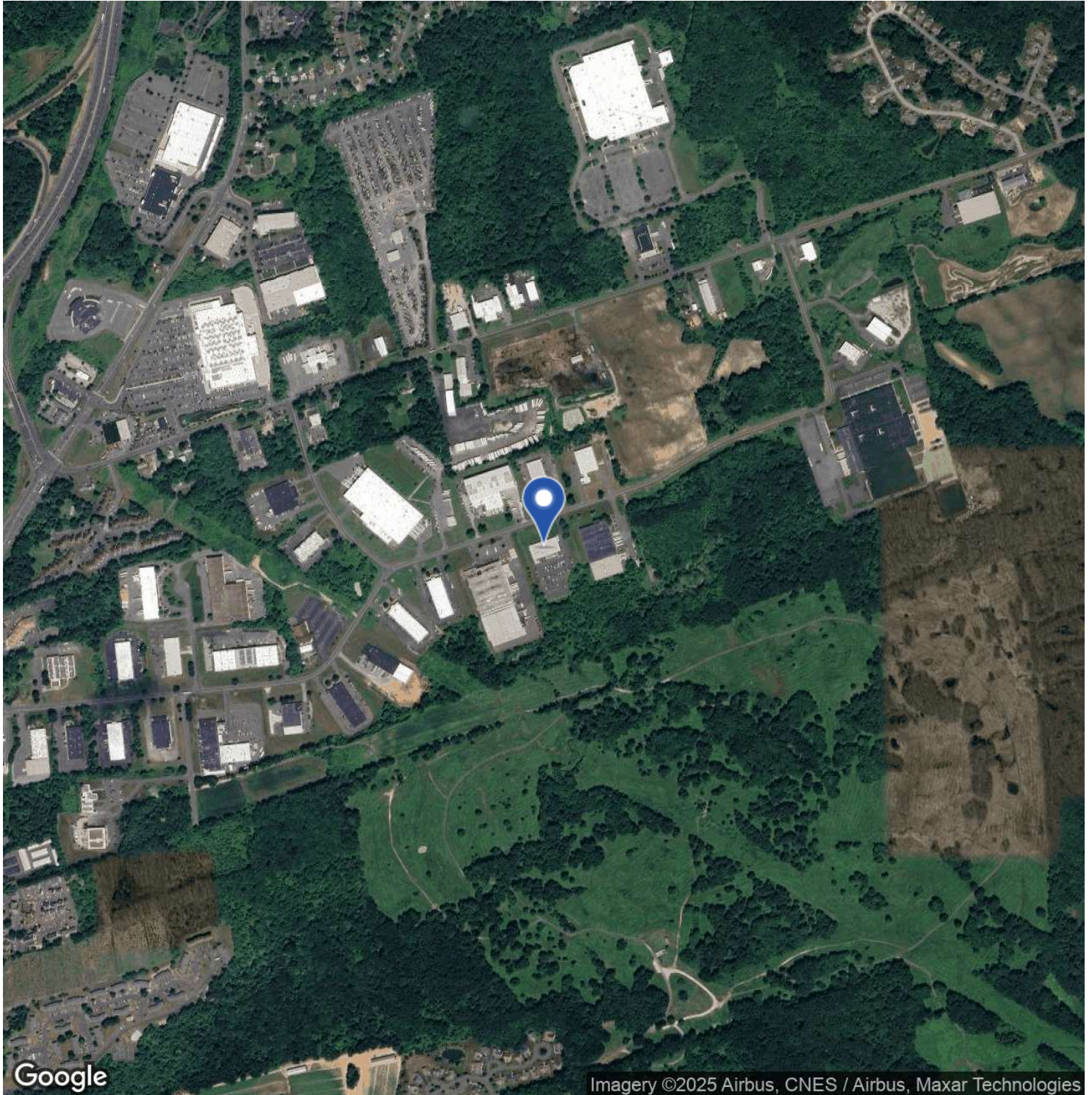




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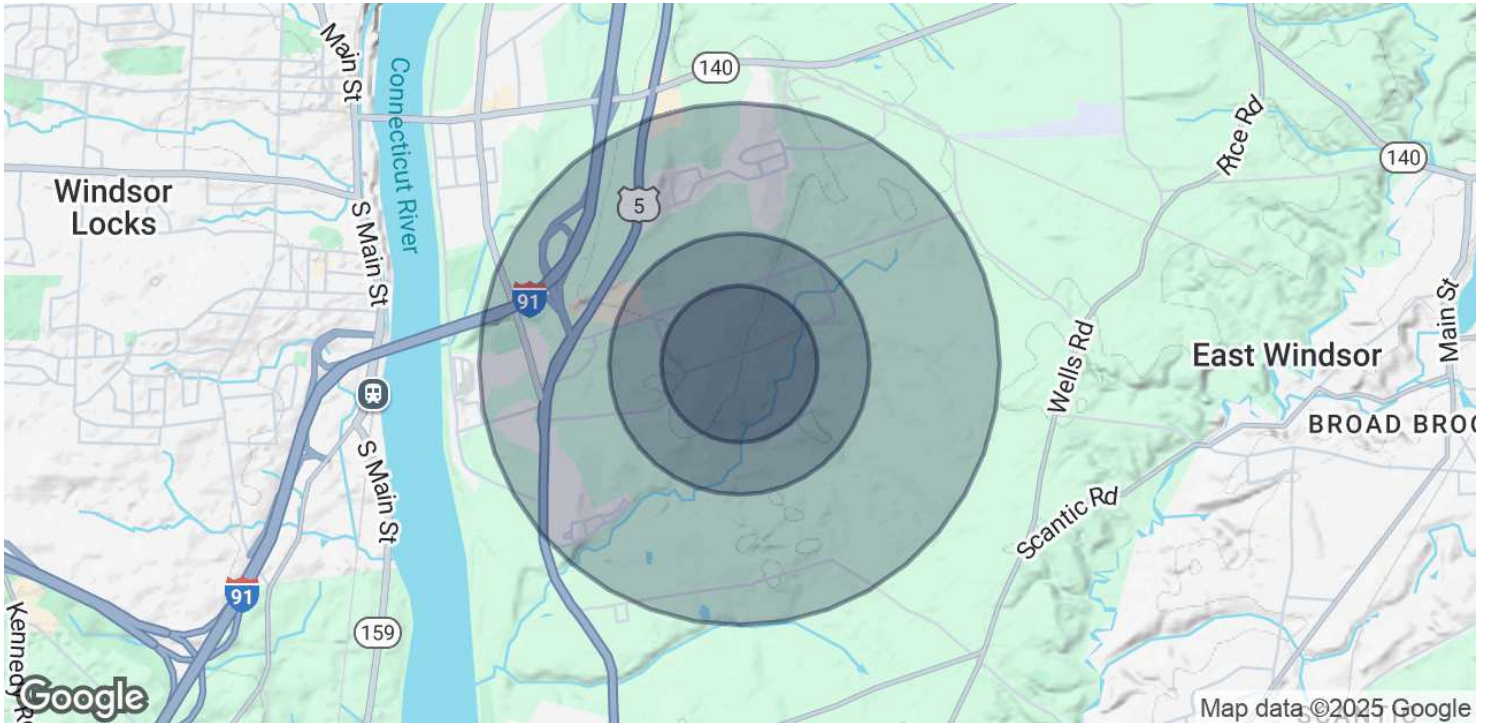




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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	55	220	1,718
Average Age	40	41	44
Average Age (Male)	40	41	43
Average Age (Female)	41	42	44

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	25	97	788
# of Persons per HH	2.2	2.3	2.2
Average HH Income	\$88,233	\$93,268	\$97,202
Average House Value	\$258,195	\$261,950	\$277,470

Demographics data derived from AlphaMap

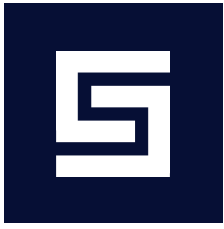
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