

SALE

CLARK ST INDUSTRIAL

30 Clark St, 10 Spencer Ct, 37 Highland St East Hartford, CT 06108



PROPERTY DESCRIPTION

Unique opportunity to acquire three contiguous East Hartford properties at 30 Clark Street, 10 Spencer Court, and 37 Highland Street, totaling 1.65 acres with a mix of industrial buildings and vacant land. Previously operated as a moving, storage, and trucking facility, the 28,280 SF four-level building at 30 Clark Street features an operational freight elevator and loading docks and continues to serve as public storage. It is complemented by a 5,673 SF industrial structure at 10 Spencer Court, which also includes loading docks, and a vacant commercial lot at 37 Highland Street. The portfolio runs parallel to the Connecticut Southern Railroad, creating strong potential for rail-supported operations such as transloading. Public utilities are available, and flexible zoning allows for diverse current and future uses, including vehicle, equipment, and goods storage, warehousing, distribution, and other industrial or commercial applications. In addition, the combined acreage presents a compelling redevelopment or new development opportunity for forward-looking industrial users and investors, with quick access to I-84, I-91, and Hartford.

OFFERING SUMMARY

Sale Price:	\$755,000
Lot Sizes:	30 Clark St - .80 Acres 10 Spencer Ct - .68 Acres 37 Highland St - .17 Acres Total -1.65 Acres
Building Sizes:	30 Clark St - 28,280 SF 10 Spencer Ct - 5,673 SF
Zoning:	B3 (Business 3)
Utilities:	Gas/Public Water & Sewer
Year Built:	30 Clark St - 1898 10 Spencer Ct - 1947

PROPERTY HIGHLIGHTS

- Three contiguous properties totaling 1.65 acres
- Flexible zoning supports wide-ranging uses
- Close proximity to I-84 and I-91 and Hartford
- Potential for industrial redevelopment or new development
- Properties run parallel to Connecticut Southern Railroad

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PHOTOS

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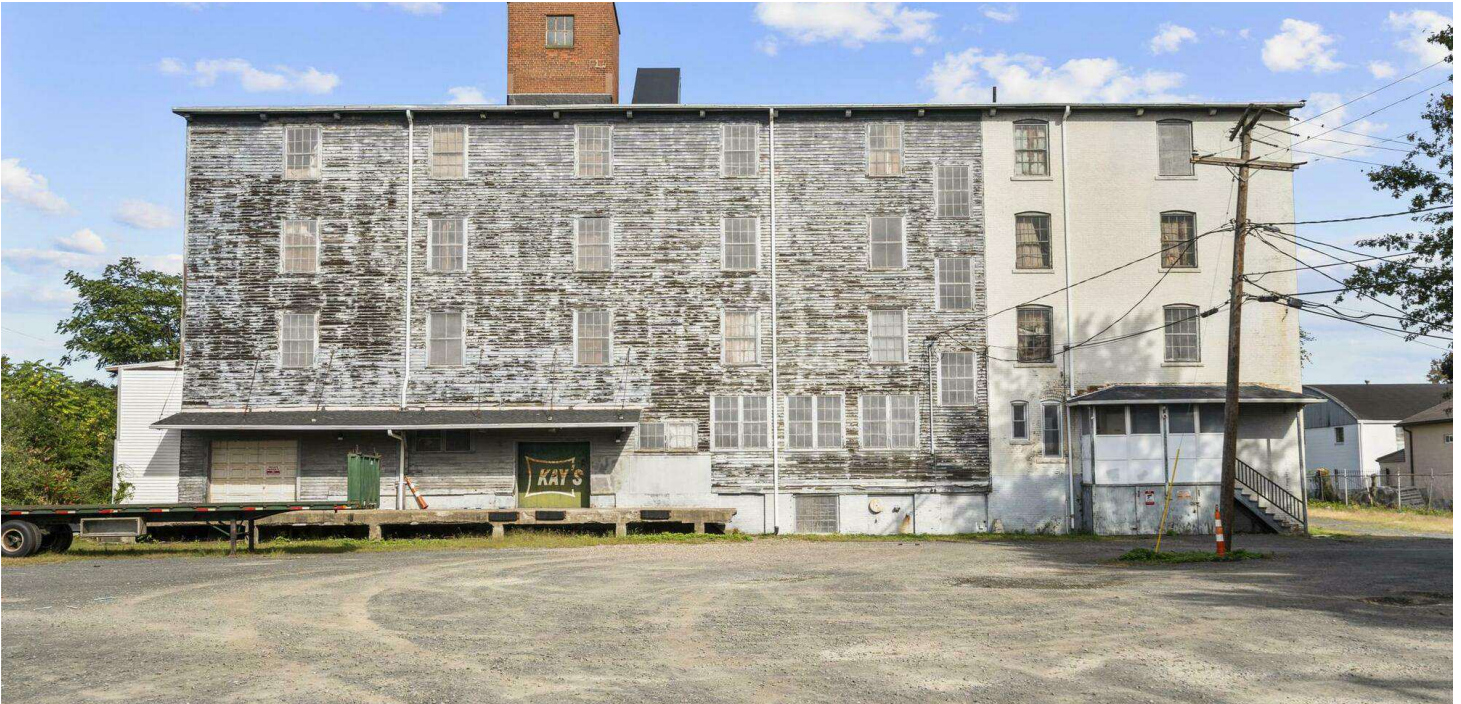


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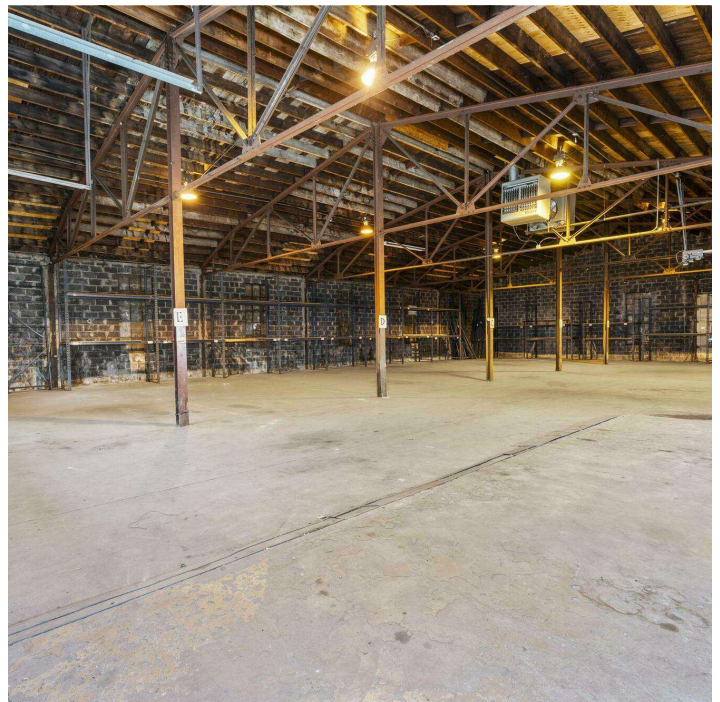


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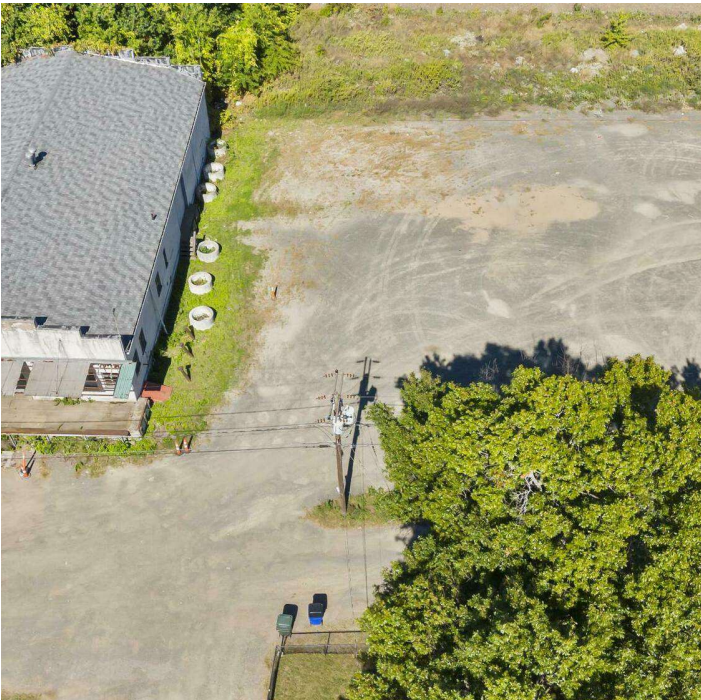
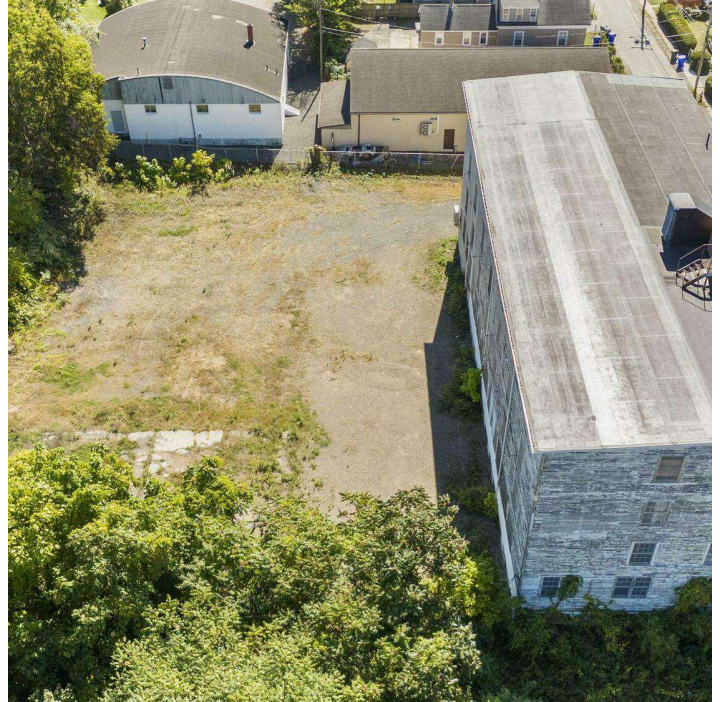


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INCOME/EXPENSES

CLARK ST INDUSTRIAL



INCOME SUMMARY

19 Rental Bins	\$14,424
186 Rental Bins (Vacant)	\$0

GROSS INCOME	\$14,424
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EXPENSES SUMMARY

Water/Sewer	\$2,227
Electricity	\$1,740
Insurance	\$7,387
Taxes	\$20,424

OPERATING EXPENSES	\$31,778
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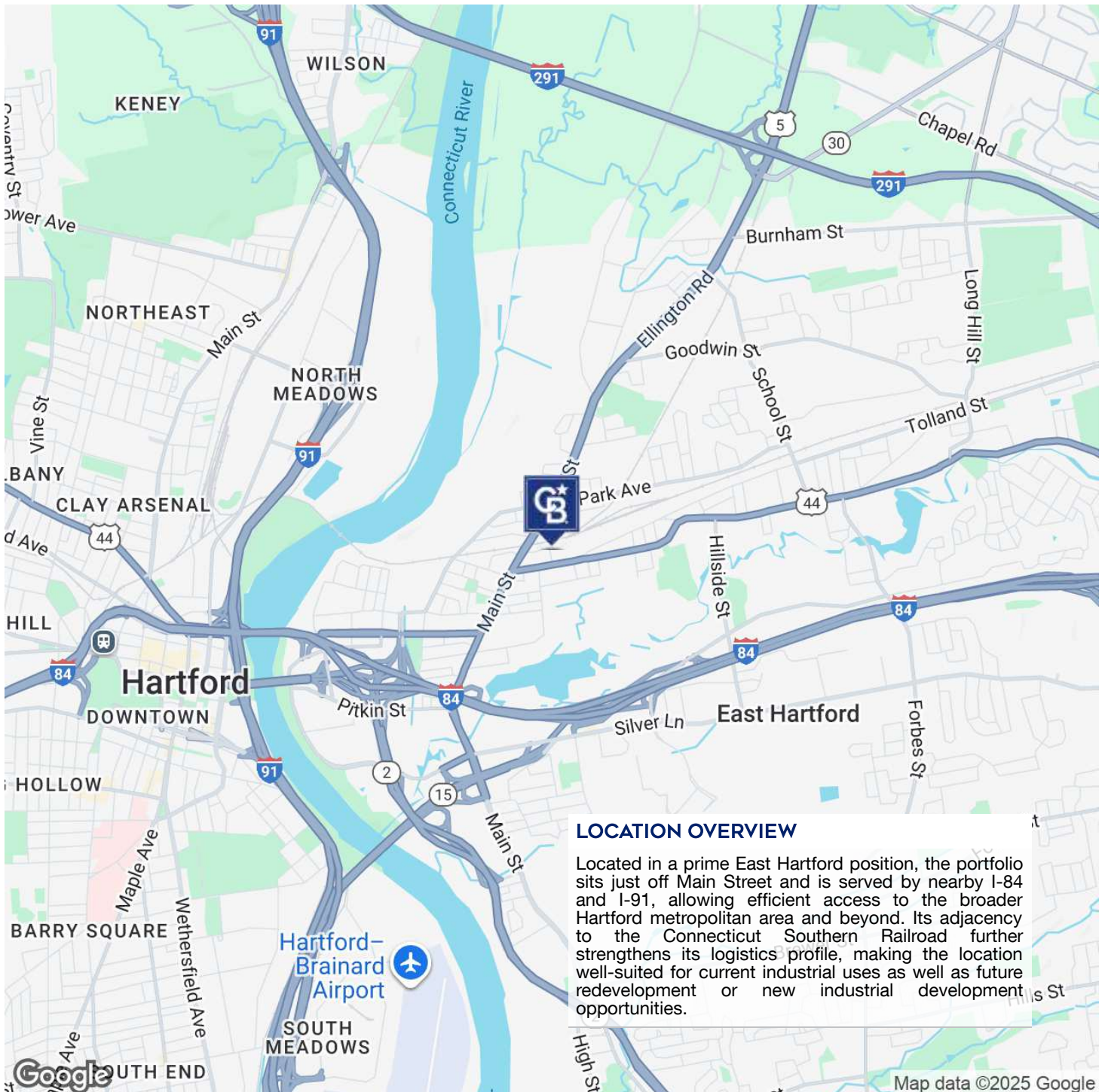


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LOCATION MAP

CLARK ST INDUSTRIAL



LOCATION OVERVIEW

Located in a prime East Hartford position, the portfolio sits just off Main Street and is served by nearby I-84 and I-91, allowing efficient access to the broader Hartford metropolitan area and beyond. Its adjacency to the Connecticut Southern Railroad further strengthens its logistics profile, making the location well-suited for current industrial uses as well as future redevelopment or new industrial development opportunities.

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LISTING CONTACT

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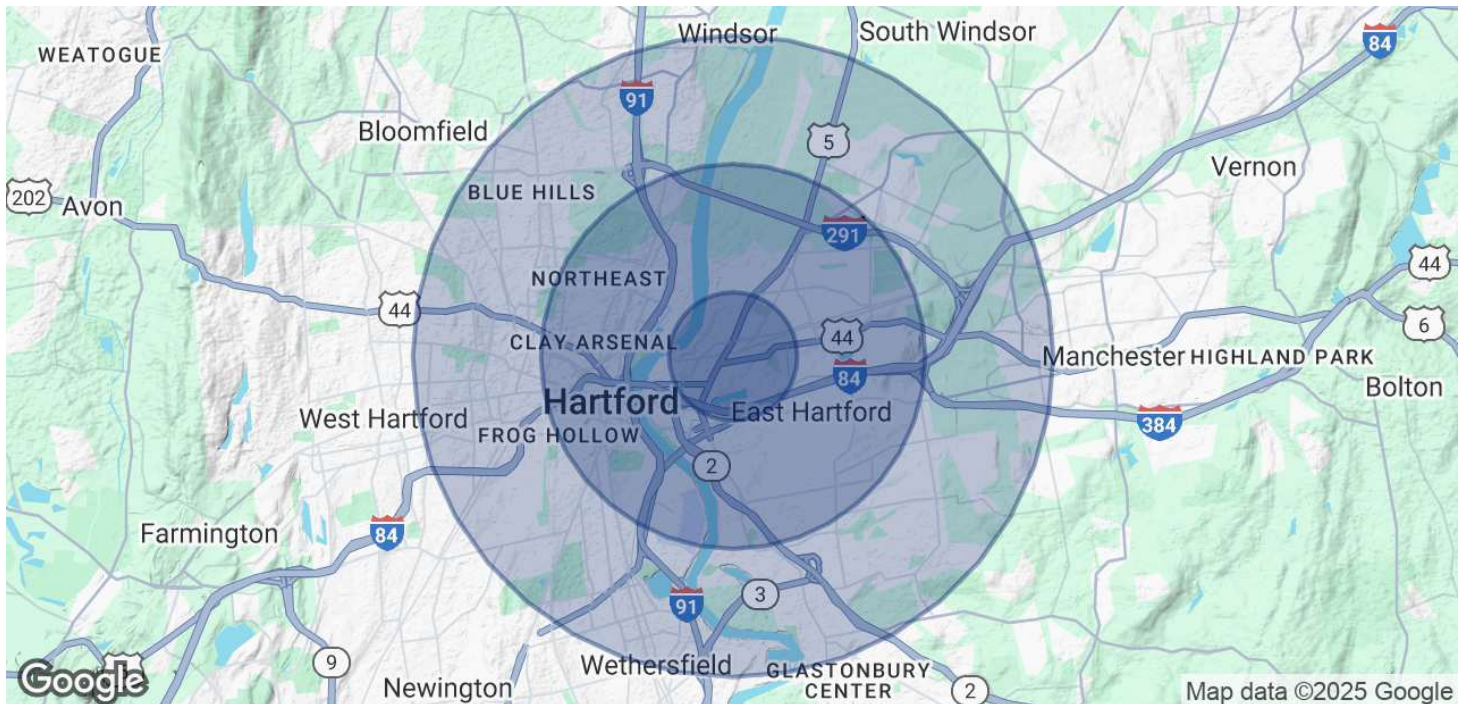


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DEMOGRAPHICS

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,608	95,482	255,896
Average Age	40	37	39
Average Age (Male)	38	36	38
Average Age (Female)	41	38	41

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,142	38,265	101,581
# of Persons per HH	2.6	2.5	2.5
Average HH Income	\$68,053	\$64,759	\$85,709
Average House Value	\$222,805	\$242,770	\$283,821

Demographics data derived from AlphaMap

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