



PROPERTY FOR SALE

7,794 SQUARE FOOT INDUSTRIAL BUILDING

120 VANDERBILT AVENUE | WEST HARTFORD, CT 06110

DAVID MURDOCK
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SENTRY COMMERCIAL BROKER ADVISORY LLC | 860.983.0029 | WWW.SENTRYCOMMERCIAL.COM



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PROPERTY DESCRIPTION

Sentry Commercial is pleased to present 120 Vanderbilt Avenue, West Hartford, CT for sale. This attractive 7,794 SF industrial facility on 0.41 acres features approximately 2,037 SF of move-in-ready office space and 5,757 SF of functional warehouse space.

PROPERTY HIGHLIGHTS

- Attractive 2,037 SF office space
- 100% air conditioned
- 5,757 SF of warehouse space with 10' x 10' drive in door
- 225 amp, 208/120 volt, 3 phase power

OFFERING SUMMARY

Sale Price:	\$685,000
Lot Size:	0.41 acres
Building Size:	7,794 SF

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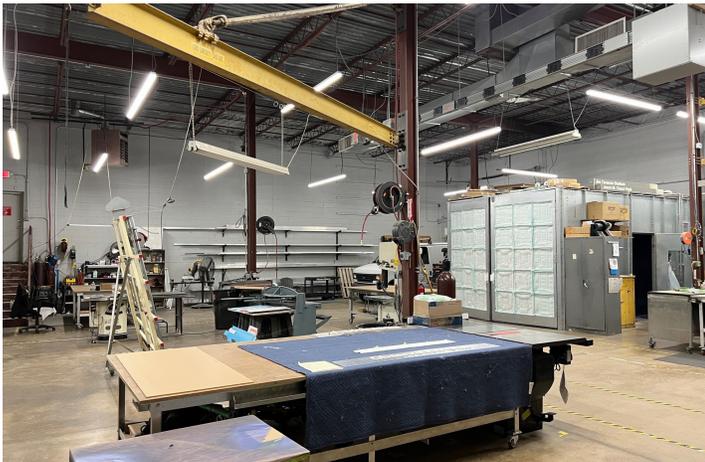
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\$685,000

BUILDING SPECIFICATIONS

Building Size	7,794 SF
Office Space	2,037 SF
Warehouse	5,757 SF
Ceiling Height	17' - 18' in 3,720 SF
Drives	1 @ 10' x 10'
Column Spacing	22' x 20'
Year Built	1988

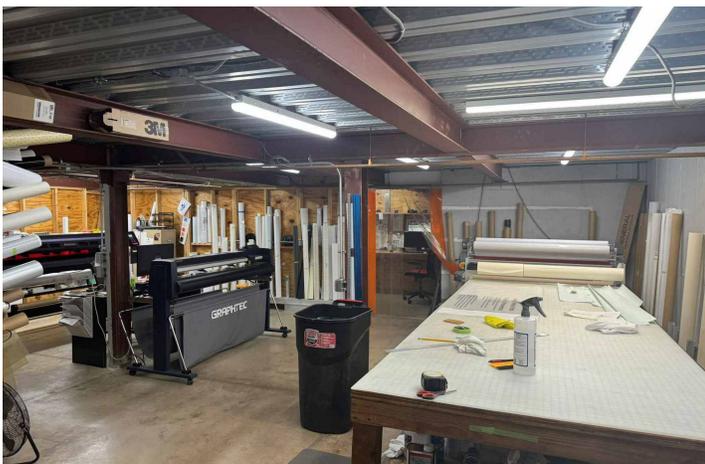


MECHANICAL/UTILITIES

Power	225A, 208/120V, 3P
Heat	Gas
Air Conditioning	100%
Lighting	LED (newer)
Water/Sewer Company	City
Electric Company	Eversource

LAND

Lot Size	0.41 acres
Zoning	IG



TAXES

Tax PSF	\$1.92 SF
Taxes	\$14,905.02
Assessed Value	\$332,850.00
Year Assessed	2024
Mill Rate	44.78

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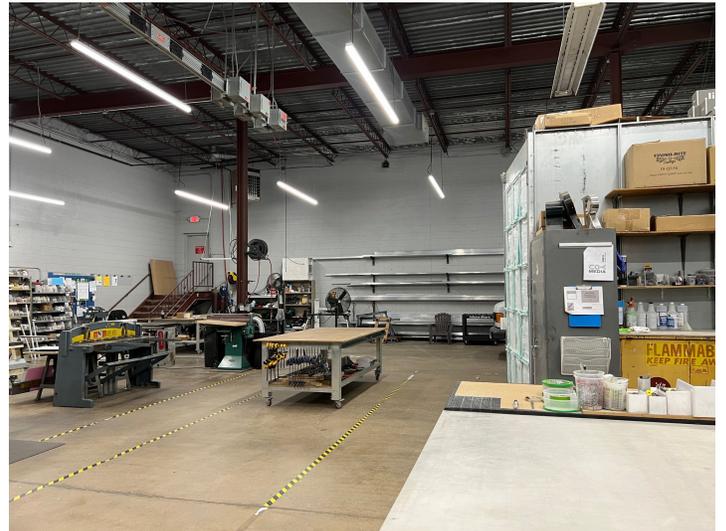
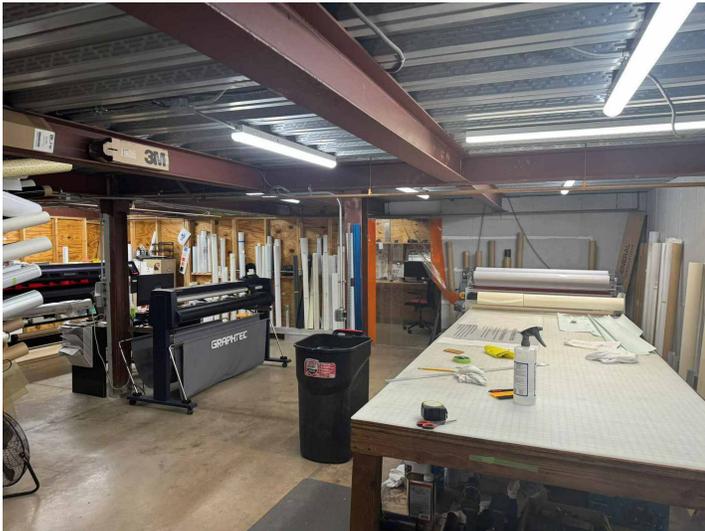
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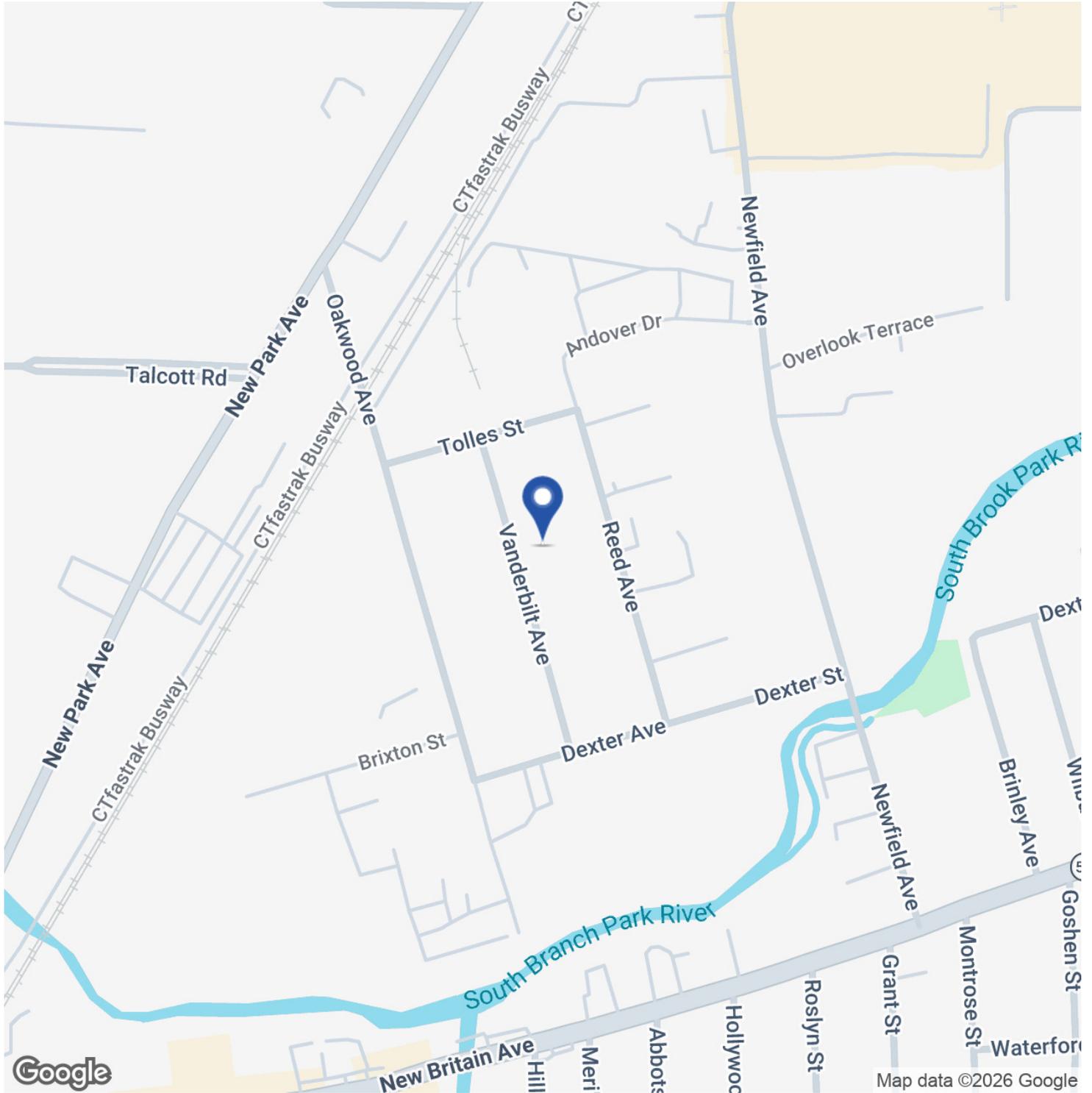
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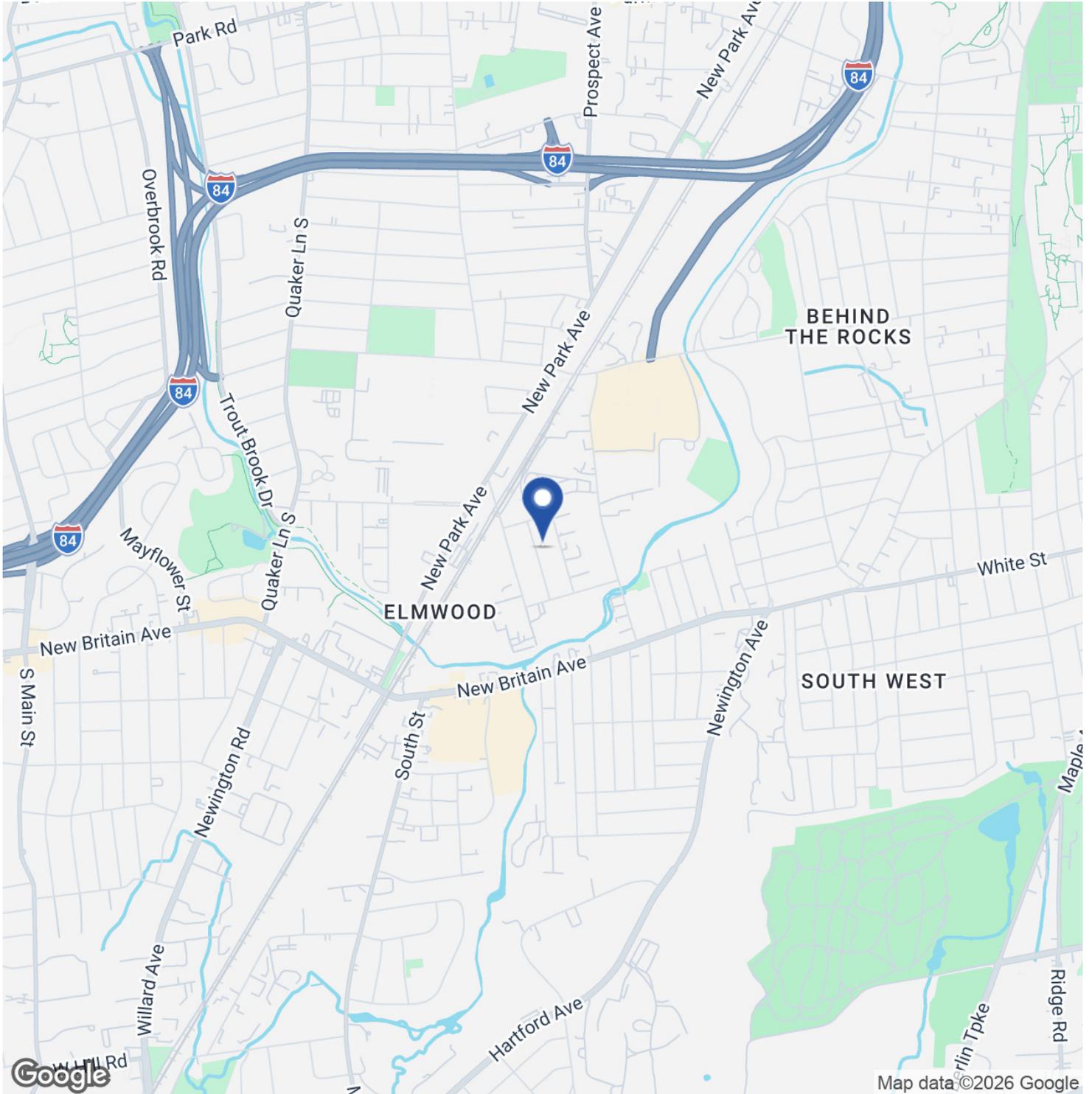
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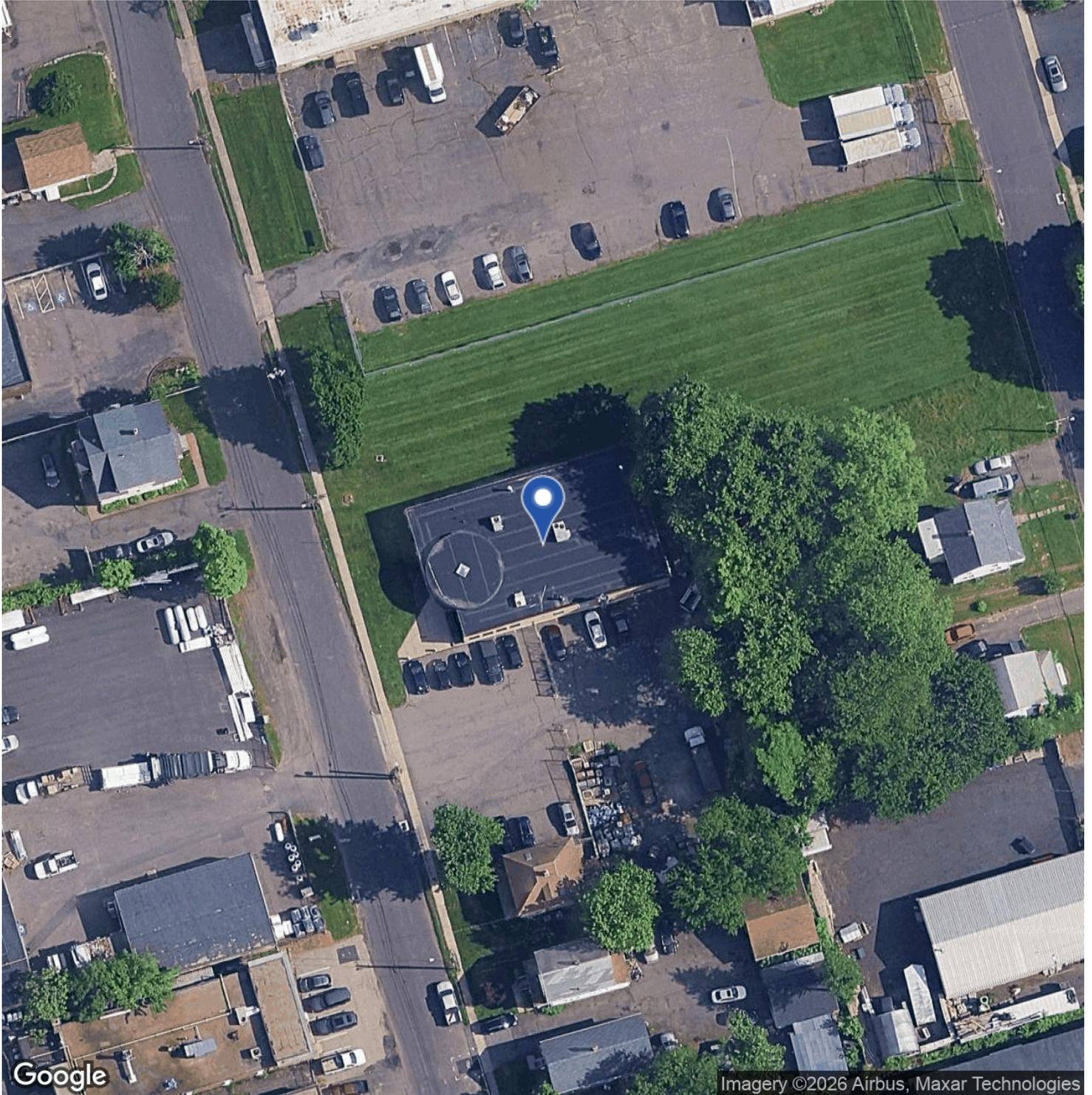
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