

FOR LEASE

3,720 SF INDUSTRIAL/FLEX SPACE

102 FILLEY STREET | BLOOMFIELD, CT 06002



PROPERTY DESCRIPTION

Sentry Commercial is pleased to present 3,720 SF for lease at 102 Filley Street Rear, Bloomfield CT. This industrial/flex space offers two drives and 2,480 SF of office, making it suitable for a variety of different uses including light manufacturing and service industries. The units are separate and can be taken individually or together.

PROPERTY HIGHLIGHTS

- 3,720 SF industrial/flex space
- Two drive in doors
- I-2 Industrial Zoning
- 16' clear
- Easy access to Northern CT and Southern MA via I-91.

OFFERING SUMMARY

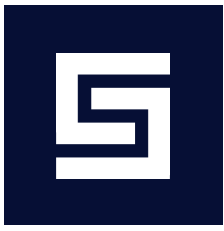
Lease Rate:	\$9.25 PSF NNN
Number of Units:	2
Available SF:	3,720 SF
Building Size:	9,300 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	62	172	691
Total Population	138	381	1,560
Average HH Income	\$110,190	\$110,190	\$113,115

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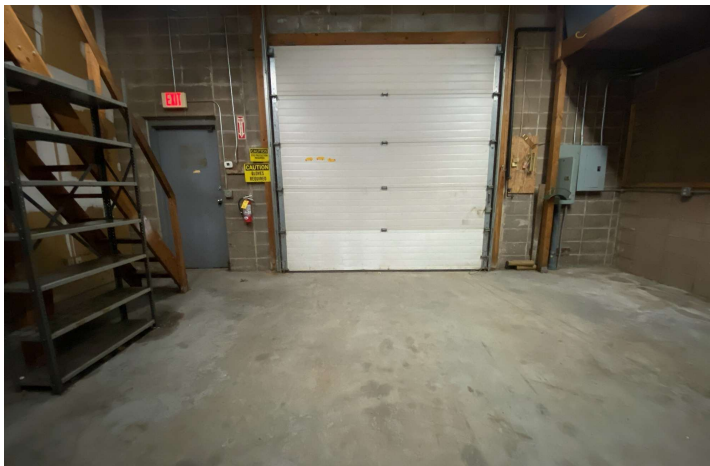




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\$9.25 NNN

BUILDING SPECIFICATIONS

Building Size	9,300 SF
Available Space	3,720 SF
Office	2,480 SF
Warehouse	1,240 SF
Ceiling Height	16'
Drives	2 @ 10' x 10'
Column Spacing	24' x 26'
Year Built	1988

MECHANICAL/UTILITIES

Power	400 amp, 240 volt, 3 phase
Heat	Gas
Air Conditioning	Office
Lighting	Fluorescent
Water/Sewer Company	City
Electric Company	Eversource

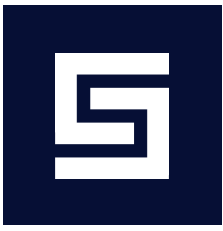
LAND

Parking	4 spaces
Rail	No
Zoning	I-2

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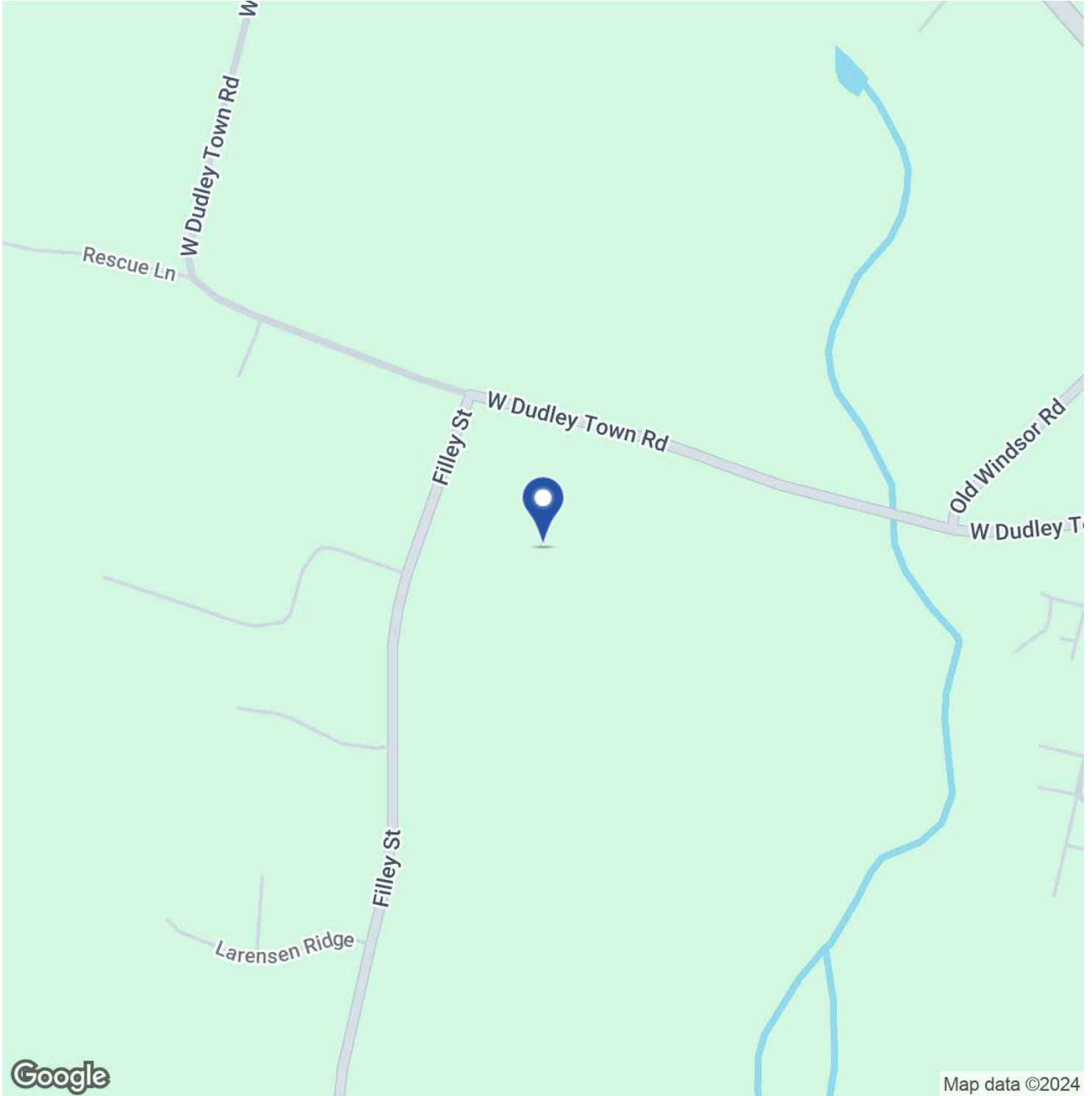




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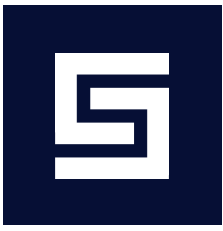
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Google

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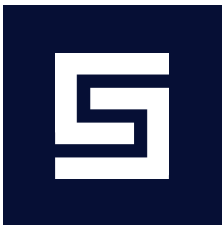
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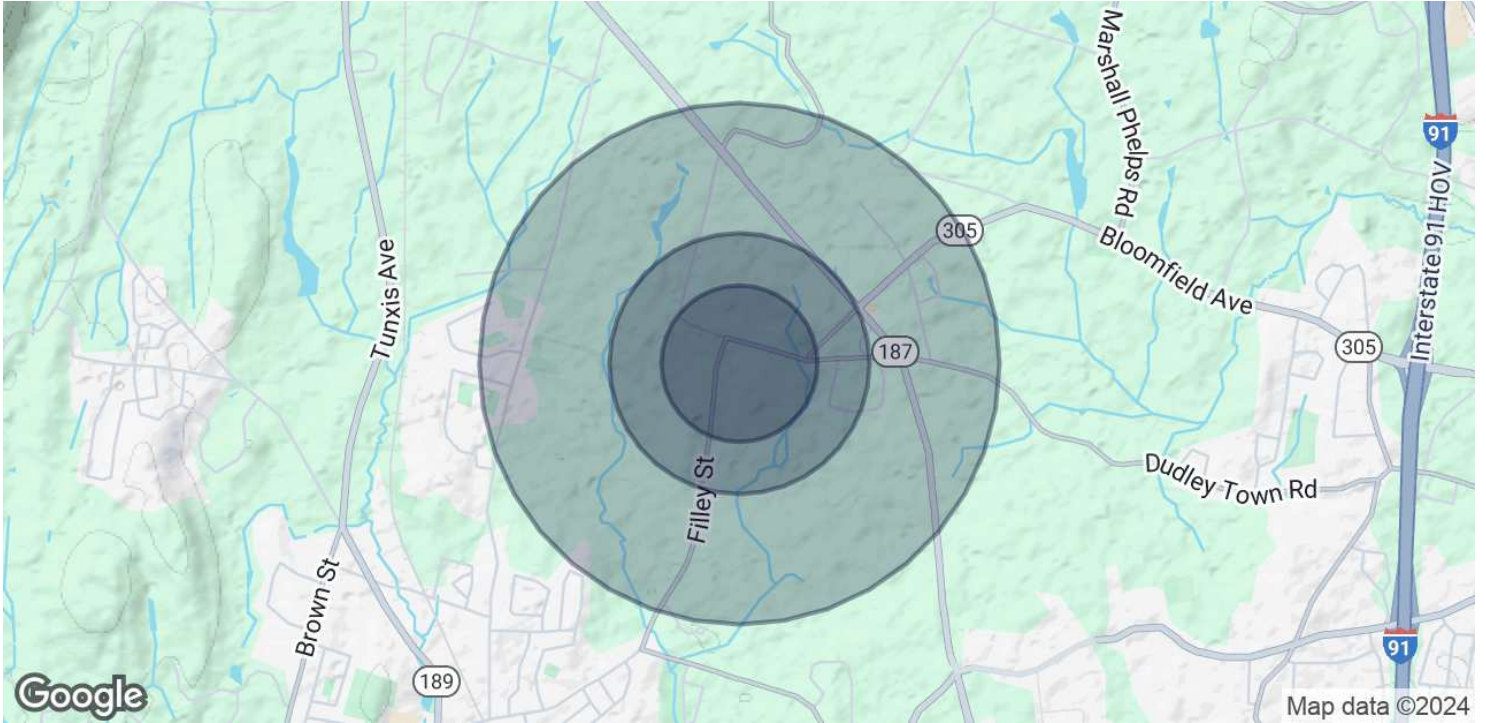
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	138	381	1,560
Average Age	50	50	50
Average Age (Male)	45	45	45
Average Age (Female)	54	54	53

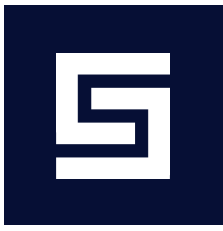
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	62	172	691
# of Persons per HH	2.2	2.2	2.3
Average HH Income	\$110,190	\$110,190	\$113,115
Average House Value	\$343,996	\$343,996	\$332,049

Demographics data derived from AlphaMap

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