



## Investment Property

Amodio & Co is pleased to present this flex property, investment opportunity. Featuring 24,495 square feet on 2.05 acres. This very well maintained property is perfect for an investor seeking a sound investment in the Hartford/Springfield market. The property is comprised of a modern, high image building located close to a busy commercial sector. Parking is directly onsite adjacent to the building.

Very close to I-91 exit/entrance ramp. Minutes to Bradley International Airport, Hartford & Springfield. Situated in Hartford County (pop. 896,854) with numerous resources including the state capital in Hartford and Advanced Manufacturing support and employment. Within commuting distance to Hartford (15 miles), New Haven (26 miles), New York City (104 miles), and Boston (113 miles) by car, bus, or train.

## Deal Points

- ▶ Multiple tenant units.
- ▶ Predominantly corporate tenants.
- ▶ Tenant paid utilities.
- ▶ Outstanding location for high tech, R&D & distribution .
- ▶ On-site parking.

Information contained herein had been obtained from the owners or from other sources deemed reliable. We have no reason to doubt its accuracy but regret we cannot guarantee it. All properties subject to change or withdrawal without notice.

## Listing Contact:

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