



# FOR LEASE

## OFFICE/WAREHOUSE & RETAIL BUILDING PORTFOLIO

714-736 BLUE HILLS AVENUE | BLOOMFIELD, CT 06002



### PROPERTY DESCRIPTION

Sentry Commercial is pleased to present 714-736 Blue Hills Avenue for lease. The portfolio includes an 16,160 square foot industrial facility, a 2,130 square foot flex property, and over two acres spanning three parcels. Situated just off the bustling Cottage Grove Road in Bloomfield, this property is ideal for a variety of users.

### PROPERTY HIGHLIGHTS

- 16,160 SF Two-Story Office/Warehouse Building
- 2,130 SF Retail Building
- Expansion Potential
- Ample Parking
- Daily Traffic Count of 12,500

### OFFERING SUMMARY

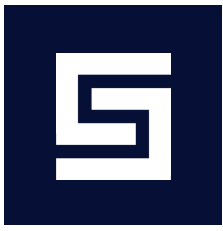
Lease Rate:	\$6.50 - \$10.00 NNN
Available SF:	16,160 SF & 2,130 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	694	1,592	3,321
Total Population	1,806	4,236	9,394
Average HH Income	\$78,708	\$78,294	\$77,373

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### 714 Blue Hills Ave - \$6.50 PSF NNN

#### BUILDING SPECIFICATIONS

Building Size	16,160 SF (including an 8,080 SF basement)
Office Space	+/- 2,500 SF on main level
Warehouse	+/- 5,580 SF on main level and 8,080 SF on lower level
Ceiling Height	13 ft
Docks	One 10' x 10'

#### MECHANICAL/UTILITIES

Heat	Gas
Air Conditioning	Office & 425SF room in warehouse
Lighting	LED
Water/Sewer Company	MDC
Gas / Propane	Gas - CNG
Electric Company	Eversource

#### LAND

Acreage	1.65
Zoning	MS-2 (Hartford) GWD (Bloomfield)

#### TAXES

Tax PSF	\$24,820 (Hartford); \$5,622 (Bloomfield)
Year Assessed	2024
Mill Rate	68.95 (Hartford); 36.78 (Bloomfield)

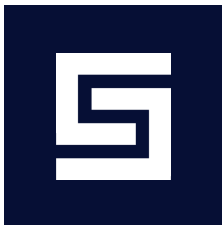
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714-736 BLUE HILLS AVENUE | BLOOMFIELD, CT 06002



730-736 Blue Hills Ave - \$10.00 PSF NNN

### BUILDING SPECIFICATIONS

Building Size	2,130 SF (plus full basement)
Docks	100

### MECHANICAL/UTILITIES

Heat	Gas
Air Conditioning	Yes
Water/Sewer Company	MDC
Gas / Propane	Gas - CNG
Electric Company	Eversource

### LAND

Acreage	.52
Zoning	MS-2 (Hartford) GWD (Bloomfield)

### TAXES

Tax PSF	\$6,805
Year Assessed	2024
Mill Rate	36.78

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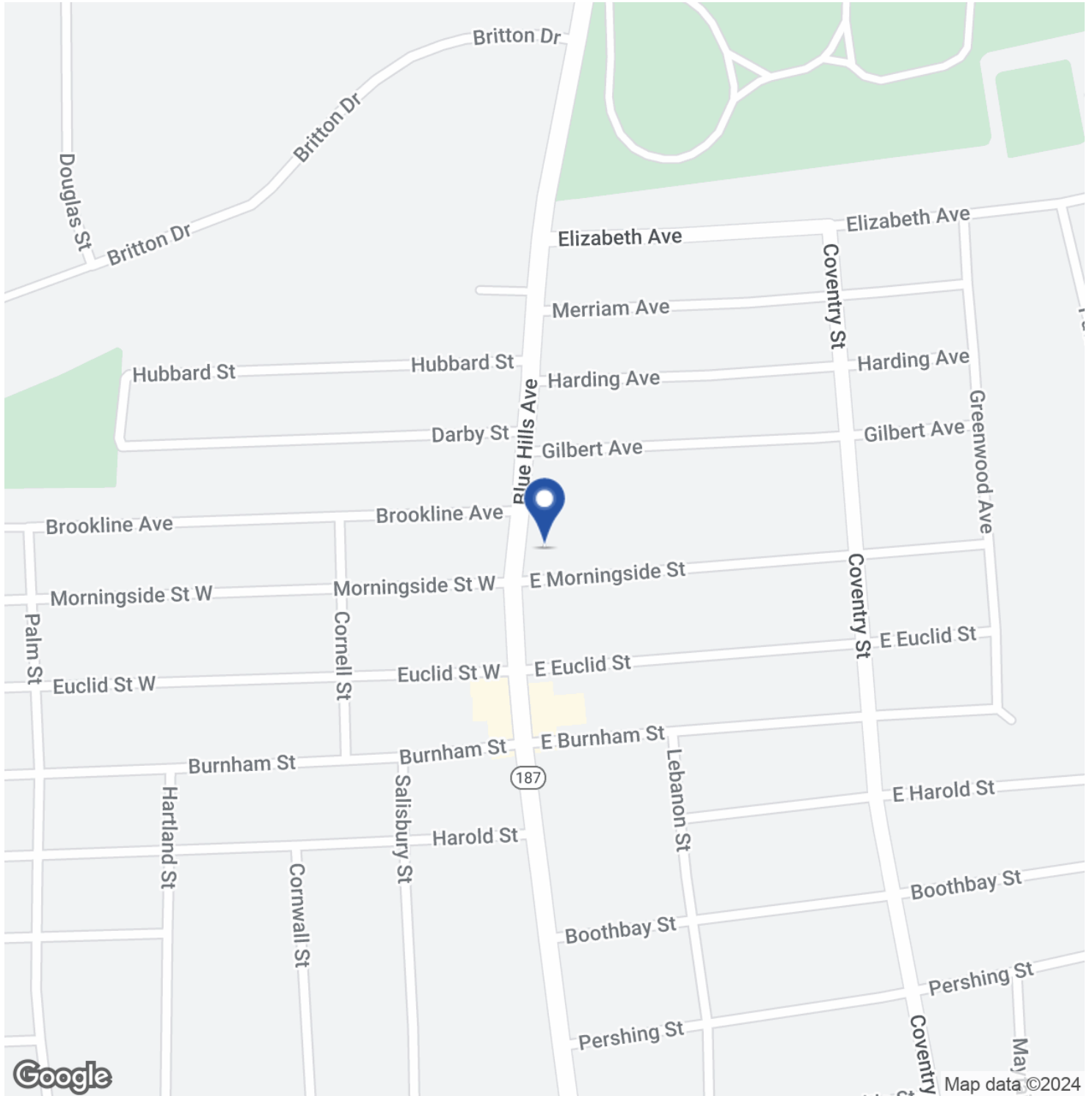
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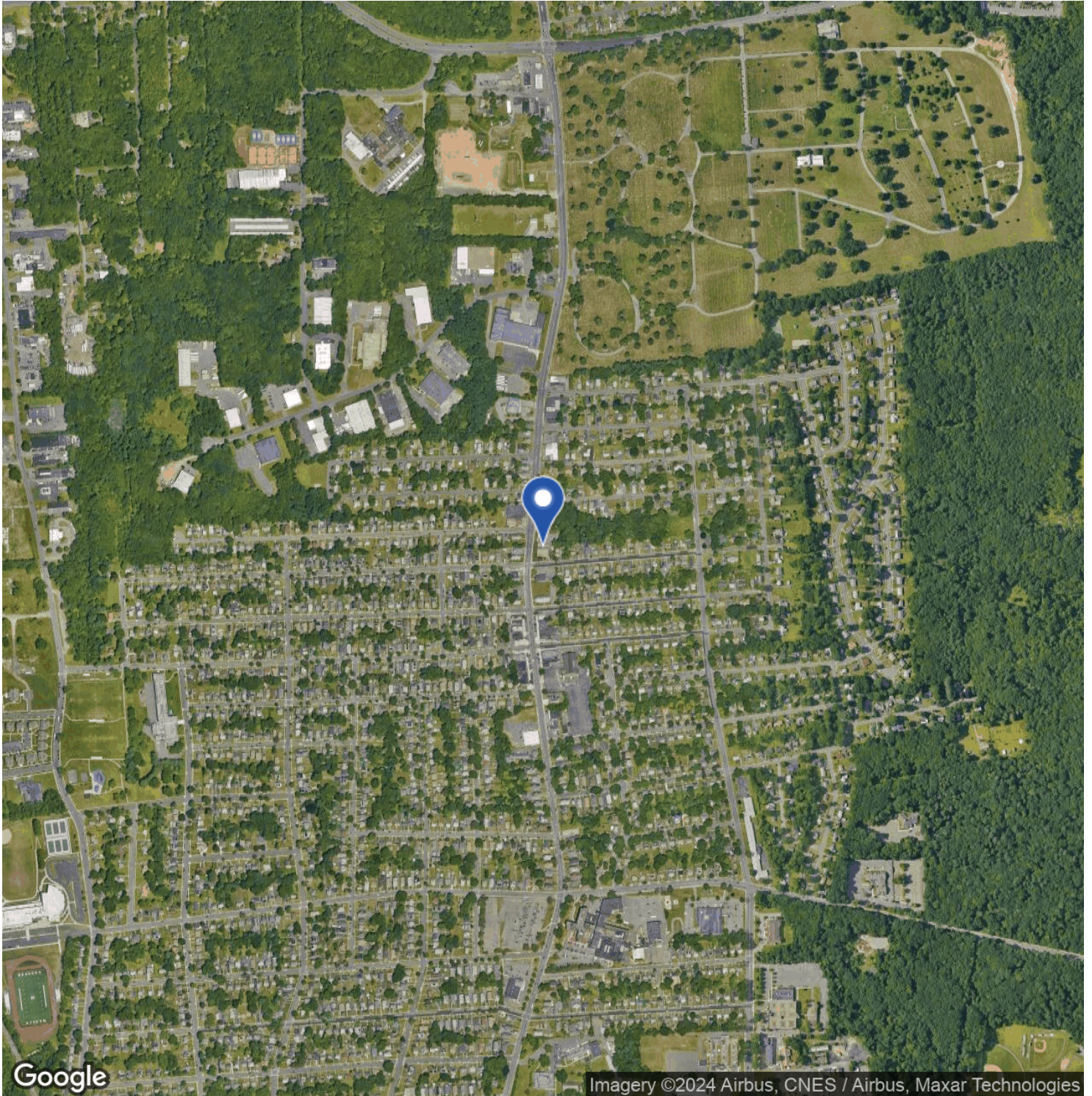
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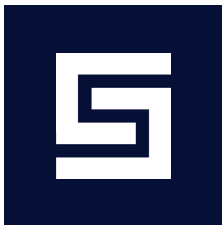
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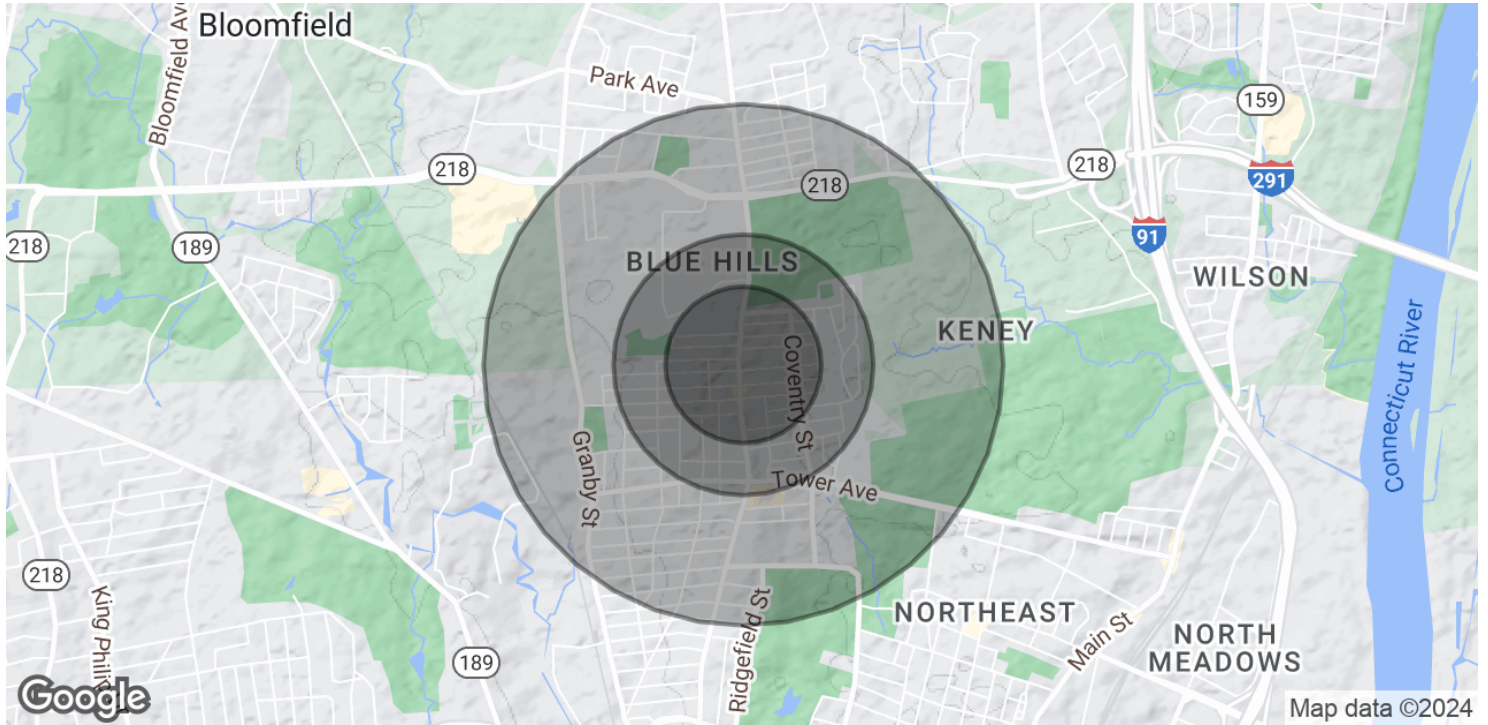
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,806	4,236	9,394
Average Age	43	43	42
Average Age (Male)	40	40	39
Average Age (Female)	45	45	44

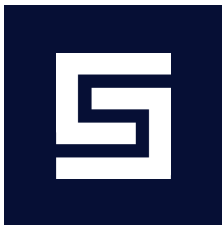
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	694	1,592	3,321
# of Persons per HH	2.6	2.7	2.8
Average HH Income	\$78,708	\$78,294	\$77,373
Average House Value	\$259,995	\$248,779	\$263,833

Demographics data derived from AlphaMap

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