

THE WEST HARTFORD COMMERCE CENTER

141-145

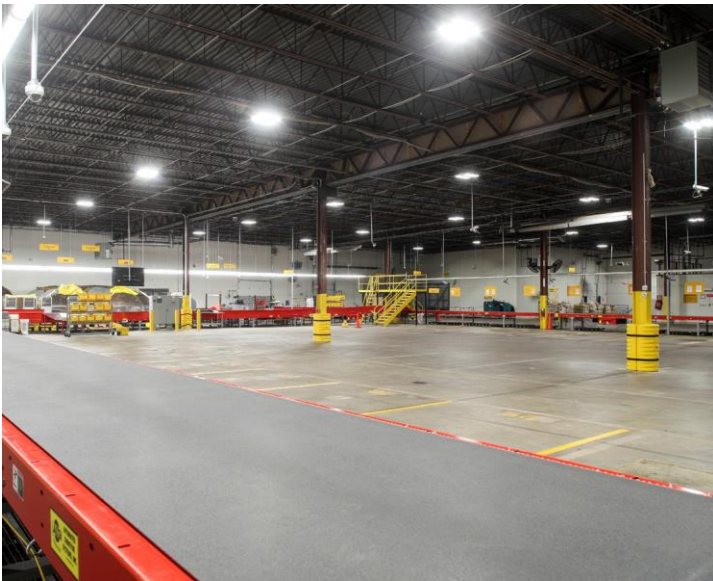
SOUTH STREET

WEST HARTFORD, CT

25,960 SF AVAILABLE FOR LEASE



PROPERTY SPECIFICATIONS

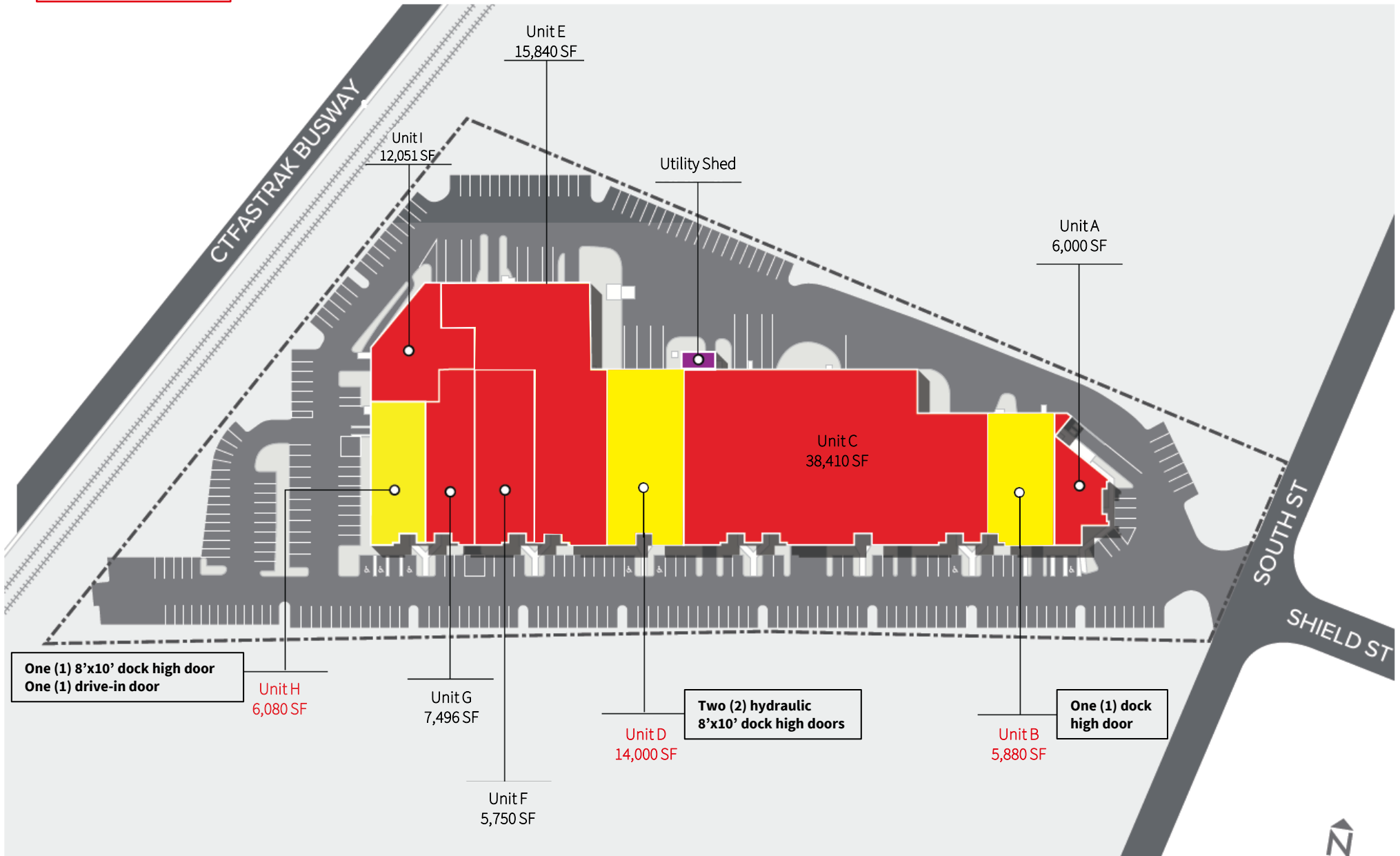


BUILDING SIZE	111,507 SF
LEASEABLE SPACE	25,960 SF
OFFICE FINISH	Approximately 20%
LOT SIZE	7.36 acres
YEAR BUILT	1990
LOADING DOCKS	16
DRIVE-INS	10 doors
CLEAR HEIGHT	22' clear
FIRE SAFETY	Fully Sprinklered
POWER	Three Phase, 480 Volts, 2,000 Amps
COLUMN SPACING	40' x 50'
PARKING	220 spaces
ROOF	TPO Roof installed in 2015
CONSTRUCTION	Concrete Block
ZONING	General Industrial District (IG)
FLOODING	Zone X - area with minimal flood hazard according to FEMA Map Number 09903C0501P effective 9/26/2008

SITE PLAN

CURRENT AVAILABILITIES

Unit B - 5,880 SF | Unit D - 14,000 SF | Unit H - 6,080 SF



LOCATION OVERVIEW

KEY DISTANCES

2.4 Miles

To I-84

5.2 Miles

To I-91

3.2 Miles

To Berlin Turnpike

5.4 Miles

To Hartford CBD

3.5 Miles

To Route 9

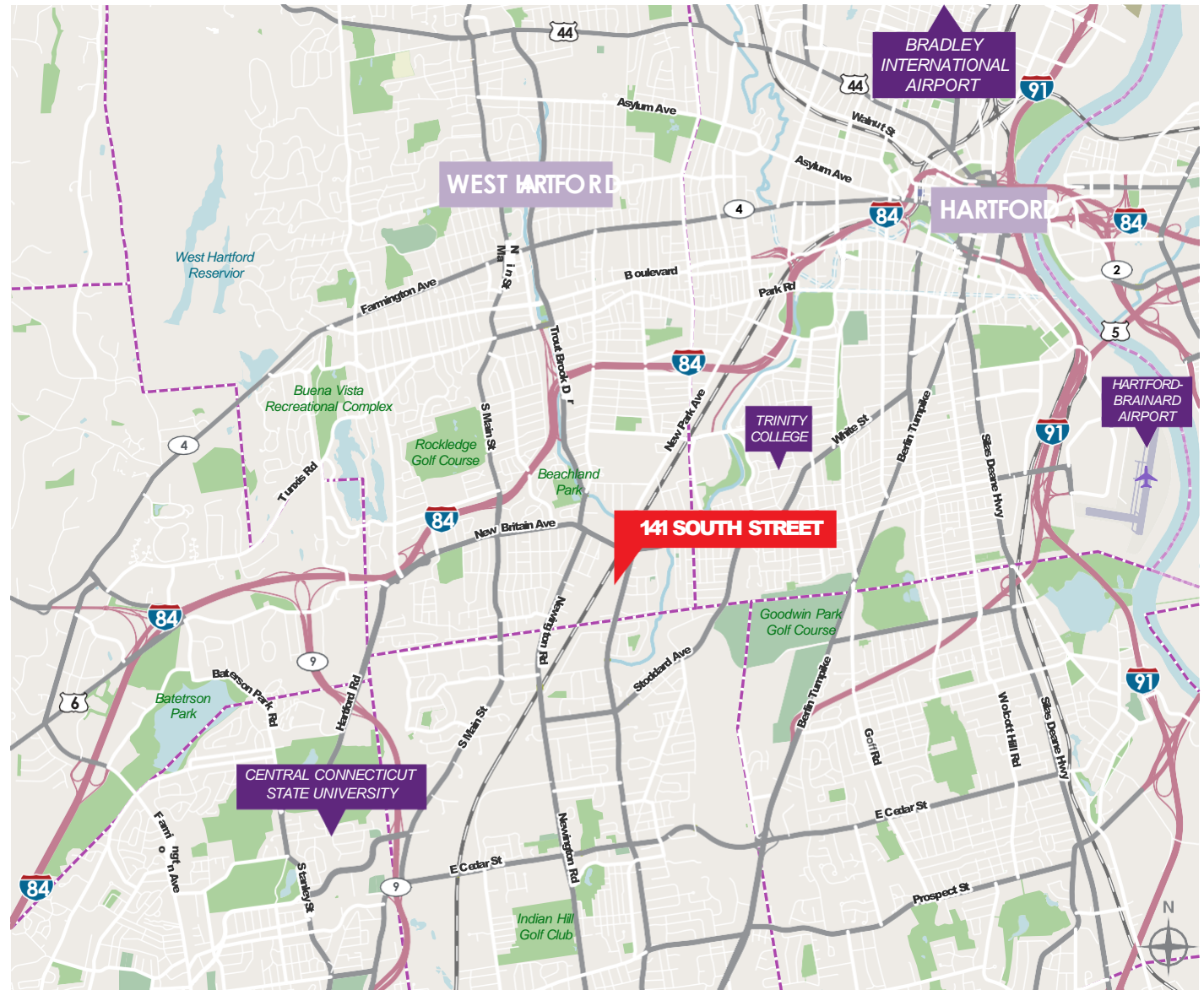
20 Miles

To Bradley Int. Airport

LABOR STATISTICS

Within 30 miles:

- Total labor force: **1,160,862**
60% of states total labor force
- Transportation/Warehouse Employees: **81,057**
64% of the state's transportation/warehouse workforce
- Total Population: **2,193,083** **60.1%** of the state's population
- Median Hourly Warehouse Related Wage (Includes benefits): **\$18.42** compared to **\$18.98** (CT) and **\$19.52** (US Average)
- Median Household Income: **\$79,631** compared to **\$86,611** CT as a state



EXCLUSIVE LEASING



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