## THE WEST HARTFORD COMMERCE CENTER

— 141-145 —

SOUTH STREET

– WEST HARTFORD, CT —

25,960 SF AVAILABLE FOR LEASE



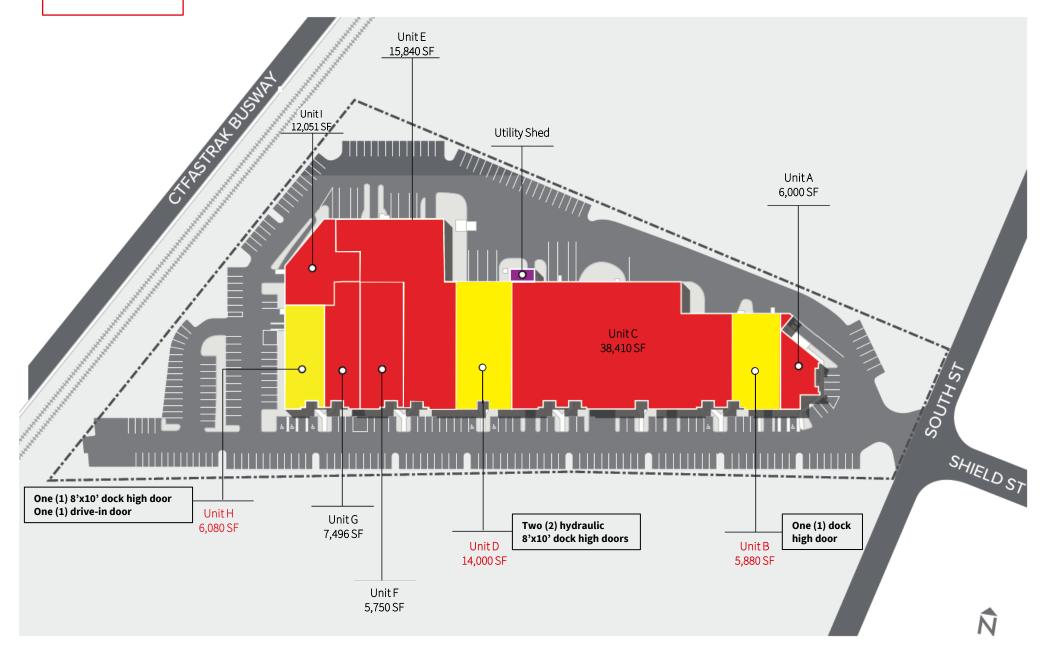
# PROPERTY **SPECIFICATIONS**





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

#### 



141-145 South Street | 3



#### **KEY DISTANCES**

**2.4 Miles** To I-84

**3.2 Miles** To Berlin Turnpike **5.4 Miles** To Hartford CBD

5.2 Miles

To I-91

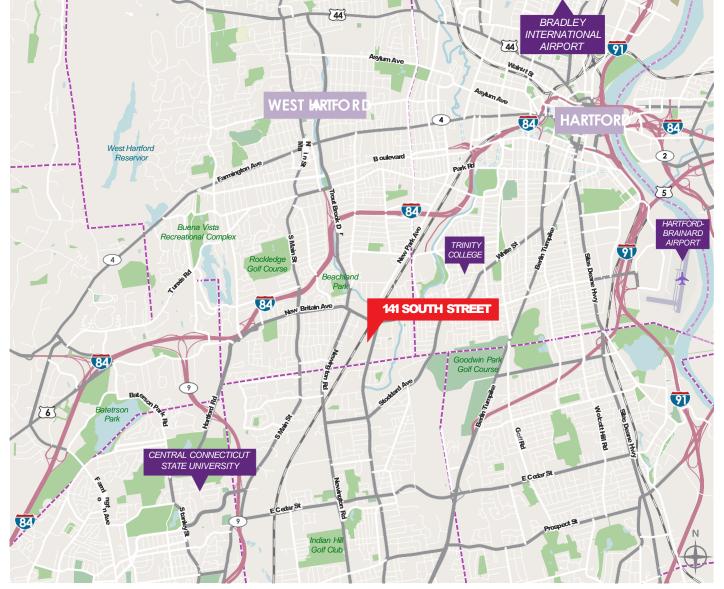
**3.5 Miles** To Route 9

**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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