

FOR LEASE INDUSTRIAL CONDOS

70 COUNTY LINE DRIVE | CROMWELL, CT 06416



PROPERTY DESCRIPTION

Sentry Commercial is pleased to offer 70 County Line Drive in Cromwell, CT for lease. This new construction industrial condominium offers flexible 1,200 SF units that can be leased individually or combined to accommodate larger users. Each unit includes a 12' x 12' drive-in door and a private restroom. Conveniently located just off I-91, the property provides excellent accessibility and is well-suited for a wide range of industrial uses.

PROPERTY HIGHLIGHTS

- New construction
- 12' x 12' drive-in doors
- Strategic location

OFFERING SUMMARY

Lease Rate:	\$20.00 NNN
Available SF:	1,200 - 4,800 SF
Lot Size:	0.7 Acres
Building Size:	6,600 SF

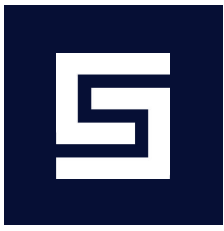
DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	5	346	2,017
Total Population	12	784	4,849
Average HH Income	\$119,556	\$112,249	\$131,095

KATHRYN COLOMBIE
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\$20.00 NNN

BUILDING SPECIFICATIONS

Building Size	6,600 SF
Unit Size	1,200 SF each
Ceiling Height	14'
Docks	0
Drive-in Doors	One 12' x 12' per unit
Column Spacing	Clear span
Year Built	2025



MECHANICAL/UTILITIES

Heat	Gas
Lighting	LED
Water	MDC
Sewer / Septic	City Sewer
Gas / Propane	Gas
Electric Company	Eversource

LAND

Lot Size	0.7 Acres
Rail	N/A
Zoning	I

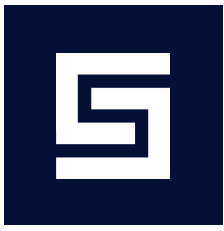


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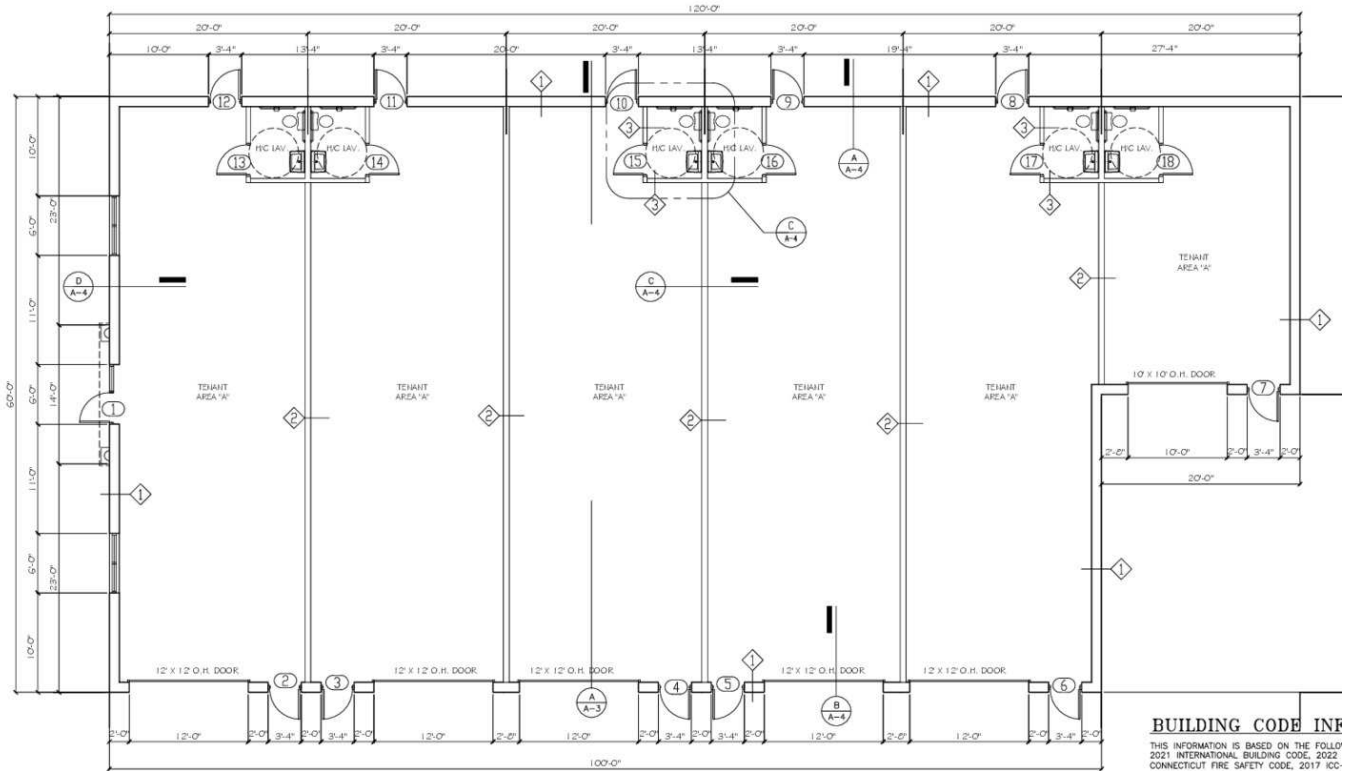
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A-1 FIRST FLOOR PLAN
SCALE: 3/16" = 1'-0"

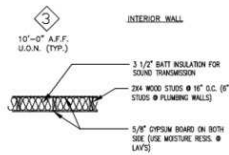
WALL TYPES:



EXTERIOR WALL



INTERIOR WALL



INTERIOR WALL

BUILDING CODE INFO

THIS INFORMATION IS BASED ON THE FOLLOWING:
2021 INTERNATIONAL BUILDING CODE, 2022
CONNECTICUT FIRE SAFETY CODE, 2017 ICC

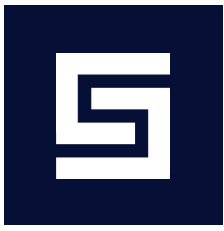
OCCUPANCY: S1, STORAGE
• NON-SEPARATED USE, MOST RESTRICTIVE
FIRE RATES SEPARATION IS NOT REQ'D, BU
FIRE SEPARATION HAS BEEN PROVIDED.
CONSTRUCTION TYPE: III-B (UNPROTECTED)→
802.3
HEIGHT LIMITATIONS:
T-504.3 2 STORIES/ 55 FEET
T-504.4 PROPOSED BLDG. HEIGHT
1 STORY / 22± FEET
AREA LIMITATIONS:
T-506.2 17,500 SQUARE FEET I
PROPOSED BLDG. AREA
S1: 6,600 SQUARE FEET
EXIT REQUIREMENTS:
T-1017.2 MAXIMUM LENGTH OF EX
BUILDING: 65± FEET
T-1006.3.3 MINIMUM NUMBER OF E
EXITS IN PROPOSED BLD
903.2.1.3 LESS THAN 12,000 SF
- THIS BUILDING IS IN SEISMIC ZONE 2.

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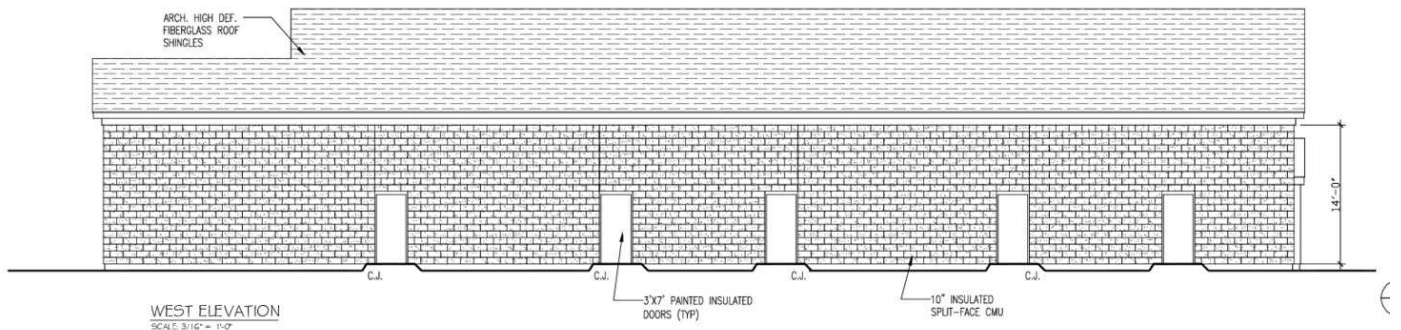
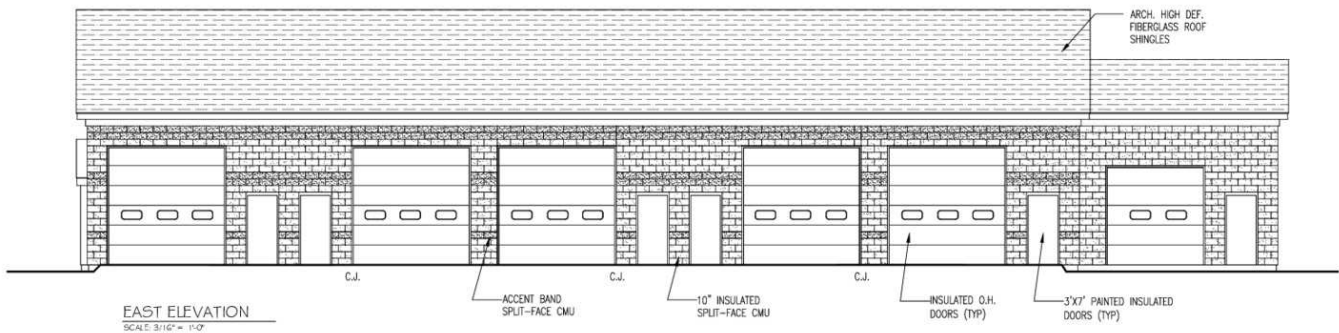
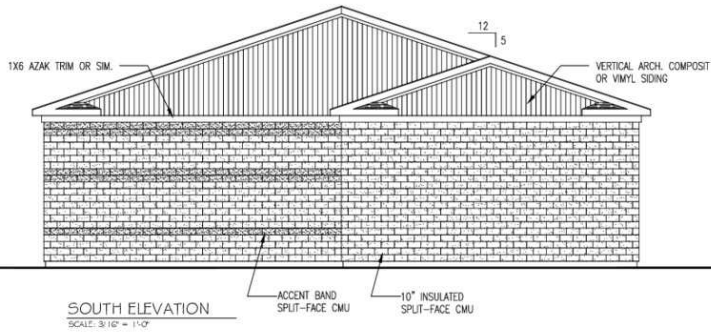
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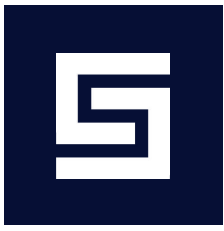


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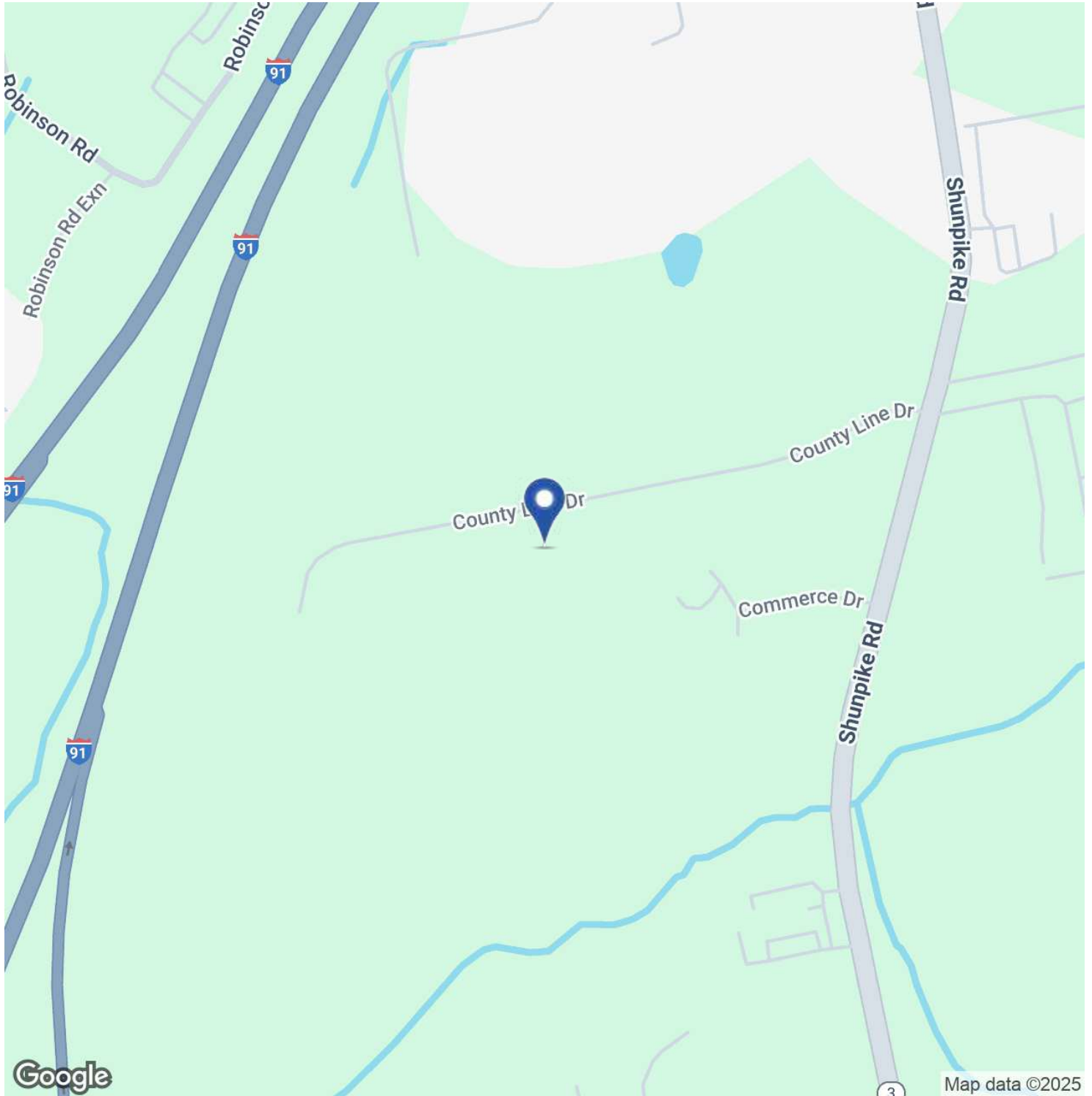
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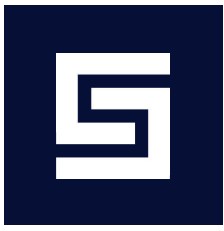


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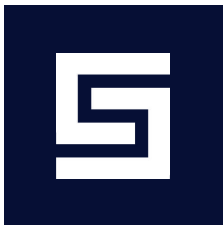


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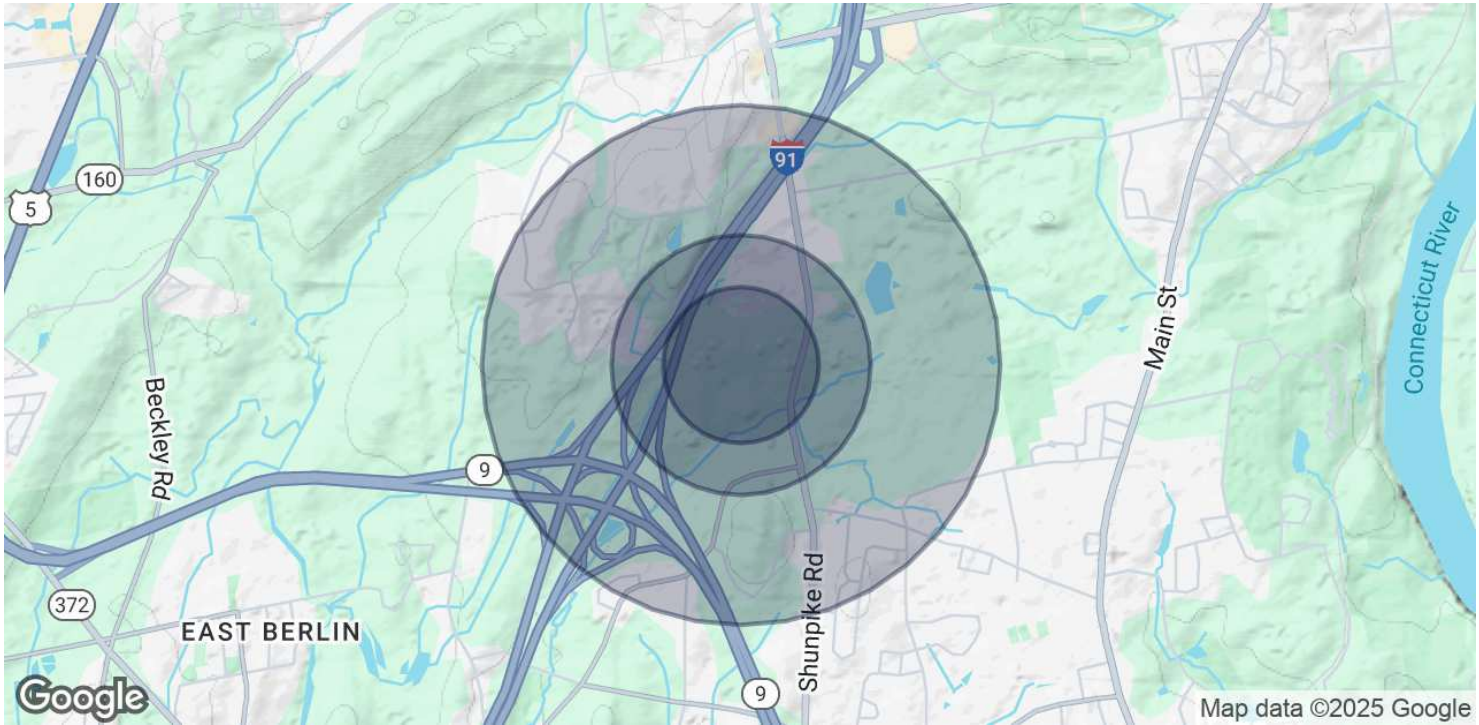
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	12	784	4,849
Average Age	39	35	38
Average Age (Male)	39	33	37
Average Age (Female)	40	36	39

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	5	346	2,017
# of Persons per HH	2.4	2.3	2.4
Average HH Income	\$119,556	\$112,249	\$131,095
Average House Value	\$439,159	\$263,849	\$325,744

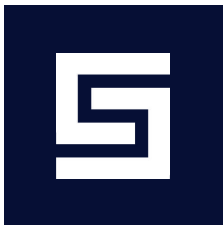
Demographics data derived from AlphaMap

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