



INDUSTRIAL PROPERTY FOR SALE OR LEASE

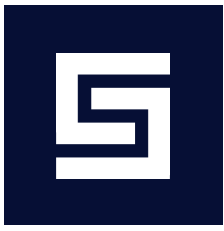
4,444 SF INDUSTRIAL BUILDING

10 SOUTHWOOD DRIVE | BLOOMFIELD, CT 06002

**DAVID MURDOCK**  
860.983.0029  
murdock@sentrycommercial.com



SENTRY COMMERCIAL BROKER ADVISORY LLC | 860.983.0029 | [WWW.SENTRYCOMMERCIAL.COM](http://WWW.SENTRYCOMMERCIAL.COM)



# FOR SALE OR LEASE

## 4,444 SF INDUSTRIAL BUILDING

10 SOUTHWOOD DRIVE | BLOOMFIELD, CT 06002



### PROPERTY DESCRIPTION

Sentry Commercial is pleased to offer 10 Southwood Drive, Bloomfield CT for sale or lease. This 4,444 square foot industrial building features 3 drive in doors with 19' clear height and a large fenced in yard.

### OFFERING SUMMARY

Sale Price:	\$750,000
Lease Rate:	\$9.25 NNN
Lot Size:	1.01 Acres
Building Size:	4,444 SF

### PROPERTY HIGHLIGHTS

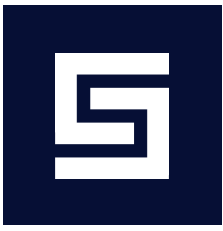
- Large fenced in yard
- Three 16' x 16' drive in doors
- 19' clear
- Clear span

**DAVID MURDOCK**  
860.983.0029  
murdock@sentrycommercial.com



SENTRY COMMERCIAL BROKER ADVISORY LLC | HARTFORD, CT 06103 | [SENTRYCOMMERCIAL.COM](https://www.sentrycommercial.com)

All information furnished regarding property sale, rental or financing is gathered from multiple sources, but no warranty or representation is made as to the accuracy thereof and same is subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.



# FOR SALE OR LEASE

## 4,444 SF INDUSTRIAL BUILDING

10 SOUTHWOOD DRIVE | BLOOMFIELD, CT 06002



### \$750,000/\$9.25 NNN

#### BUILDING SPECIFICATIONS

Building Size	4,444 SF
Office Space	752 SF
Mezzanine	400 SF
Warehouse	3,692 SF
Ceiling Height	19'
Docks	0
Drives	3 @ 16' x 16'
Column Spacing	Clear span
Year Built	1968

#### MECHANICAL/UTILITIES

Power	200 amp
Heat	Gas
Air Conditioning	Office
Lighting	LED
Water/Sewer Company	City
Electric Company	Eversource

#### LAND

Lot Size	1.01 Acres
Zoning	I-2

#### TAXES

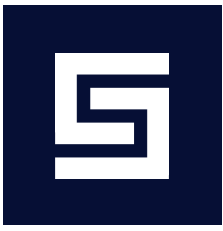
Assessed Value	\$304,950.00
Taxes PSF	\$2.79
Mill Rate - 40.59	37.49 Town of Bloomfield 3.10 Blue Hills Fire District
Year Assessed	2023

**DAVID MURDOCK**  
860.983.0029  
murdock@sentrycommercial.com



SENTRY COMMERCIAL BROKER ADVISORY LLC | HARTFORD, CT 06103 | [SENTRYCOMMERCIAL.COM](https://www.sentrycommercial.com)

All information furnished regarding property sale, rental or financing is gathered from multiple sources, but no warranty or representation is made as to the accuracy thereof and same is subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.



# FOR SALE OR LEASE

## 4,444 SF INDUSTRIAL BUILDING

10 SOUTHWOOD DRIVE | BLOOMFIELD, CT 06002

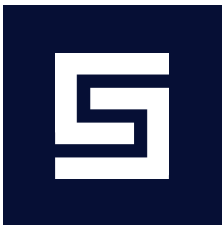


**DAVID MURDOCK**  
860.983.0029  
murdock@sentrycommercial.com



SENTRY COMMERCIAL BROKER ADVISORY LLC | HARTFORD, CT 06103 | [SENTRYCOMMERCIAL.COM](https://www.sentrycommercial.com)

All information furnished regarding property sale, rental or financing is gathered from multiple sources, but no warranty or representation is made as to the accuracy thereof and same is subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.



# FOR SALE OR LEASE

## 4,444 SF INDUSTRIAL BUILDING

10 SOUTHWOOD DRIVE | BLOOMFIELD, CT 06002

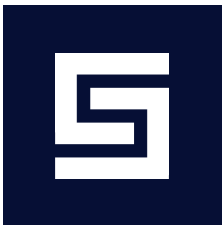


**DAVID MURDOCK**  
860.983.0029  
murdock@sentrycommercial.com



SENTRY COMMERCIAL BROKER ADVISORY LLC | HARTFORD, CT 06103 | [SENTRYCOMMERCIAL.COM](http://SENTRYCOMMERCIAL.COM)

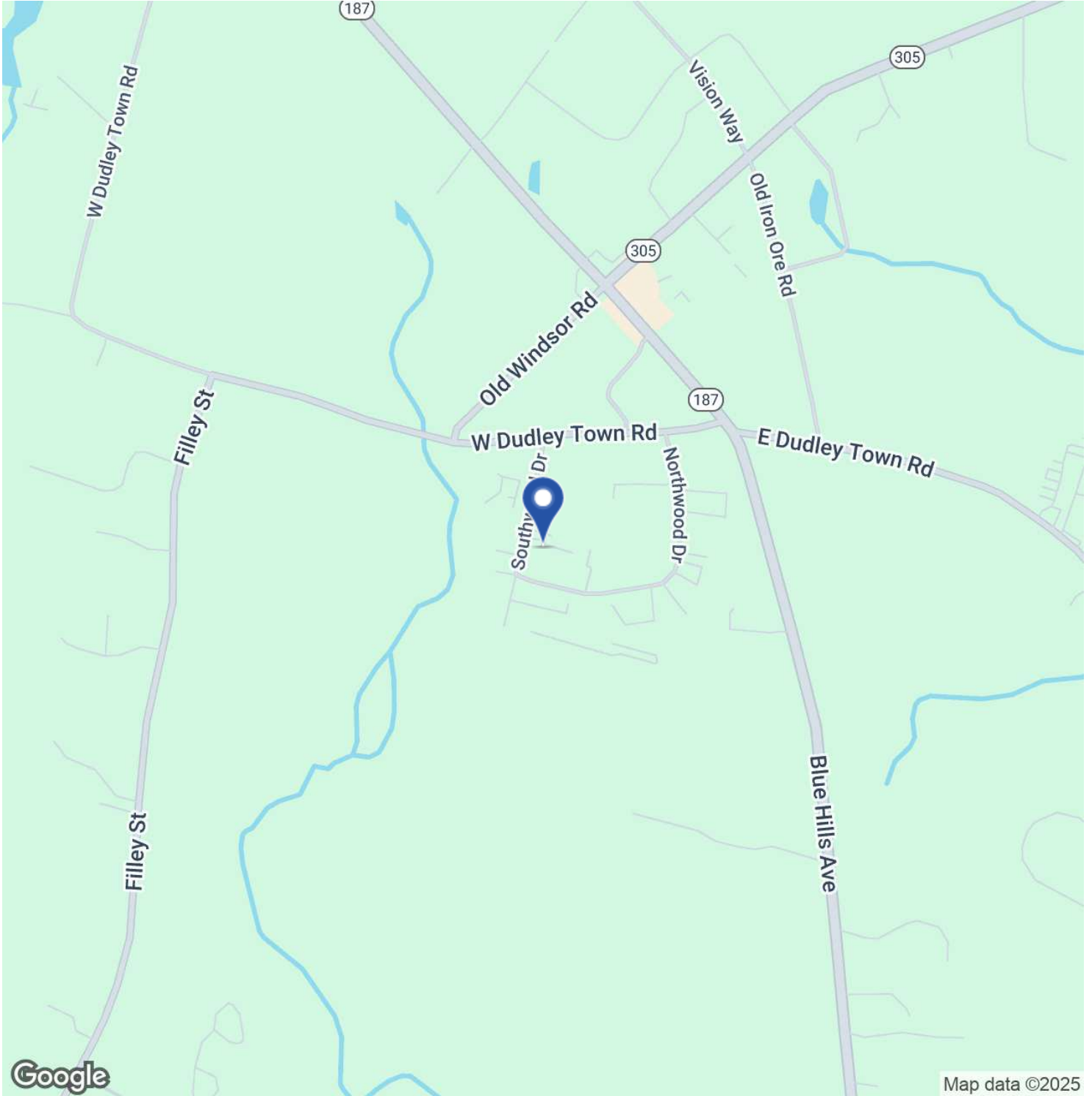
All information furnished regarding property sale, rental or financing is gathered from multiple sources, but no warranty or representation is made as to the accuracy thereof and same is subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.



# FOR SALE OR LEASE

## 4,444 SF INDUSTRIAL BUILDING

10 SOUTHWOOD DRIVE | BLOOMFIELD, CT 06002

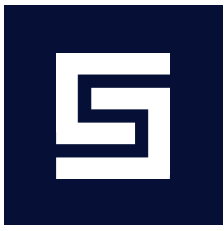


**DAVID MURDOCK**  
860.983.0029  
murdock@sentrycommercial.com



SENTRY COMMERCIAL BROKER ADVISORY LLC | HARTFORD, CT 06103 | [SENTRYCOMMERCIAL.COM](https://www.sentrycommercial.com)

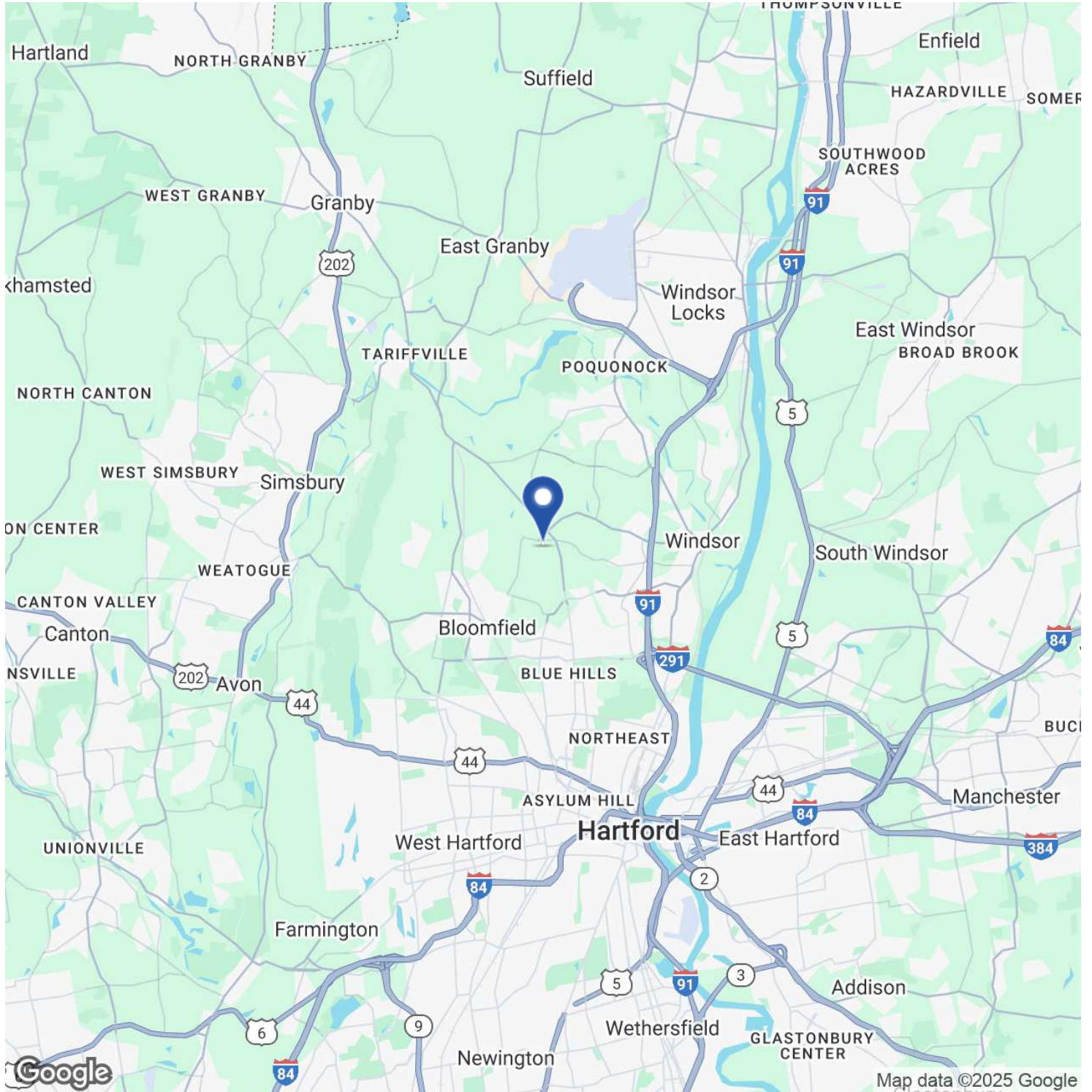
All information furnished regarding property sale, rental or financing is gathered from multiple sources, but no warranty or representation is made as to the accuracy thereof and same is subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.



# FOR SALE OR LEASE

## 4,444 SF INDUSTRIAL BUILDING

10 SOUTHWOOD DRIVE | BLOOMFIELD, CT 06002

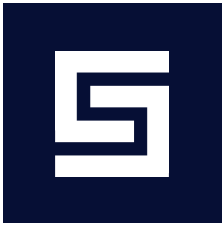


**DAVID MURDOCK**  
860.983.0029  
murdock@sentrycommercial.com



SENTRY COMMERCIAL BROKERADVISORY LLC | HARTFORD, CT 06103 | [SENTRYCOMMERCIAL.COM](https://www.sentrycommercial.com)

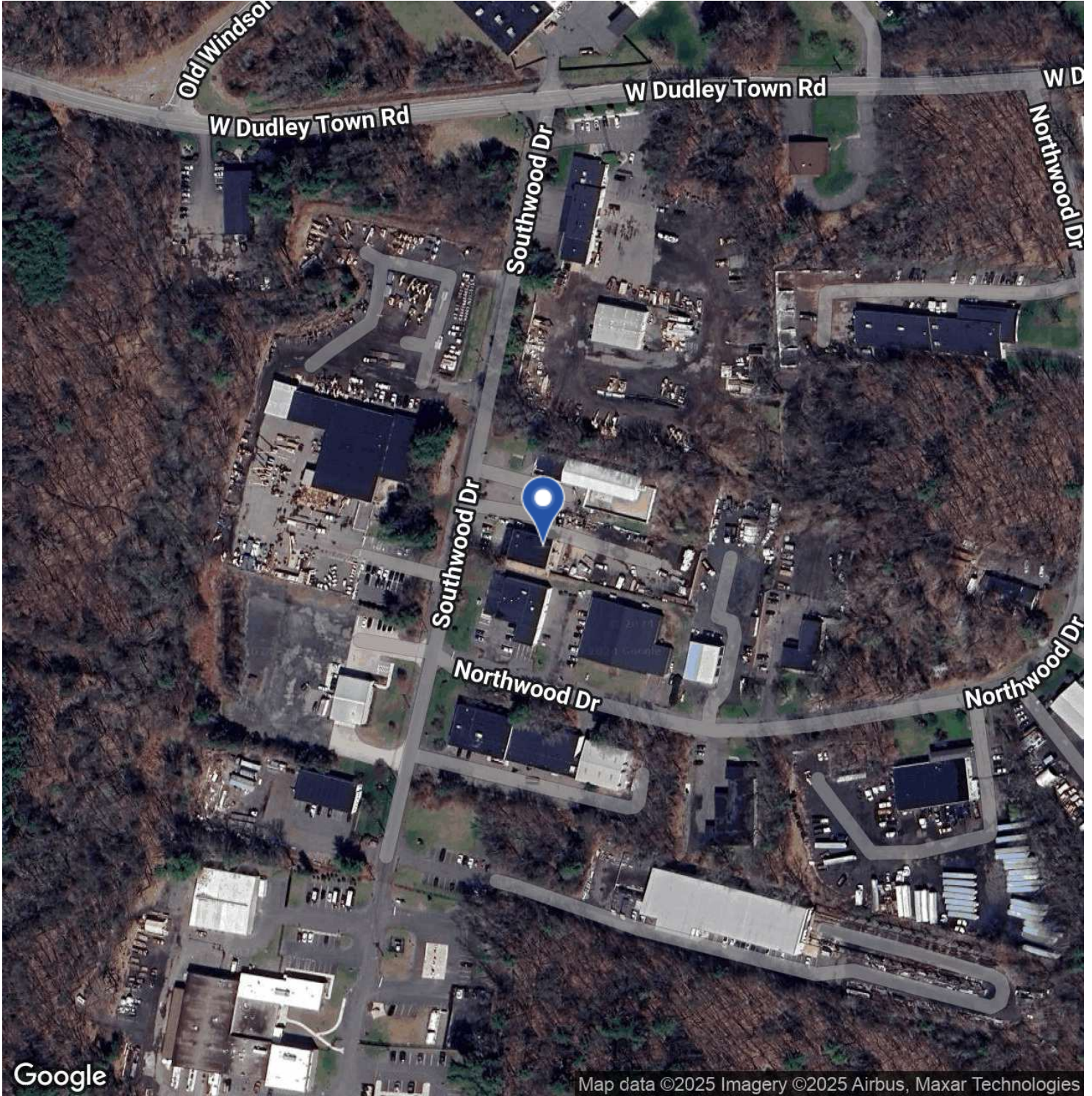
All information furnished regarding property sale, rental or financing is gathered from multiple sources, but no warranty or representation is made as to the accuracy thereof and same is subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.



# FOR SALE OR LEASE

## 4,444 SF INDUSTRIAL BUILDING

10 SOUTHWOOD DRIVE | BLOOMFIELD, CT 06002



**DAVID MURDOCK**  
860.983.0029  
murdock@sentrycommercial.com



SENTRY COMMERCIAL BROKERADVISORY LLC | HARTFORD, CT 06103 | [SENTRYCOMMERCIAL.COM](https://www.sentrycommercial.com)

All information furnished regarding property sale, rental or financing is gathered from multiple sources, but no warranty or representation is made as to the accuracy thereof and same is subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.





# FOR SALE OR LEASE

## 4,444 SF INDUSTRIAL BUILDING

10 SOUTHWOOD DRIVE | BLOOMFIELD, CT 06002



### DAVID MURDOCK

Director, Industrial Brokerage

C: 860.983.0029

[murdock@sentrycommercial.com](mailto:murdock@sentrycommercial.com)

**DAVID MURDOCK**  
860.983.0029  
[murdock@sentrycommercial.com](mailto:murdock@sentrycommercial.com)



SENTRY COMMERCIAL BROKER ADVISORY LLC | HARTFORD, CT 06103 | [SENTRYCOMMERCIAL.COM](http://SENTRYCOMMERCIAL.COM)

All information furnished regarding property sale, rental or financing is gathered from multiple sources, but no warranty or representation is made as to the accuracy thereof and same is subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.