



Sale Price:  
**\$5,300,000**

Lease Rate:  
**\$9.00** psf nnn

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## 301 Murphy Road Hartford, CT 06114

### Rare opportunity to acquire a prime commercial property in Hartford, CT

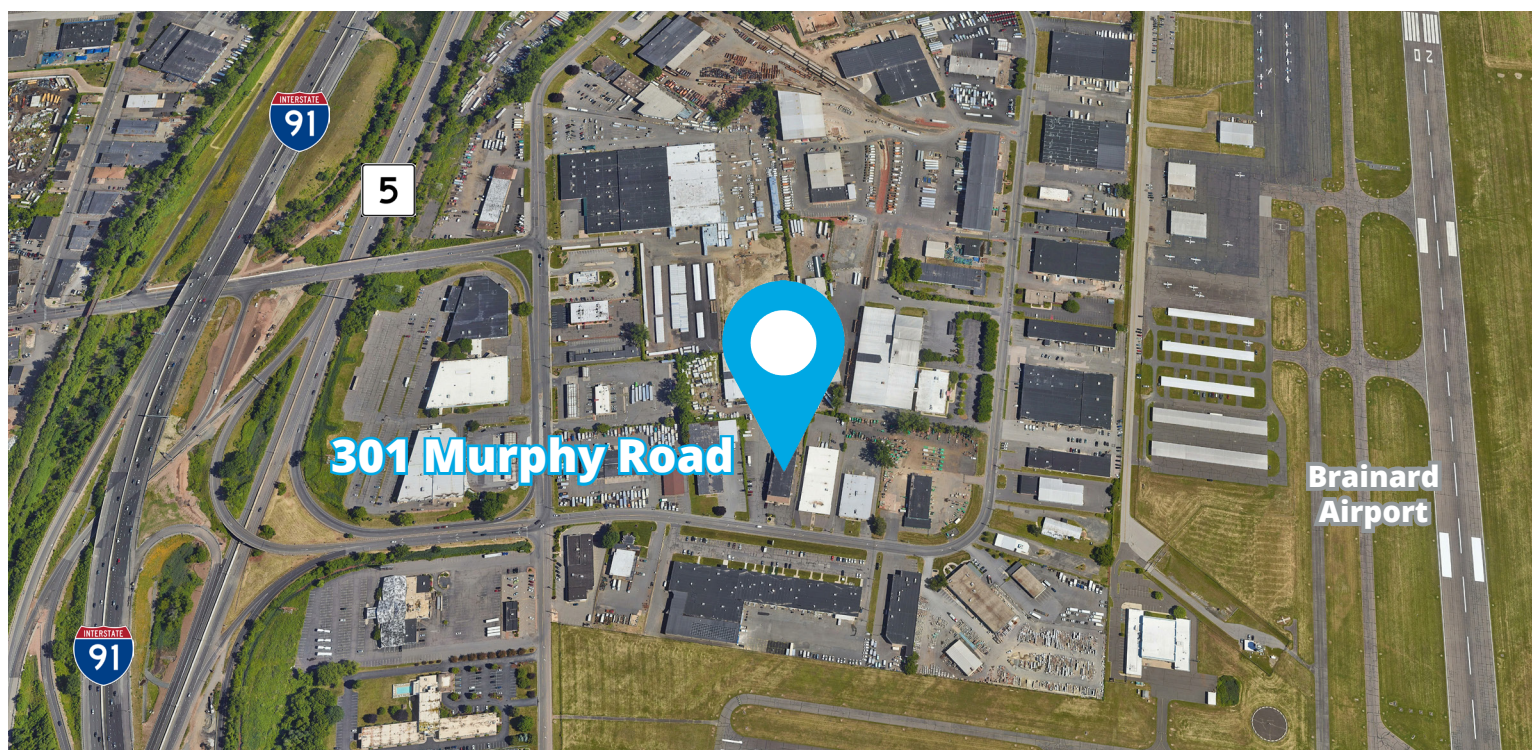
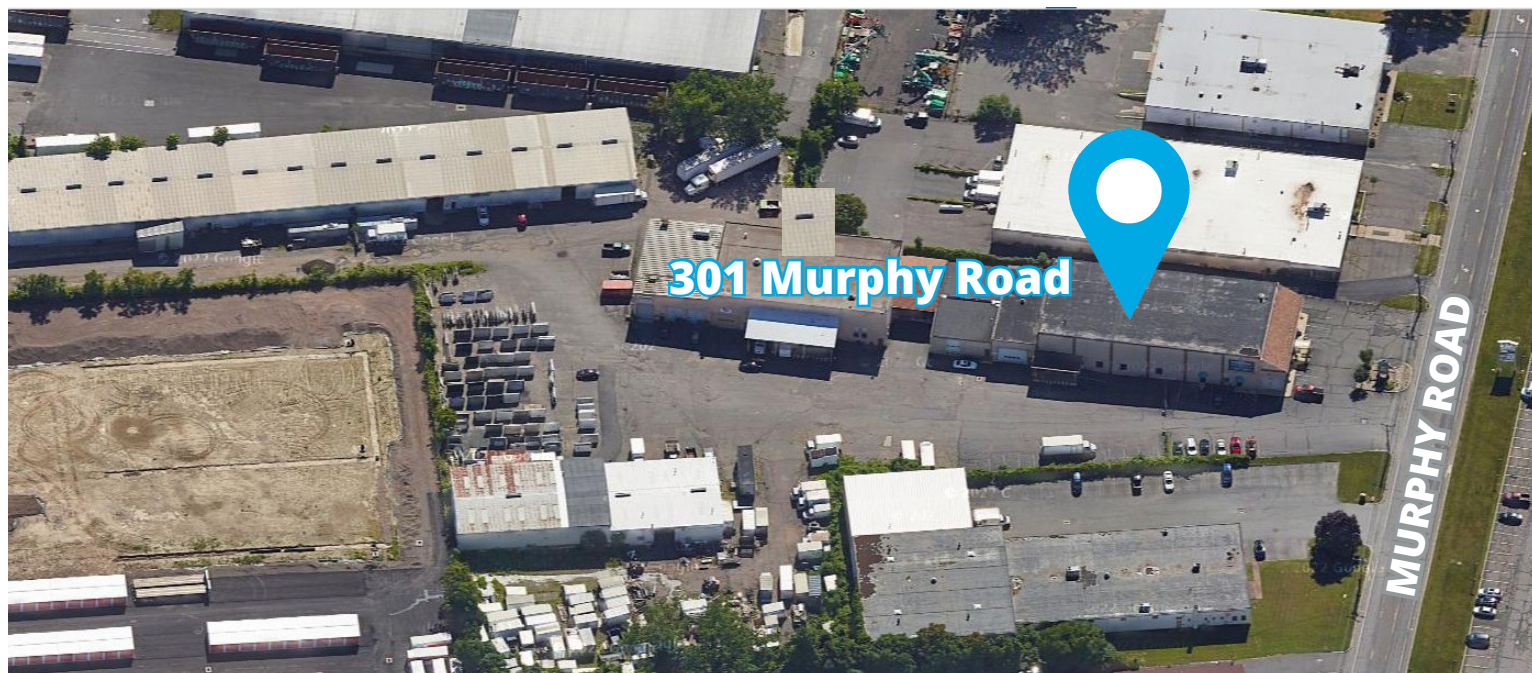
This commercial real estate listing is located in the South End Industrial Park of Hartford, CT, near Brainard Airport, and spans 4 acres of land. The property includes a ±44,000 square foot flex building with 4 occupants, where ±20,000 square feet can be made available. This space features three loading docks and a configuration of 50% office and air-conditioned showroom. Fully leased, providing opportunities for further expansion or investment income. This location is ideal for various industrial and commercial uses, offering significant expansion or investment opportunities with its accessible and convenient placement in Hartford's South End Industrial Park.

Situated on ±4.1 acres of land near the Brainard Road Exit, this property is located in a heavy industrial/retail service area, ensuring a strong demand for commercial spaces. With its strategic location, flexible usage options, and strong income potential, this property is an ideal investment opportunity for discerning investors.

Don't miss out on this chance to become a part of Hartford's thriving commercial real estate market.

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