



INDUSTRIAL PROPERTY FOR SALE

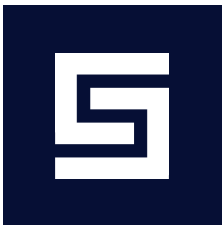
9,370 SF INDUSTRIAL BUILDING

37 CUSTER STREET | WEST HARTFORD, CT 06110

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SENTRY COMMERCIAL BROKER ADVISORY LLC | 860.983.0029 | WWW.SENTRYCOMMERCIAL.COM



# FOR SALE

## 9,370 SF INDUSTRIAL BUILDING

37 CUSTER STREET | WEST HARTFORD, CT 06110



### PROPERTY DESCRIPTION

Sentry Commercial is pleased to offer 37 Custer Street, West Hartford, CT, for sale. This ideal 9,370 SF industrial building provides versatile space for manufacturing operations, with power and air-lines distributed throughout, 100% air-conditioned space, and ample parking.

### OFFERING SUMMARY

Reduced Sale Price:	\$725,000
Lot Size:	0.5 Acres
Building Size:	9,370 SF

### PROPERTY HIGHLIGHTS

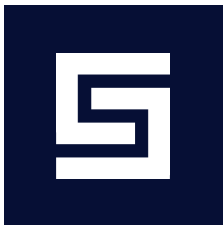
- 9,370 SF industrial/manufacturing facility
- 100% air conditioned
- 2 drive in doors
- Busbar and airlines through out
- 1,700 SF of two story attractive office space

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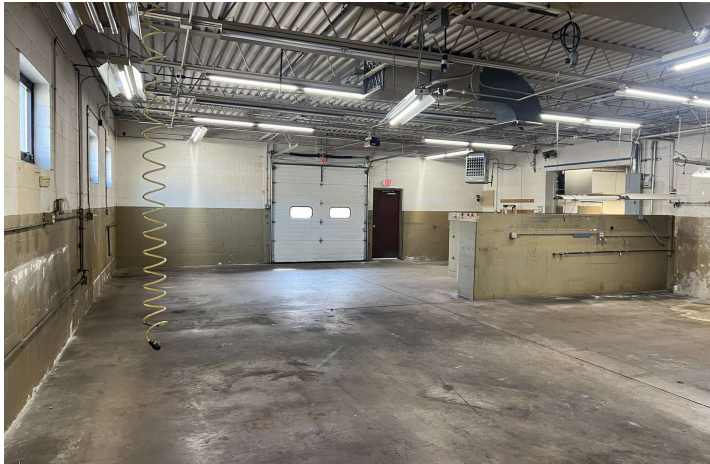
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### Reduced Sale Price: \$725,000

#### BUILDING SPECIFICATIONS

Building Size	9,370 SF
Office Space	1,700 SF
Warehouse	7,670 SF
Ceiling Height	10 ft
Docks	0
Drives	2
Column Spacing	Varies
Year Built	1978/1985



#### MECHANICAL/UTILITIES

Power	400 amps, 120/208 volts
Heat	Gas
Air Conditioning	100%
Lighting	Fluorescent
Sprinklers	No
Water/Sewer Company	City
Electric Company	Eversource



#### LAND

Lot Size	0.5 Acres
Zoning	IG
Parking	24

#### TAXES

Tax PSF	\$1.60 SF
Taxes	\$14,849.06
Assessed Value	\$362,880.00
Year Assessed	2022
Mill Rate	40.92

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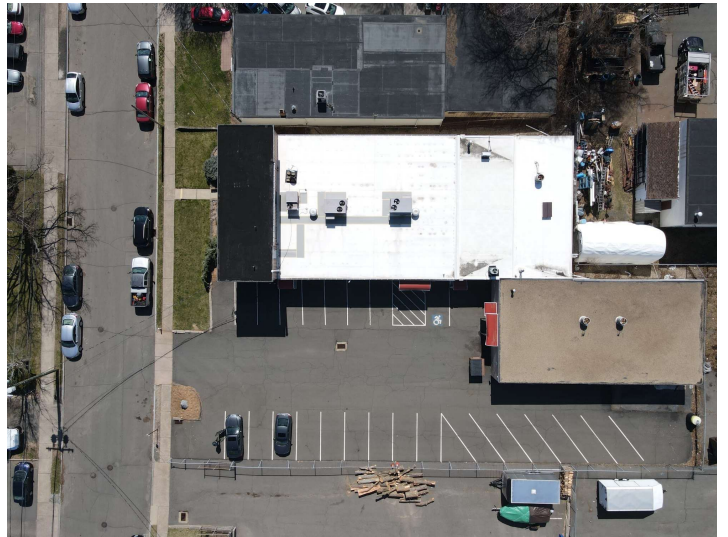
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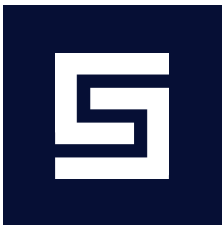


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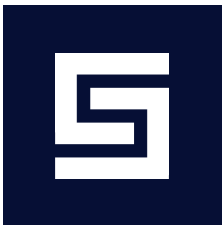


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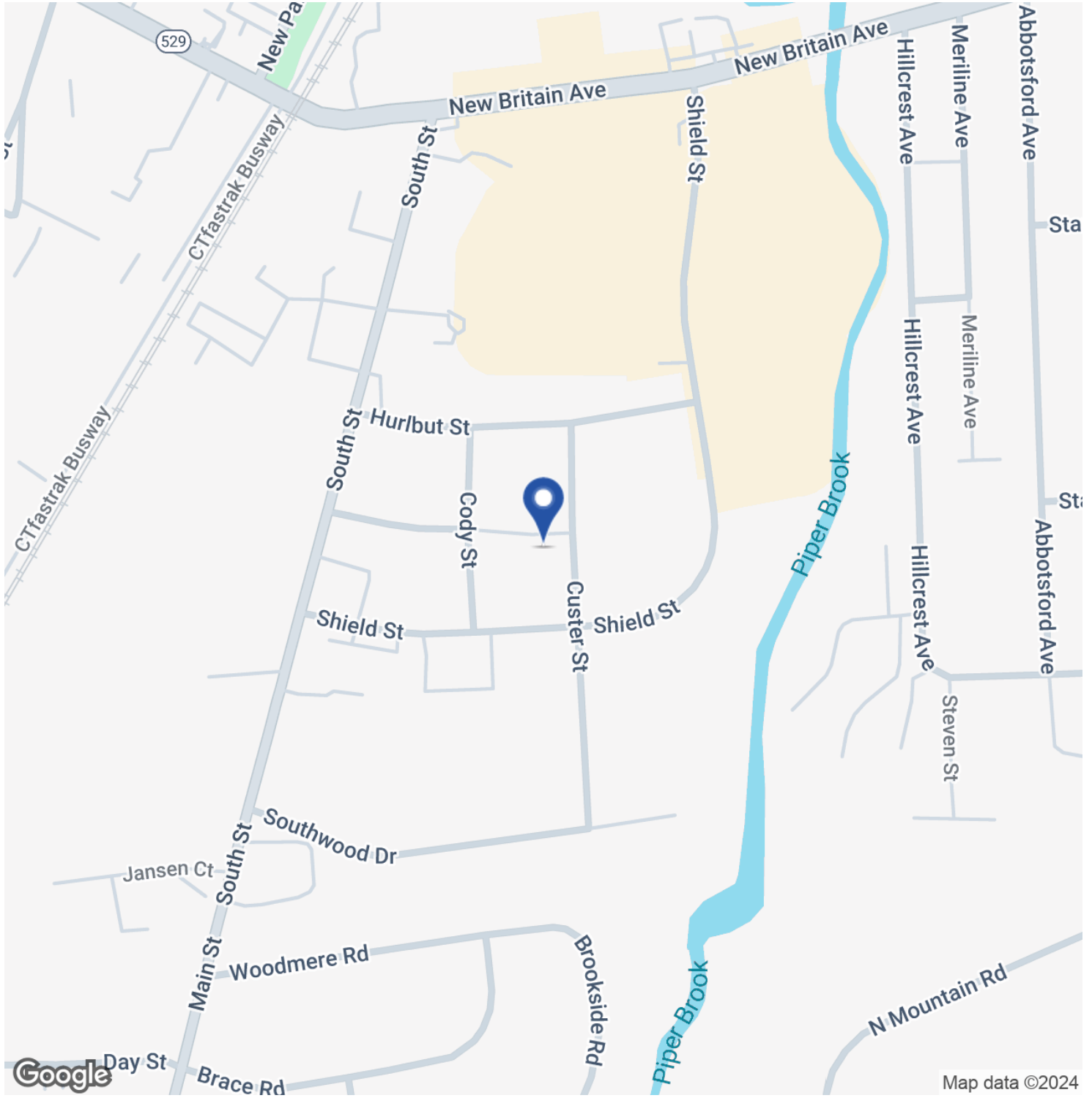
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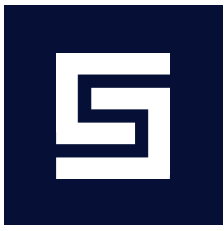


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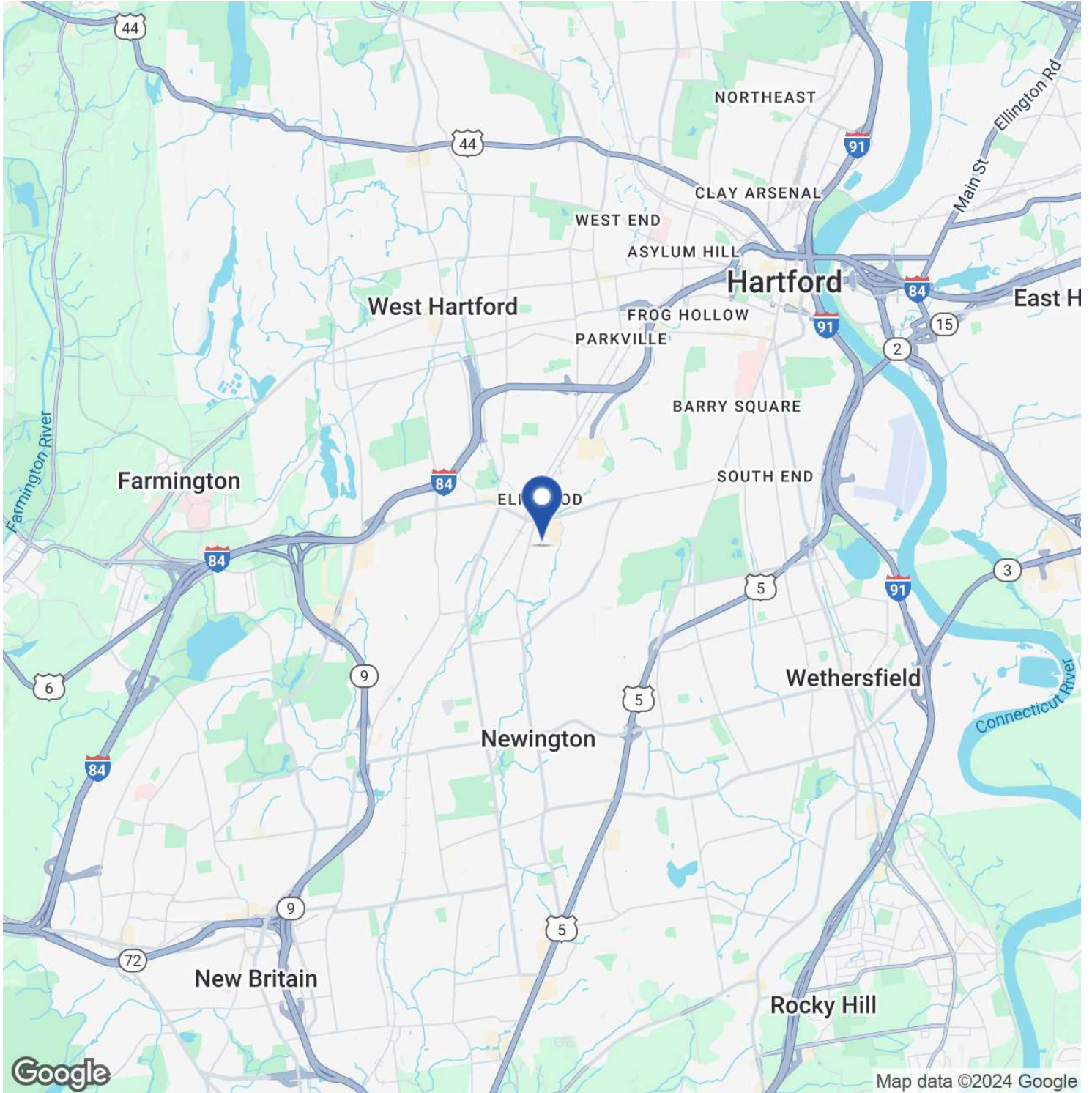
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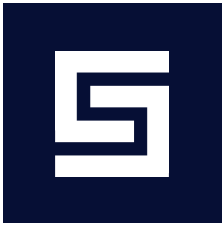


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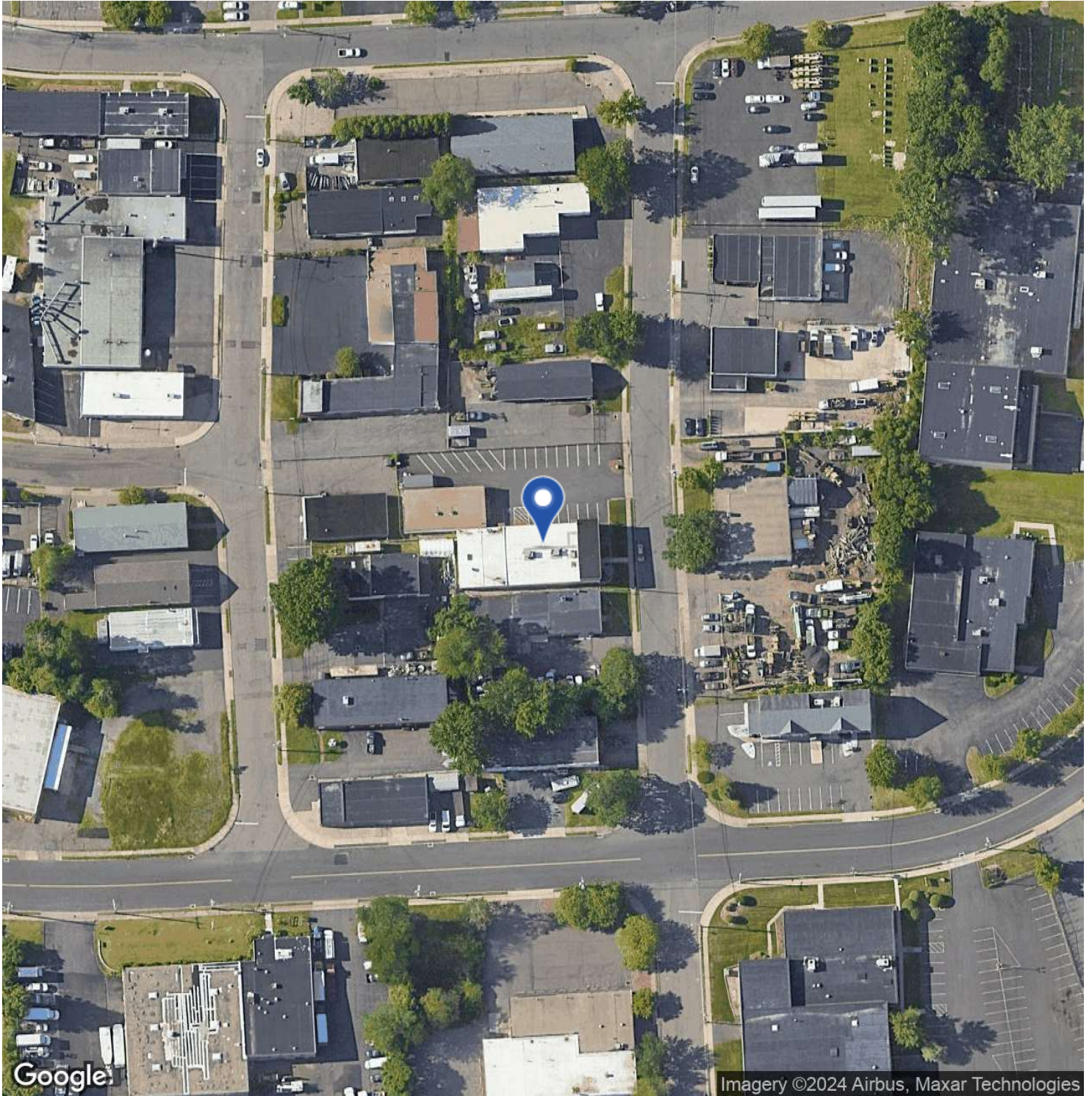
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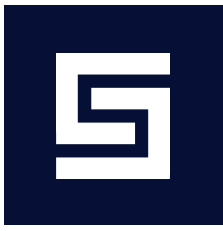
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Director, Industrial Brokerage

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