



# FOR LEASE

## 44,599 SF INDUSTRIAL SPACE

75 - 91 BRAINARD ROAD | HARTFORD, CT 06114



### PROPERTY DESCRIPTION

Sentry Commercial, as exclusive agent for the owner, is pleased to present 44,599 SF at 75-91 Brainard Road, Hartford CT for lease. The industrial space located in the Brainard Industrial Park offers three dock doors, 1 drive, 30' clear ceilings and ample parking.

### PROPERTY HIGHLIGHTS

- Up to 44,599 SF available for lease
- Subdividable to 20,000 SF
- 200+ parking spaces
- Three interior 10' x 12' dock doors

### OFFERING SUMMARY

Lease Rate:	\$5.95 NNN
Available SF:	44,599 SF
Lot Size:	11.87 Acres
Building Size:	58,599 SF

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	2,315	112,216	262,730
Total Population	6,011	287,087	668,757
Average HH Income	\$43,732	\$56,637	\$73,374

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**\$5.95 NNN**

### BUILDING SPECIFICATIONS

Building Size	58,599 SF
Available Space	44,599 SF
Warehouse	44,599 SF
Ceiling Height	30 ft
Docks	3
Drives	1
Roof	Rubber Membrane
Column Spacing	25' x 45'
Year Built	1981

### MECHANICAL/UTILITIES

Power	400 amp, (2) 480 volt, 3 phase
Heat	Gas
Air Conditioning	100%
Lighting	T-5
Sprinklers	Wet
Water/Sewer Company	MDC
Gas / Propane	Yes
Electric Company	CL&P

### LAND

Lot Size	11.87 Acres
Rail	No
Zoning	C-1

### TAXES

Tax PSF	\$3.90 SF
Year Assessed	2019
Mill Rate	74.29



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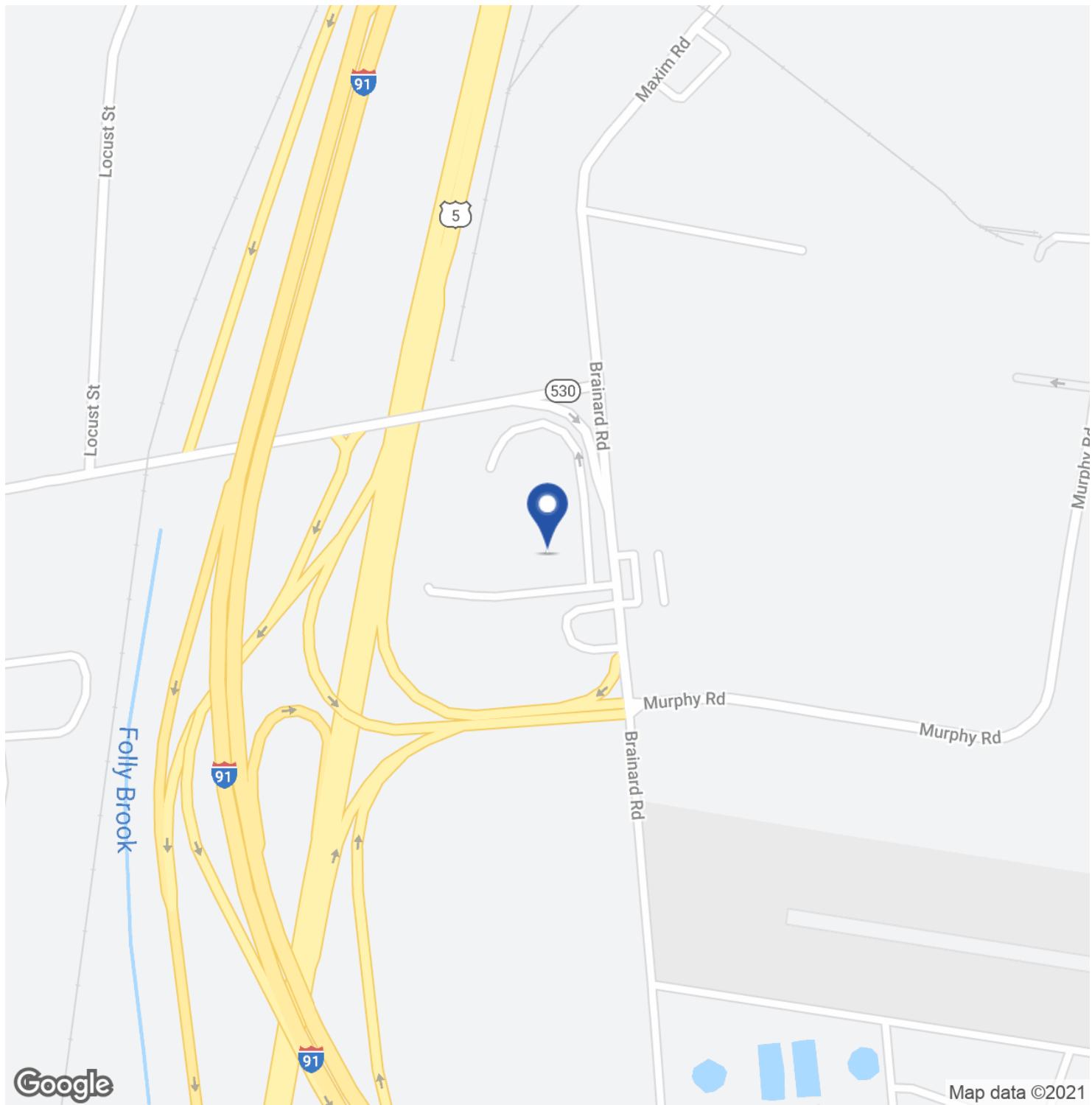
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Google

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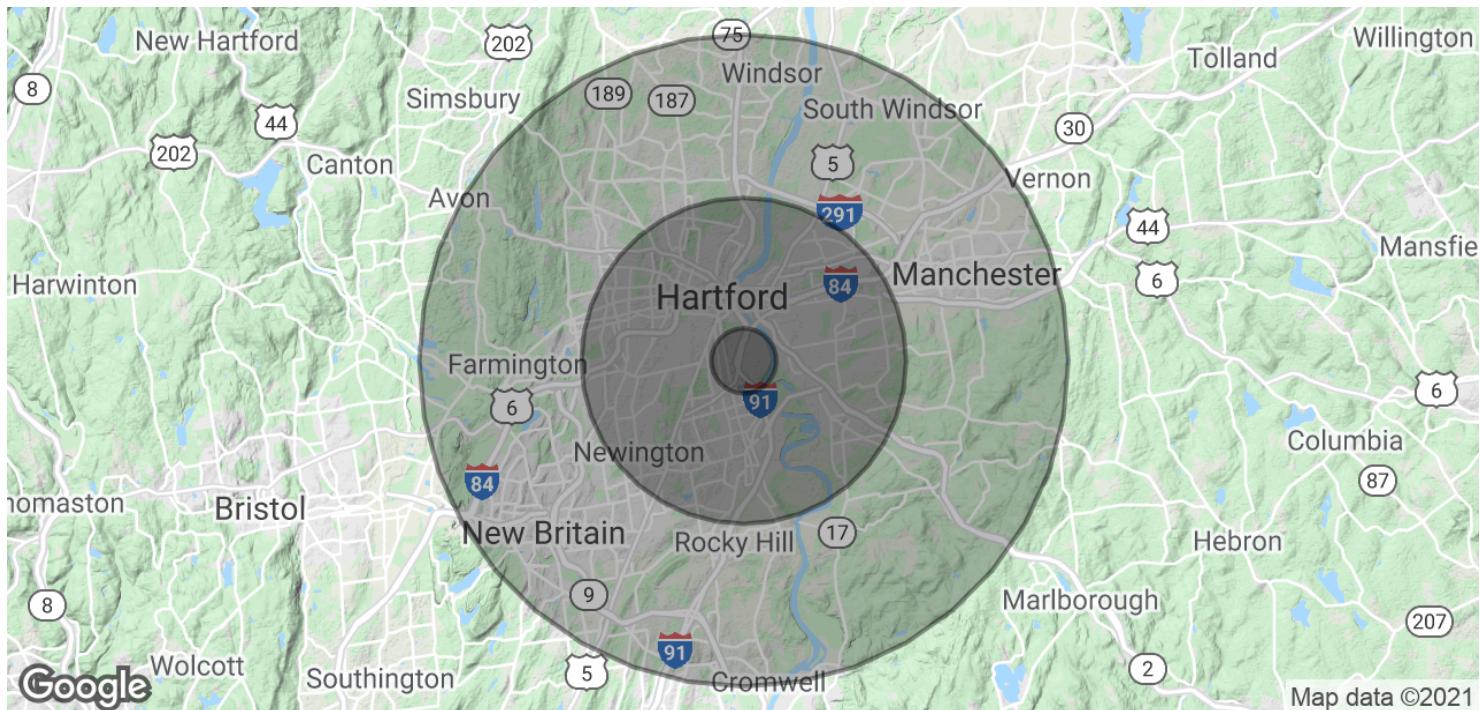
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### POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	6,011	287,087	668,757
Average age	33.5	35.1	38.0
Average age (Male)	32.1	33.1	36.5
Average age (Female)	35.9	36.5	39.3

### HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	2,315	112,216	262,730
# of persons per HH	2.6	2.6	2.5
Average HH income	\$43,732	\$56,637	\$73,374
Average house value	\$256,400	\$253,277	\$290,621

\* Demographic data derived from 2010 US Census

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