

FOR SALE

7,260 SF INDUSTRIAL BUILDING

10 COMMERCE DRIVE | NORTH WINDHAM, CT 06280



PROPERTY DESCRIPTION

Sentry Commercial is pleased to offer 10 Commerce Drive, North Windham CT for sale. This 7,260 square foot industrial building features four drive in doors, 14' clear height, and industrial outdoor storage.

PROPERTY HIGHLIGHTS

- Industrial outdoor storage
- Four 12' x 12' drive-in doors
- One dock door
- Clear span

OFFERING SUMMARY

| | |
|---------------------|------------|
| Reduced Sale Price: | \$595,000 |
| Lot Size: | 2.53 Acres |
| Building Size: | 7,260 SF |

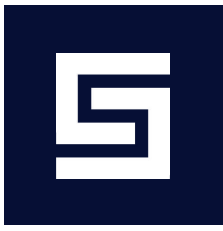
| DEMOGRAPHICS | 0.3 MILES | 0.5 MILES | 1 MILE |
|-------------------|-----------|-----------|----------|
| Total Households | 37 | 88 | 401 |
| Total Population | 82 | 195 | 882 |
| Average HH Income | \$90,234 | \$88,454 | \$84,679 |

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

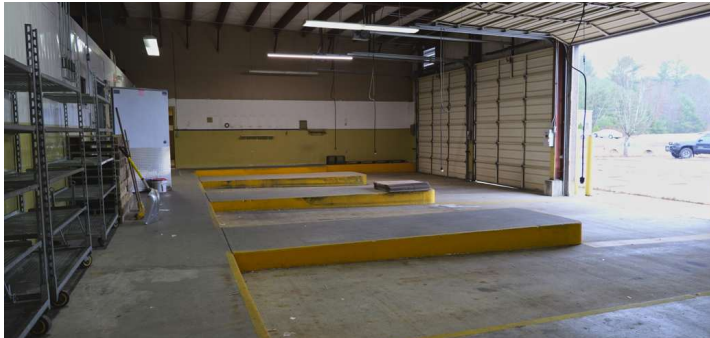
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Reduced Sale Price: \$595,000

BUILDING SPECIFICATIONS

| | |
|----------------|----------------|
| Building Size | 7,260 SF |
| Office Space | 1,440 SF |
| Warehouse | 6,180 SF |
| Clear Height | 14' |
| Docks | 1 @ 7.5' x 10' |
| Drives | 4 @ 12' x 12' |
| Column Spacing | Clear span |
| Year Built | 1995 |

MECHANICAL/UTILITIES

| | |
|---------------------|-------------------------|
| Power | 800A, 208/120V, 3 phase |
| Air Conditioning | Office |
| Heat | Gas |
| Lighting | LED |
| Water/Sewer Company | Well Water/Septic |
| Electric Company | Eversource |

LAND

| | |
|----------|------------|
| Lot Size | 2.53 Acres |
| Zoning | MI |

TAXES

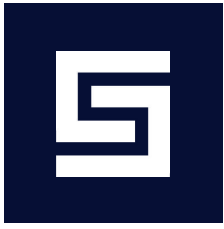
| | |
|----------------|-----------------------|
| Assessed Value | \$255,770 |
| Taxes PSF | \$1.31 |
| Year Assessed | 2023 |
| Mill Rate | 37.06 Town of Windham |

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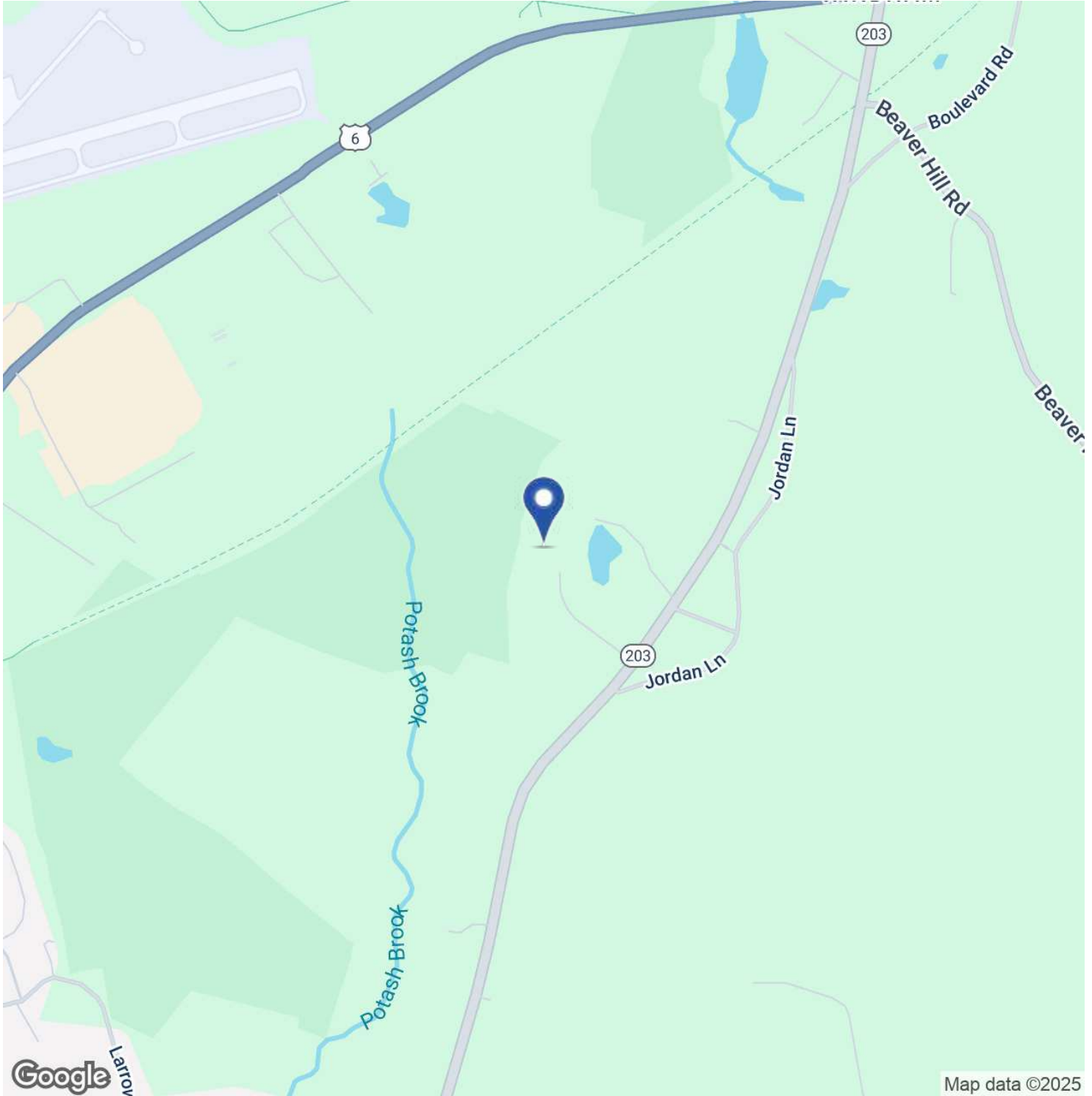
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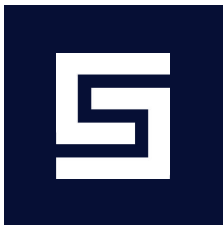


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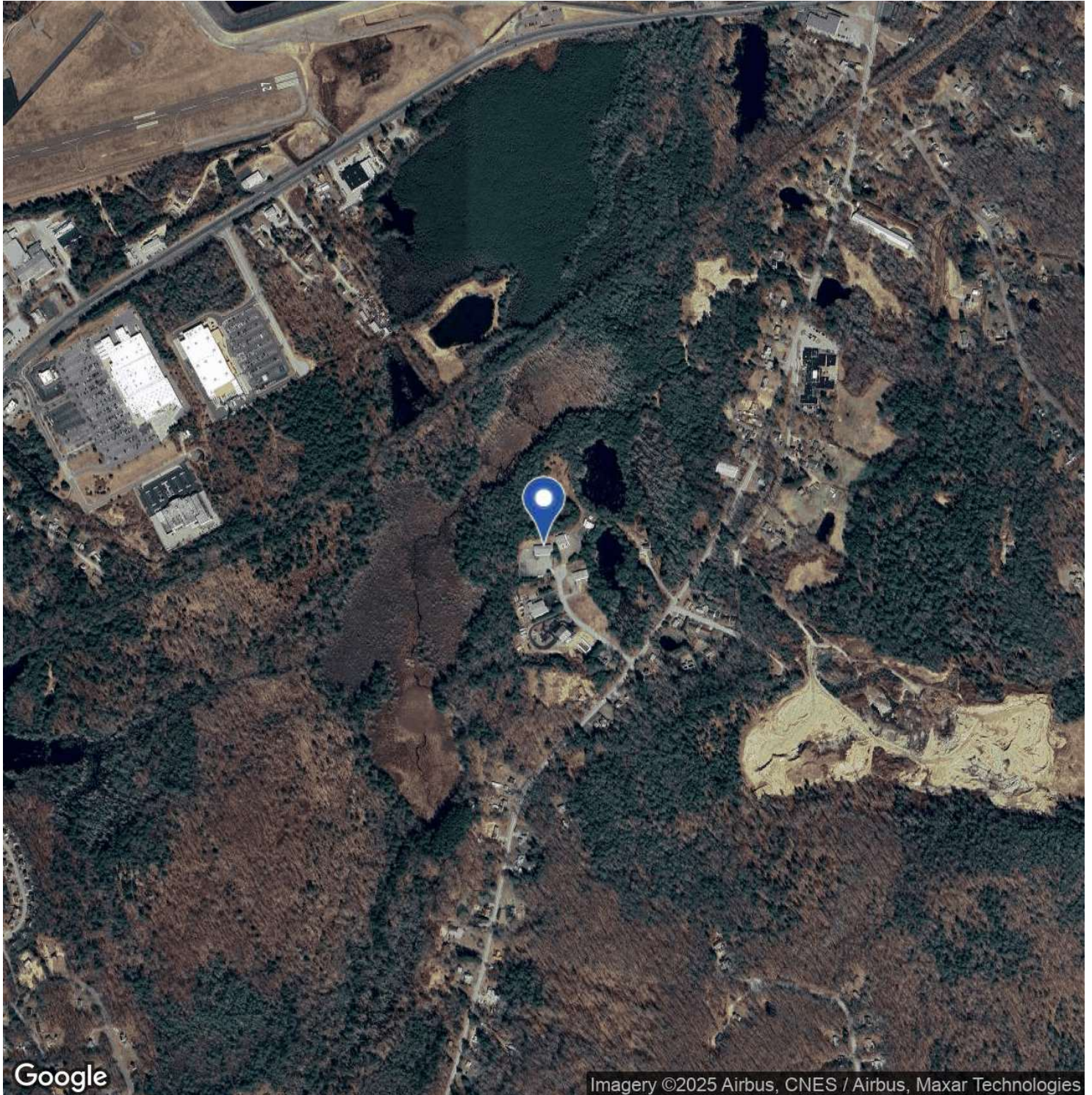
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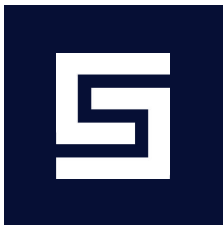


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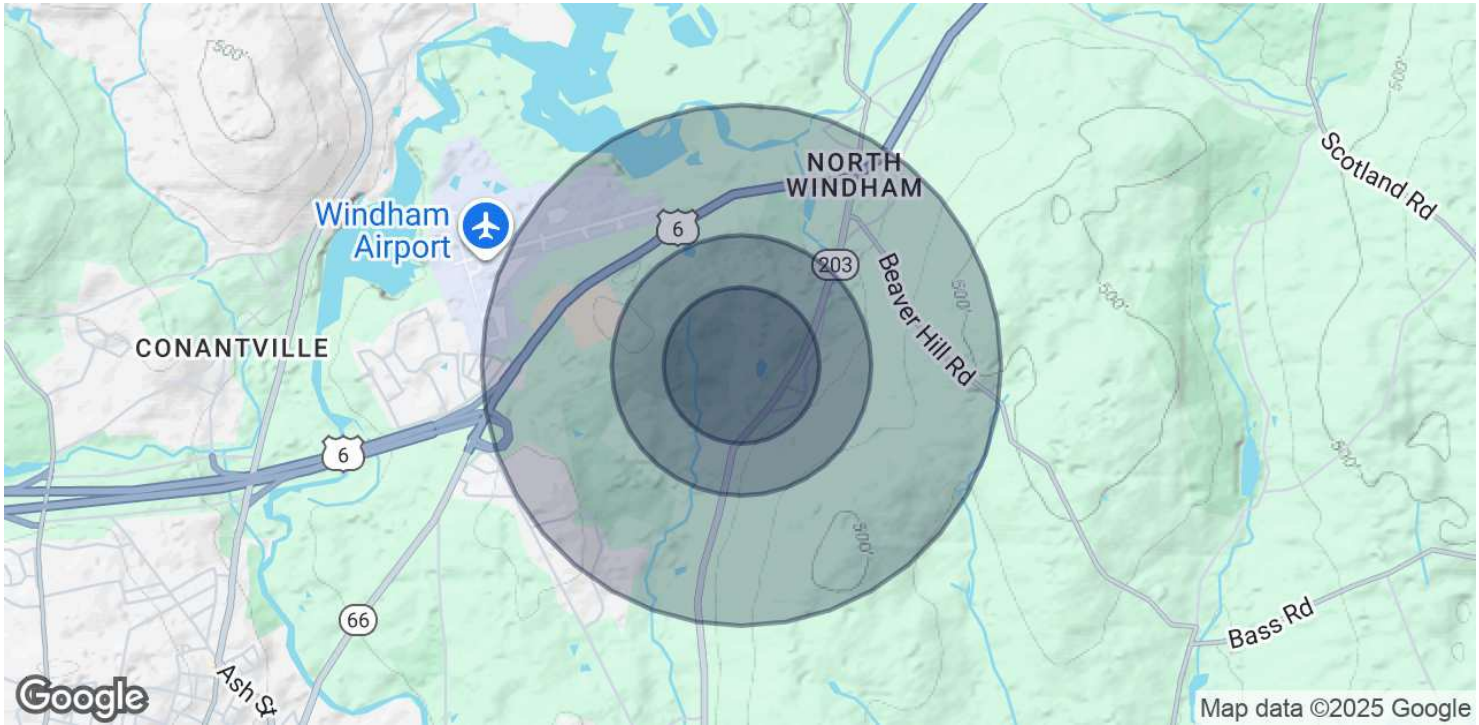


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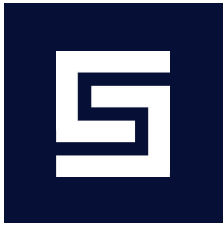
| POPULATION | 0.3 MILES | 0.5 MILES | 1 MILE |
|----------------------|-----------|-----------|--------|
| Total Population | 82 | 195 | 882 |
| Average Age | 48 | 48 | 48 |
| Average Age (Male) | 48 | 48 | 48 |
| Average Age (Female) | 49 | 49 | 49 |

| HOUSEHOLDS & INCOME | 0.3 MILES | 0.5 MILES | 1 MILE |
|---------------------|-----------|-----------|-----------|
| Total Households | 37 | 88 | 401 |
| # of Persons per HH | 2.2 | 2.2 | 2.2 |
| Average HH Income | \$90,234 | \$88,454 | \$84,679 |
| Average House Value | \$232,049 | \$225,634 | \$212,462 |

Demographics data derived from AlphaMap

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