

FOR SALE OR LEASE

COMMERCIAL BUILDING PORTFOLIO

101 & 109-111 PITKIN STREET | EAST HARTFORD, CT 06108



PROPERTY DESCRIPTION

Sentry Commercial is pleased to present 101 & 109-111 Pitkin Street, East Hartford CT for sale or lease. This property consists of three buildings totaling 18,472 square feet on 1.82 acres. The buildings are suitable for a large variety of industrial and flex uses.

PROPERTY HIGHLIGHTS

- Excellent opportunity to occupy a portion and lease out the rest
- Flexible layouts for a variety of users
- Substantial off-street parking
- Immediate access to I-84 and Route 2

OFFERING SUMMARY

Sale Price:	\$1,300,000
Lease Rate:	\$12.25 PSF, Full Gross
Lot Size:	1.82 Acres
Building Size:	18,472 SF

DEMOGRAPHICS	0.5 MILES	1 MILE	1.5 MILES
Total Households	538	3,649	8,931
Total Population	1,450	8,225	17,955
Average HH Income	\$60,958	\$60,015	\$55,008

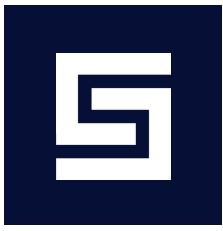
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160 TRUMBULL STREET | HARTFORD, CT 06103 | [SENTRYCOMMERCIAL.COM](https://www.sentrycommercial.com)

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\$1,300,000/\$12.25 Full Gross

BUILDING SPECIFICATIONS

Building Size	18,472 SF
Office	15,472 SF
Warehouse	3,000 SF
Ceiling Height	13' 6"
Doors	2 @ 14' x 10'
Column Spacing	Clear span
Year Built/Renovated	1951/1995

MECHANICAL/UTILITIES

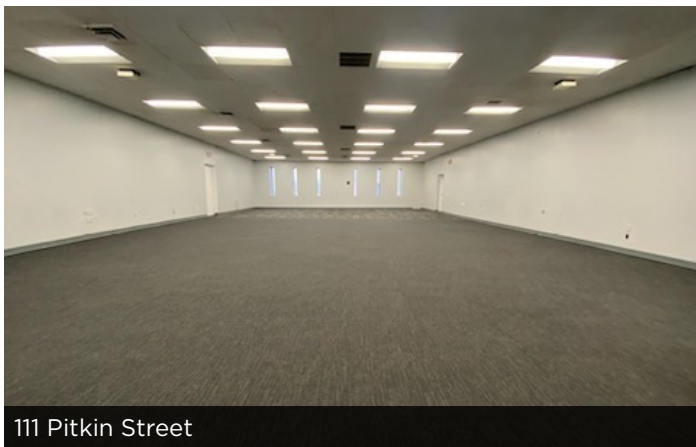
Power	200 amp/240 volt/3 phase
Heat	Gas
Air Conditioning	100%
Lighting	LED and fluorescent
Sprinkler	Varies
Water/Sewer Company	MDC
Electric Company	Eversource

LAND

Lot Size	1.82 Acres
Parking	60
Zoning	B3

TAXES

Tax PSF	\$1.14 SF
Taxes	\$21,035.44
Assessed Value	\$426,520.00
Year Assessed	2021
Mill Rate	49.35



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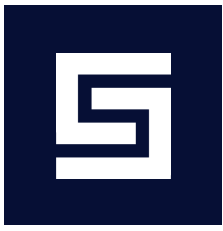
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INTERIOR PHOTOS - 101 PITKIN STREET

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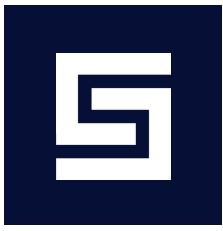
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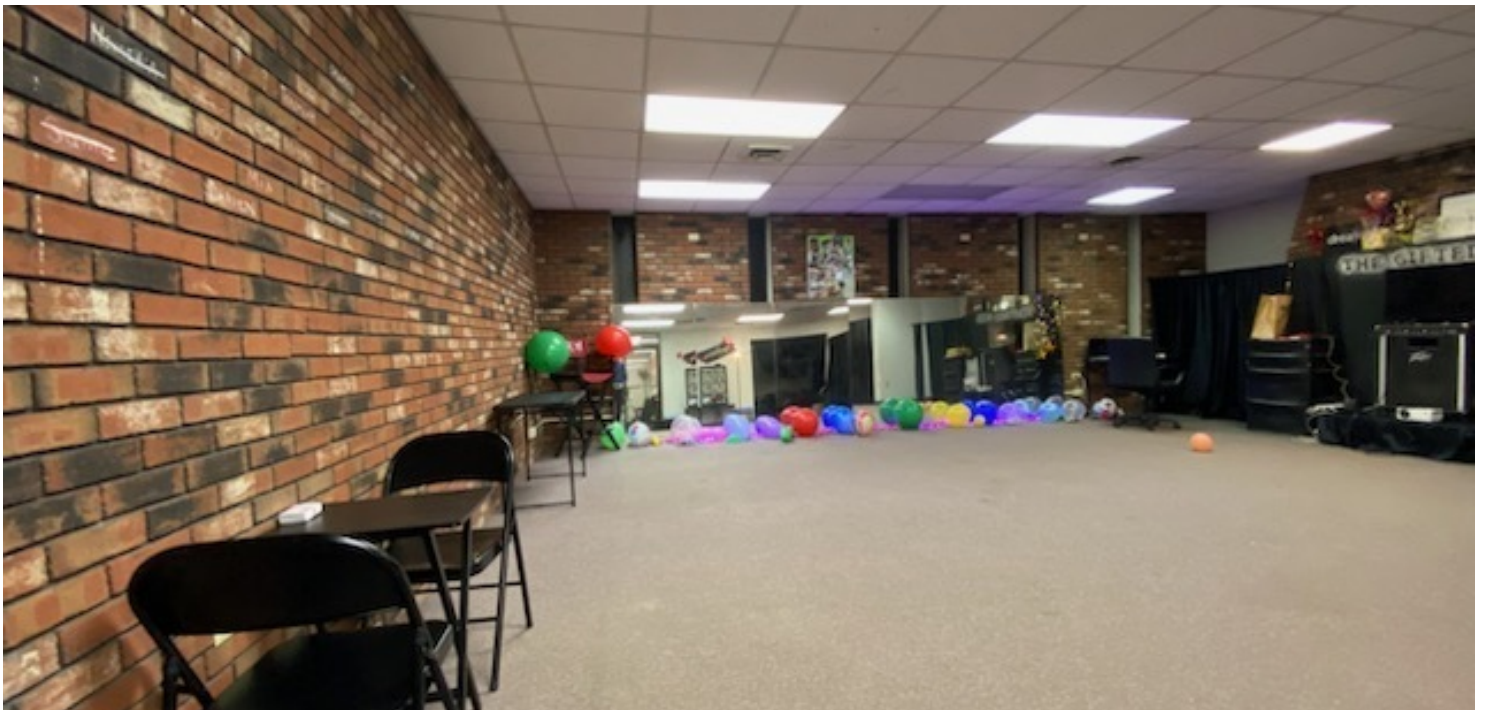
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INTERIOR PHOTOS - 109 PITKIN STREET

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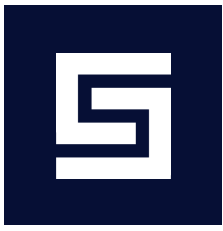
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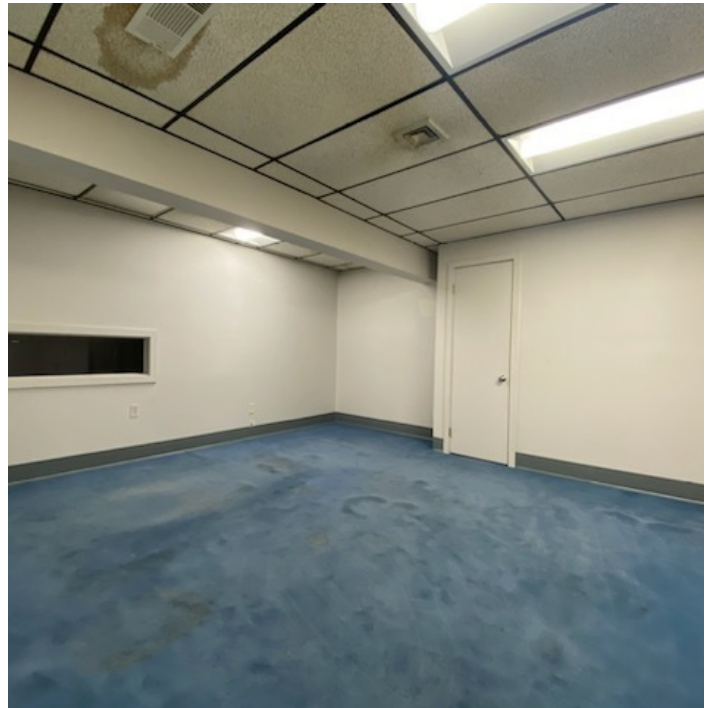
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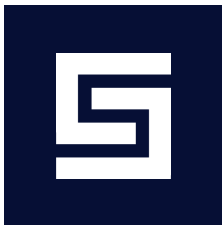
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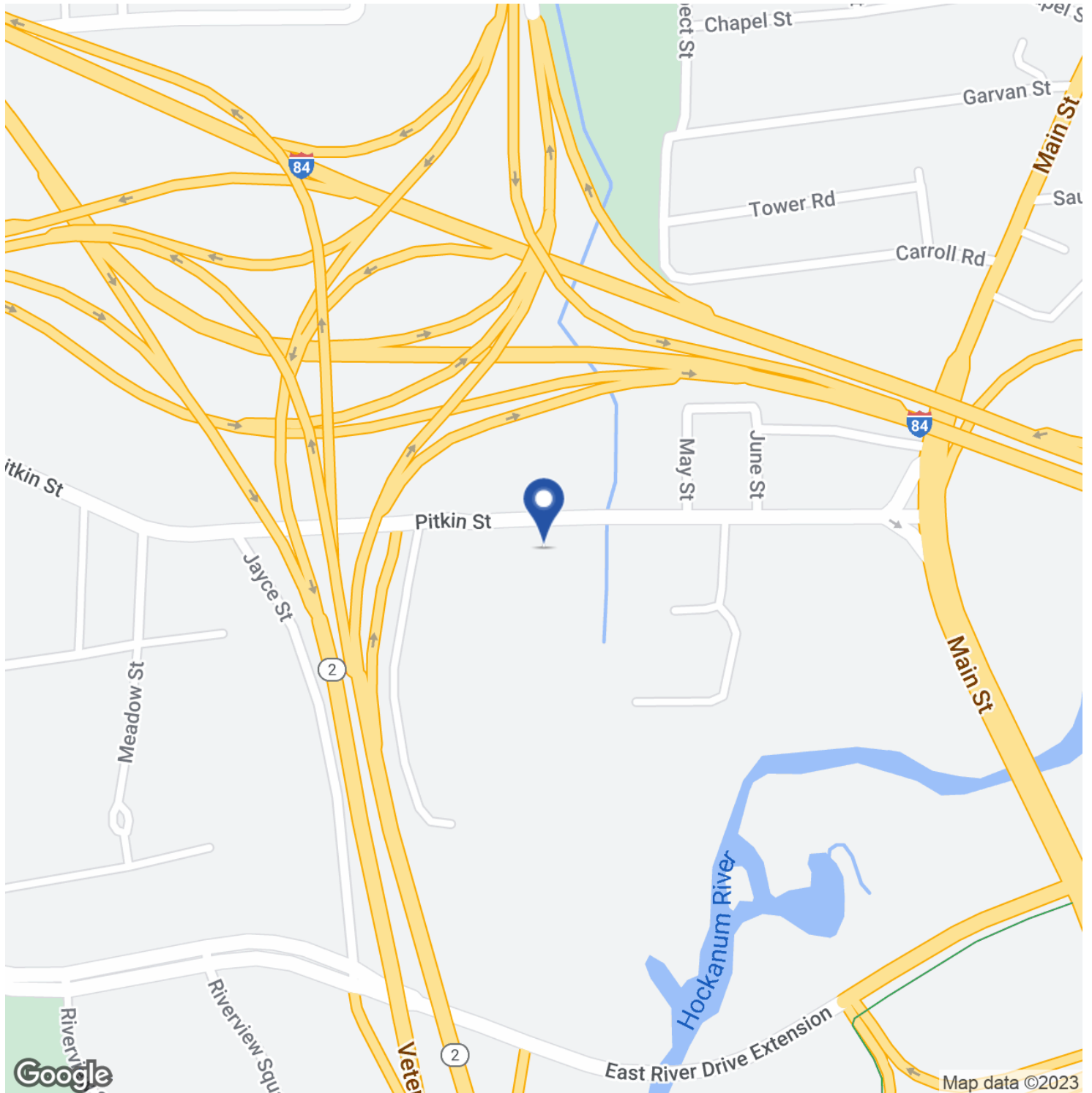
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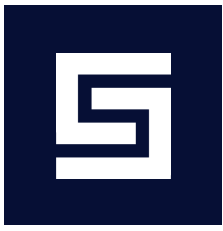
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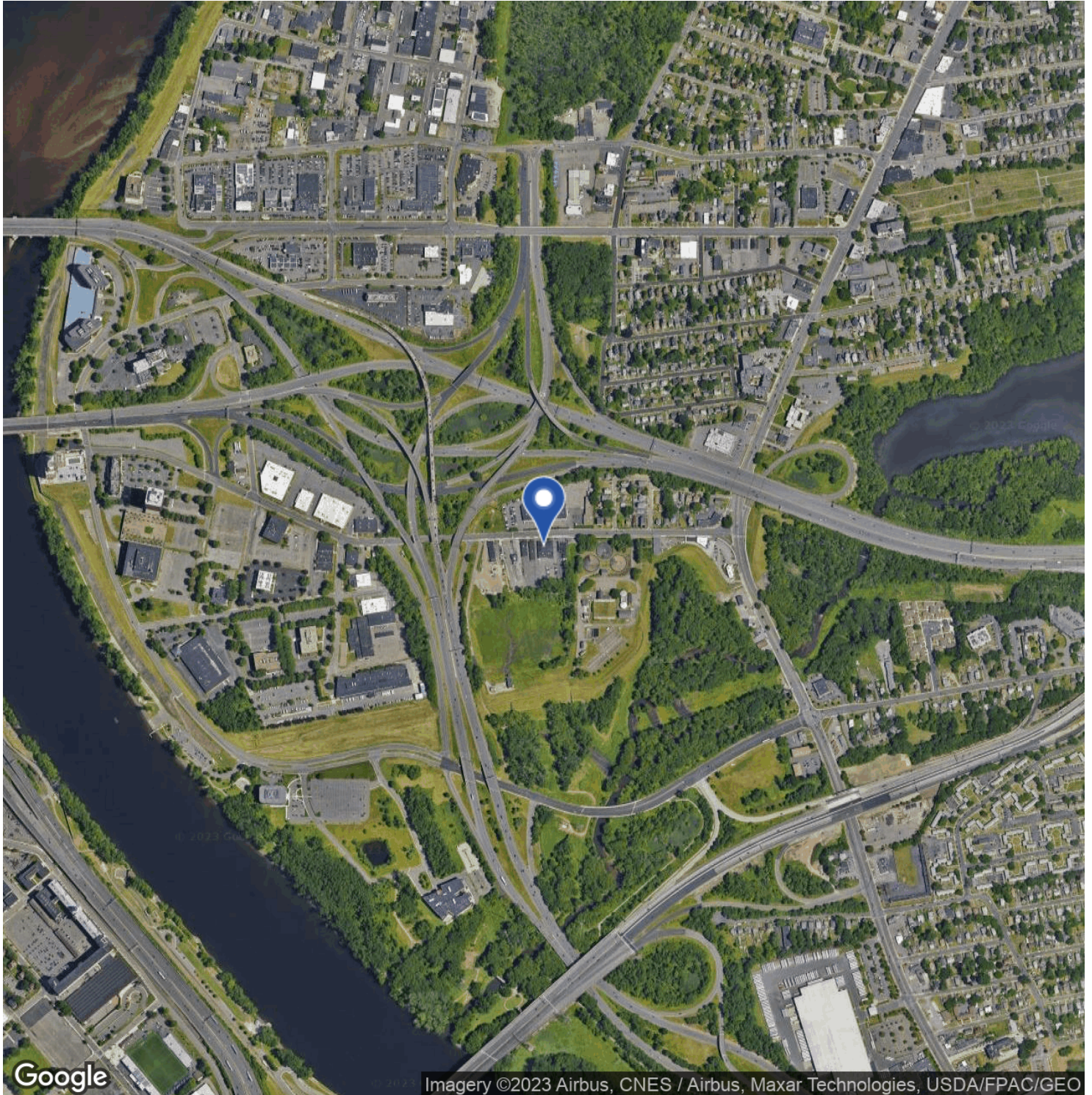
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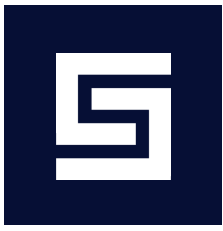
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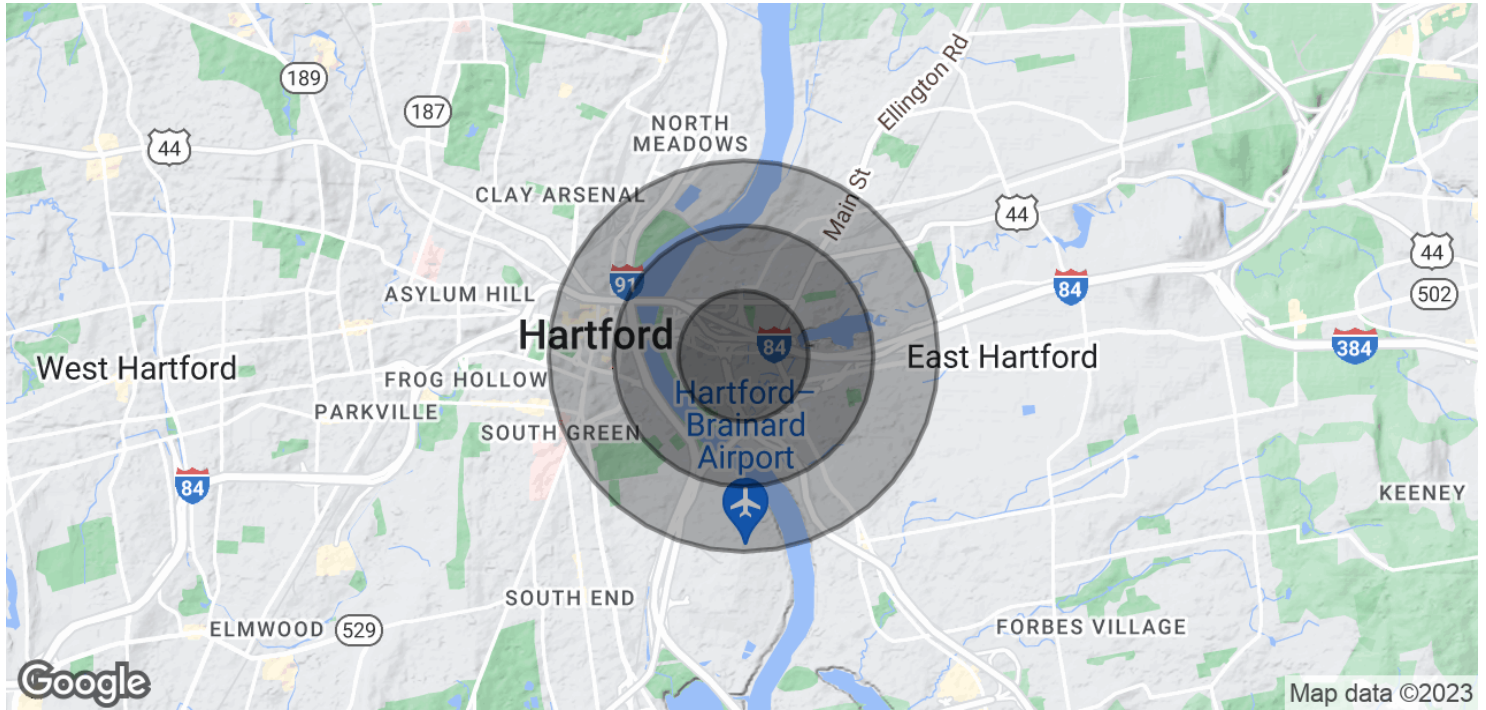
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POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	1,450	8,225	17,955
Average Age	52.9	36.9	36.5
Average Age (Male)	51.7	34.9	35.1
Average Age (Female)	55.1	42.5	38.9

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	538	3,649	8,931
# of Persons per HH	2.7	2.3	2.0
Average HH Income	\$60,958	\$60,015	\$55,008
Average House Value	\$171,803	\$169,292	\$155,149

* Demographic data derived from 2020 ACS - US Census

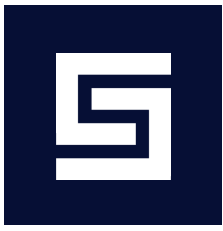
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