



Ranked in Top 50
Commercial Firms in U.S.

FOR SALE

453 New Park Ave, West Hartford, CT 06110

10,084± SF INDUSTRIAL BUILDING

SALE PRICE \$985,000 | 10.2% CAP RATE

HIGHLIGHTS

- 10,084± SF Industrial Building
 - Warehouse: 8,644± SF
 - Office: 1,440± SF
- 1 Story
- 12' clear height
- 0.36± Acres
- Zoning: BG
- Traffic: 16,800± ADT
- I-84, Exit 45 (Flatbush Exit)
- Permitted uses include:
 - Light industrial or manufacturing, fabrication, wholesale business & storage use, adult daycare, cannabis retail or dispensary facility

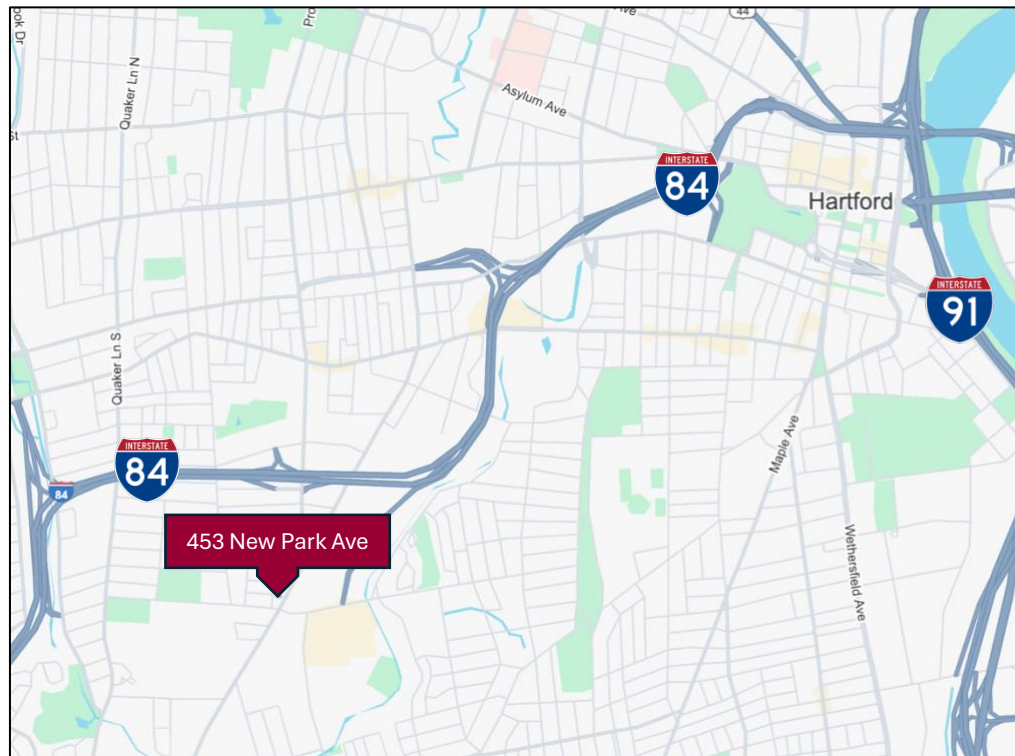
CONTACT

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Broker of Record: Jay Morris | 860.721.0033 | jmorris@orlcommercial.com | License: REB.0755257

While the information contained herein has been obtained from sources deemed to be reliable, no guarantee is made as to its accuracy.



FOR LEASE

\$985,000

453 New Park Ave, West Hartford, CT 06110

10,084± SF INDUSTRIAL BUILDING

BUILDING INFORMATION

GROSS BLD. AREA: 10,084± SF

Warehouse: 8,644± SF

Office: 1,440± SF

OF FLOORS: 1

DOCKS: (2) 8' x 8'

CLEAR HEIGHT: 12'

CONSTRUCTION: Masonry / Concrete

ROOF TYPE: Flat

YEAR BUILT: 1948

MECHANICAL EQUIPMENT

AIR CONDITIONING: TBD

HEAT: Forced Hot Air

SPRINKLERED: No

POWER: 400 AMP, 240 VAC, 3PH

SITE INFORMATION

SITE AREA: 0.36± Acre

ZONING: BG

PARKING: Parking in rear

SIGNAGE: On-Building

VISIBILITY: Excellent on New Park Ave

HWY ACCESS: I-84, Exit 45 (Flatbush Exit)

TRAFFIC COUNT: 16,800± ADT

UTILITIES

SEWER: Public

WATER: Public

GAS: Yes

TAXES

ASSESSMENT: \$313,530

MILL RATE: 42.35

TAXES: \$13,278/year, \$1.32/SF



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