

# FOR LEASE

## 9,237 SF FLEX SPACE

1340 EAST STREET | NEW BRITAIN, CT 06053



### PROPERTY DESCRIPTION

Sentry Commercial is pleased to present up to 9,237 square feet for lease at 1340 East Street, New Britain CT. Available space includes 1,911 SF of showroom space, 2,811 SF of high bay warehouse space and 3,715 SF of mezzanine space with the possibility to combine the warehouse and mezzanine space into one 6,526 SF private unit. An 800 SF outbuilding is also available to lease.

### PROPERTY HIGHLIGHTS

- All areas have access to the common area loading dock as well as the electric lift
- Owner willing to install private drive-in door for warehousing tenants
- Located 1/4 mile from Central Connecticut State University, The Hospital of Central Connecticut and Route 9

### OFFERING SUMMARY

Lease Rate:	\$1,500.00 - 2,400.00 per month (+ utilities)
Available SF:	1,911 - 9,237 SF
Lot Size:	3.05 Acres
Building Size:	34,406 SF

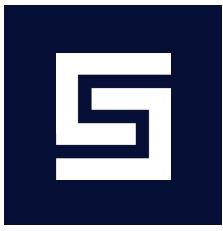
DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Total Households	5,021	20,841	44,002
Total Population	14,347	52,057	109,086
Average HH Income	\$56,714	\$55,573	\$57,787

**STEPHANIE ROMANO**  
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160 TRUMBULL STREET | HARTFORD, CT 06103 | [SENTRYCOMMERCIAL.COM](http://SENTRYCOMMERCIAL.COM)

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**\$1,500 - \$2,400 per month**

### BUILDING SPECIFICATIONS

Building Size 34,406 SF

### AVAILABLE SPACE

Showroom 1,911 SF

Warehouse 2,811 SF

Mezzanine 3,715 SF

Warehouse + Mezzanine 6,256 SF

Outbuilding 800 SF

Ceiling Height 18 ft

Drive Can be installed

Roof Rubber Membrane

Year Built 1971



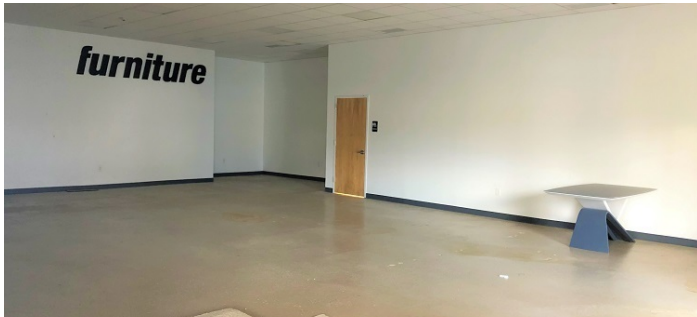
### MECHANICAL/UTILITIES

Power 800 amp, 120 volt, 3 phase

Heat Gas

Air Conditioning Central air in showrooms

Water/Sewer Company City

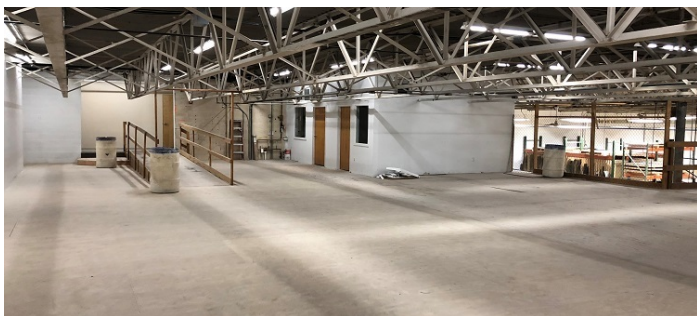


### LAND

Lot Size 3.05 Acres

Rail No

Zoning Industrial 1



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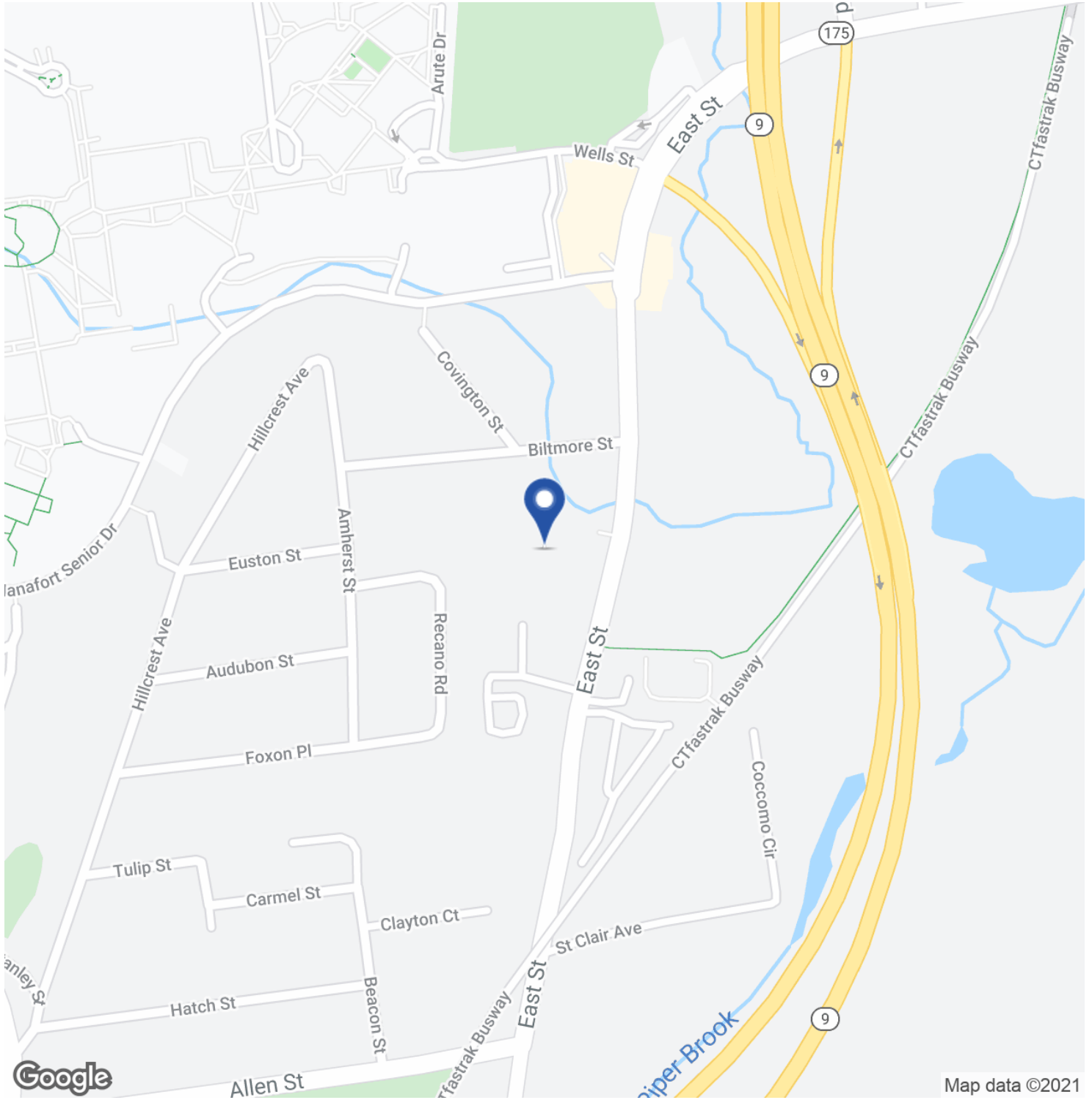
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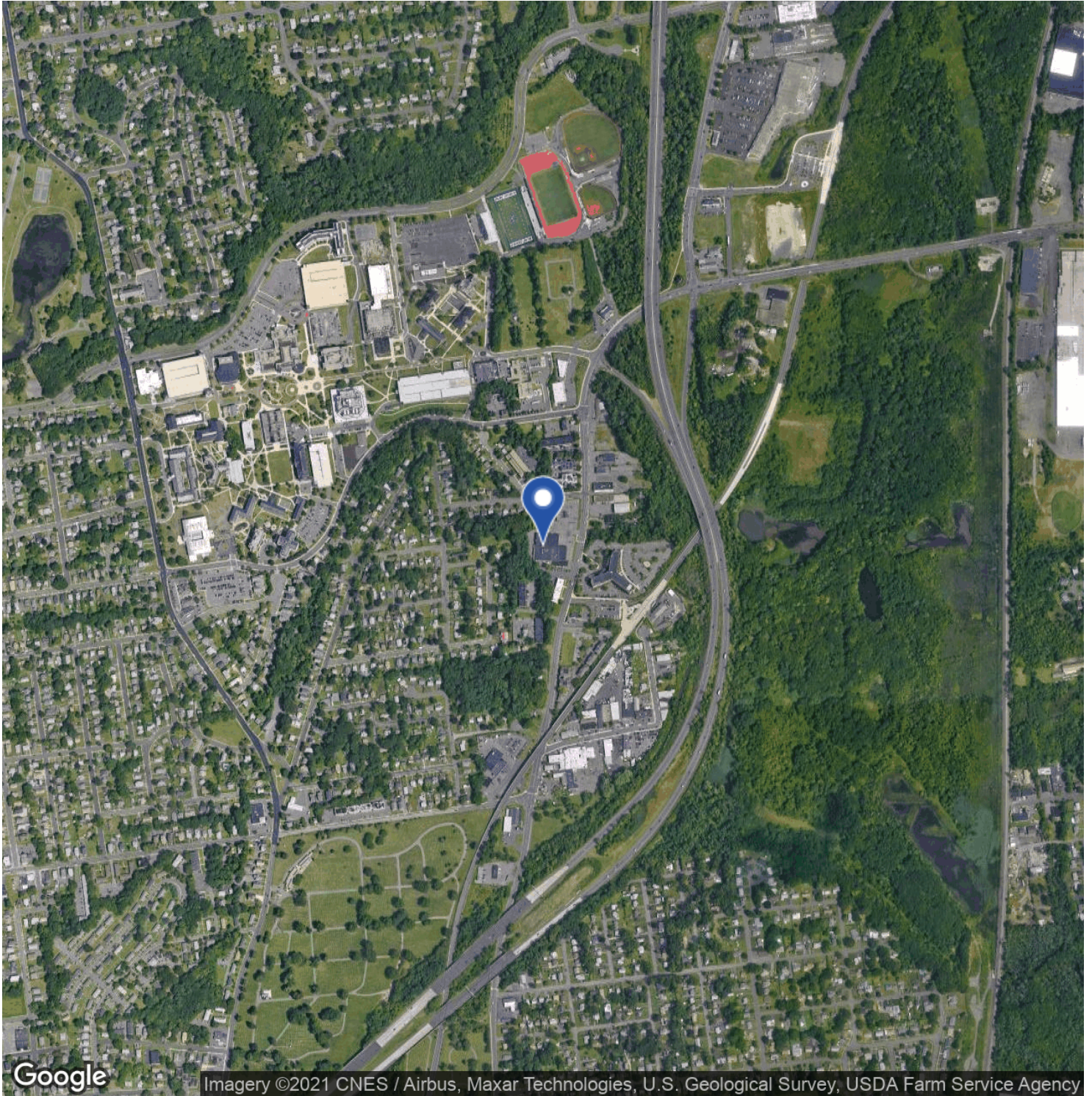
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Google

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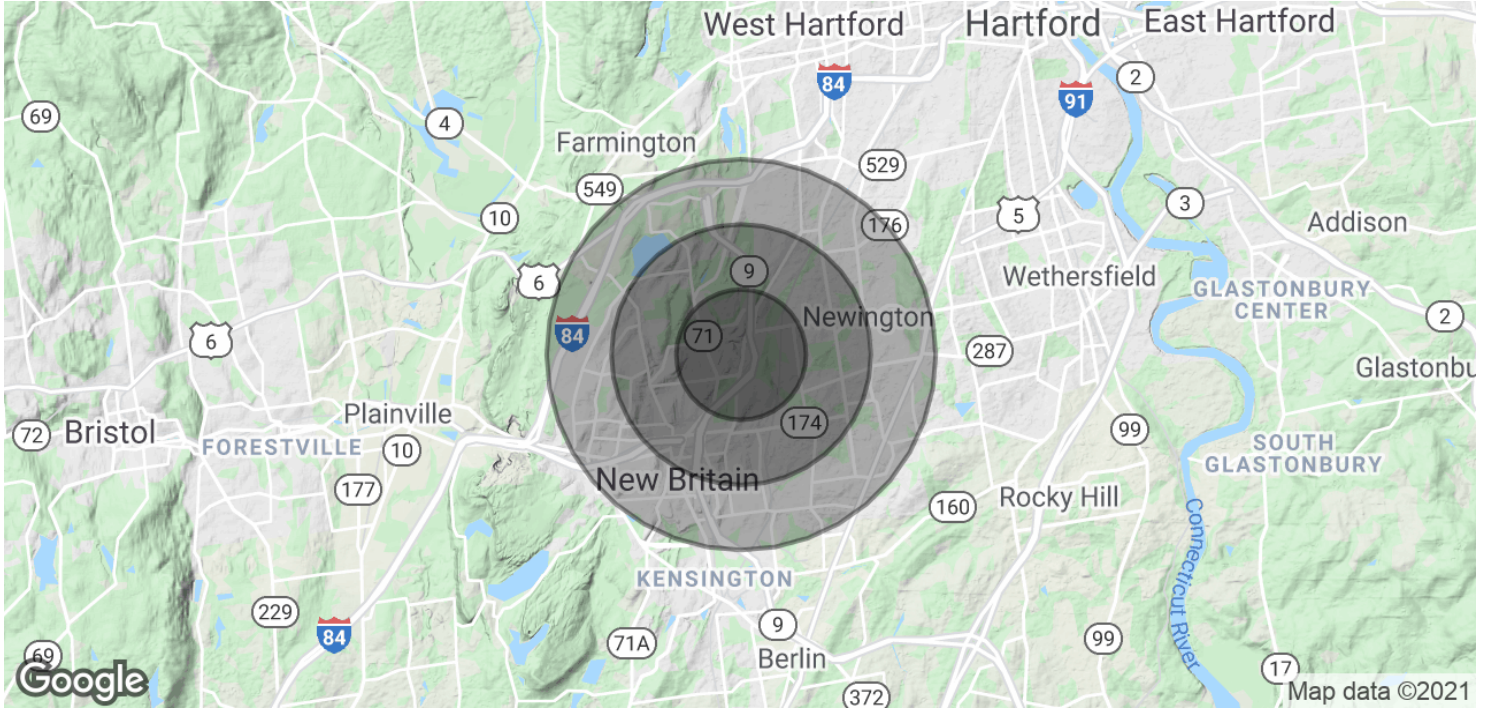
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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	14,347	52,057	109,086
Average age	32.8	35.3	37.1
Average age (Male)	30.4	33.3	35.3
Average age (Female)	35.6	37.4	38.9

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total households	5,021	20,841	44,002
# of persons per HH	2.9	2.5	2.5
Average HH income	\$56,714	\$55,573	\$57,787
Average house value		\$210,945	\$246,042

\* Demographic data derived from 2010 US Census

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