



FOR SALE OR LEASE

26,600 SF INDUSTRIAL FACILITY

80 BENNETT ROAD | SUFFIELD, CT 06078



PROPERTY DESCRIPTION

Sentry Commercial is pleased to present 26,600 SF of high bay industrial space at 80 Bennett Road in Suffield. This building, which sits on two acres of PDI zoned land, provides the optimal ceiling height and layout for a variety of different uses, including warehousing, distribution, manufacturing, and so much more. Conveniently located two miles from I-91 N/S, this facility is a prime location for your business.

PROPERTY HIGHLIGHTS

- 22' - 24' clear height
- Quiet location on dead end road
- Professional owner/landlord
- Two miles to I-91 North and South

OFFERING SUMMARY

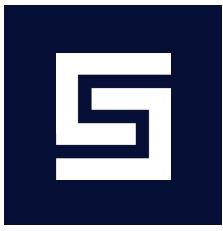
Sale Price:	\$1,340,000
Lease Rate:	\$5.25 NNN
Lot Size:	1.99 Acres
Building Size:	26,600 SF

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	1,244	25,667	95,756
Total Population	3,480	65,755	251,689
Average HH Income	\$84,305	\$79,737	\$88,170

CHRISTOPHER DUCLOS
860.922.6481
chrisduclos@sentrycommercial.com

MARK DUCLOS, SIOR, CRE, FRICS
860.983.5630
duclos@sentrycommercial.com

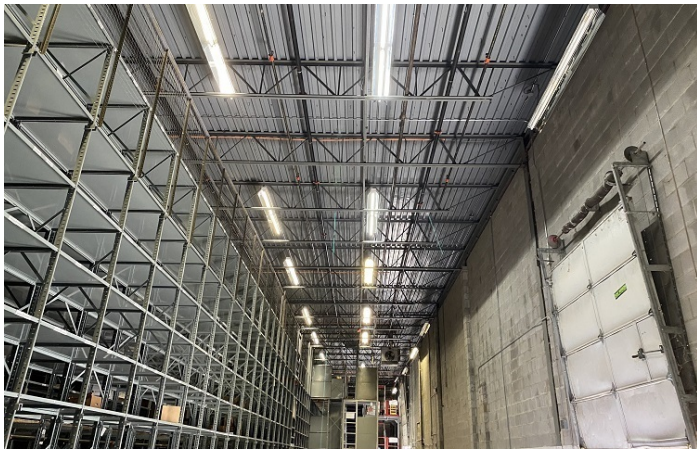




FOR SALE OR LEASE

26,600 SF INDUSTRIAL FACILITY

80 BENNETT ROAD | SUFFIELD, CT 06078



\$1,340,000/\$5.25 NNN

BUILDING SPECIFICATIONS

Building Size	26,600 SF
Office Space	1,000 SF
Warehouse	25,600 SF
Ceiling Height	22' - 24'
Docks	1 (8' x 9')
Drives	1 (10' x 14')
Roof	Rubber membrane
Column Spacing	40' x 40'
Year Built	1981
Year Last Renovated	1993

MECHANICAL/UTILITIES

Power	400 amp, 208 volt, 3 phase
Heat	Gas
Air Conditioning	Office
Lighting	T5
Sprinklers	Wet
Water/Sewer Company	Municipal
Electric Company	Eversource

LAND

Lot Size	1.99 Acres
Rail	No
Zoning	Industrial

TAXES

Taxes	\$17,462.51
Assessed Value	\$628,600.00
Mill Rate	27.78

CHRISTOPHER DUCLOS
860.922.6481
chrisduclos@sentrycommercial.com

MARK DUCLOS, SIOR, CRE, FRICS
860.983.5630
duclos@sentrycommercial.com



160 TRUMBULL STREET | HARTFORD, CT 06103 | SENTRYCOMMERCIAL.COM

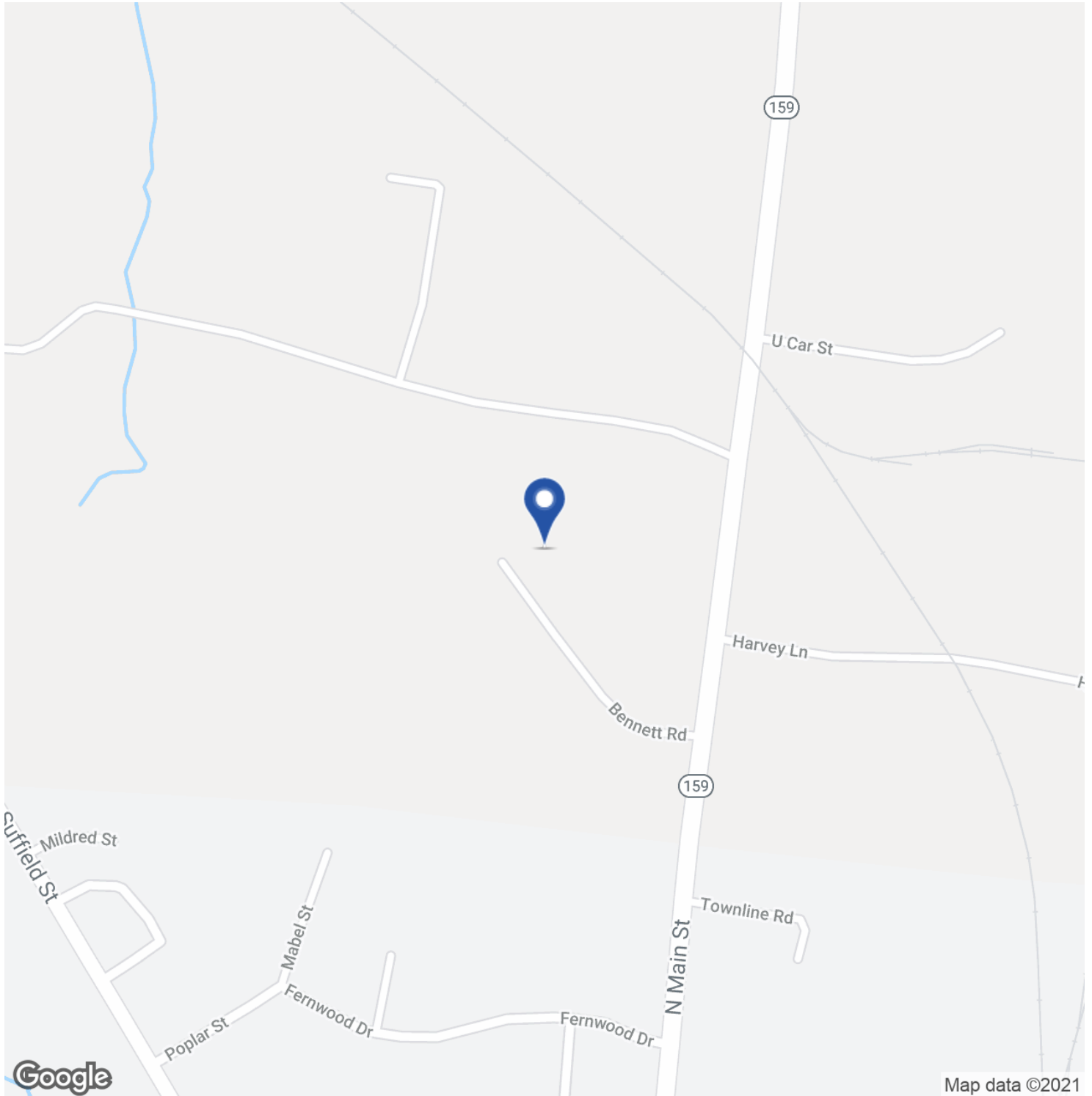
All information furnished regarding property sale, rental or financing is gathered from multiple sources, but no warranty or representation is made as to the accuracy thereof and same is subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.



FOR SALE OR LEASE

26,600 SF INDUSTRIAL FACILITY

80 BENNETT ROAD | SUFFIELD, CT 06078



CHRISTOPHER DUCLOS
860.922.6481
chrisduclos@sentrycommercial.com

MARK DUCLOS, SDR, CRE, FRCS
860.983.5630
duclos@sentrycommercial.com



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

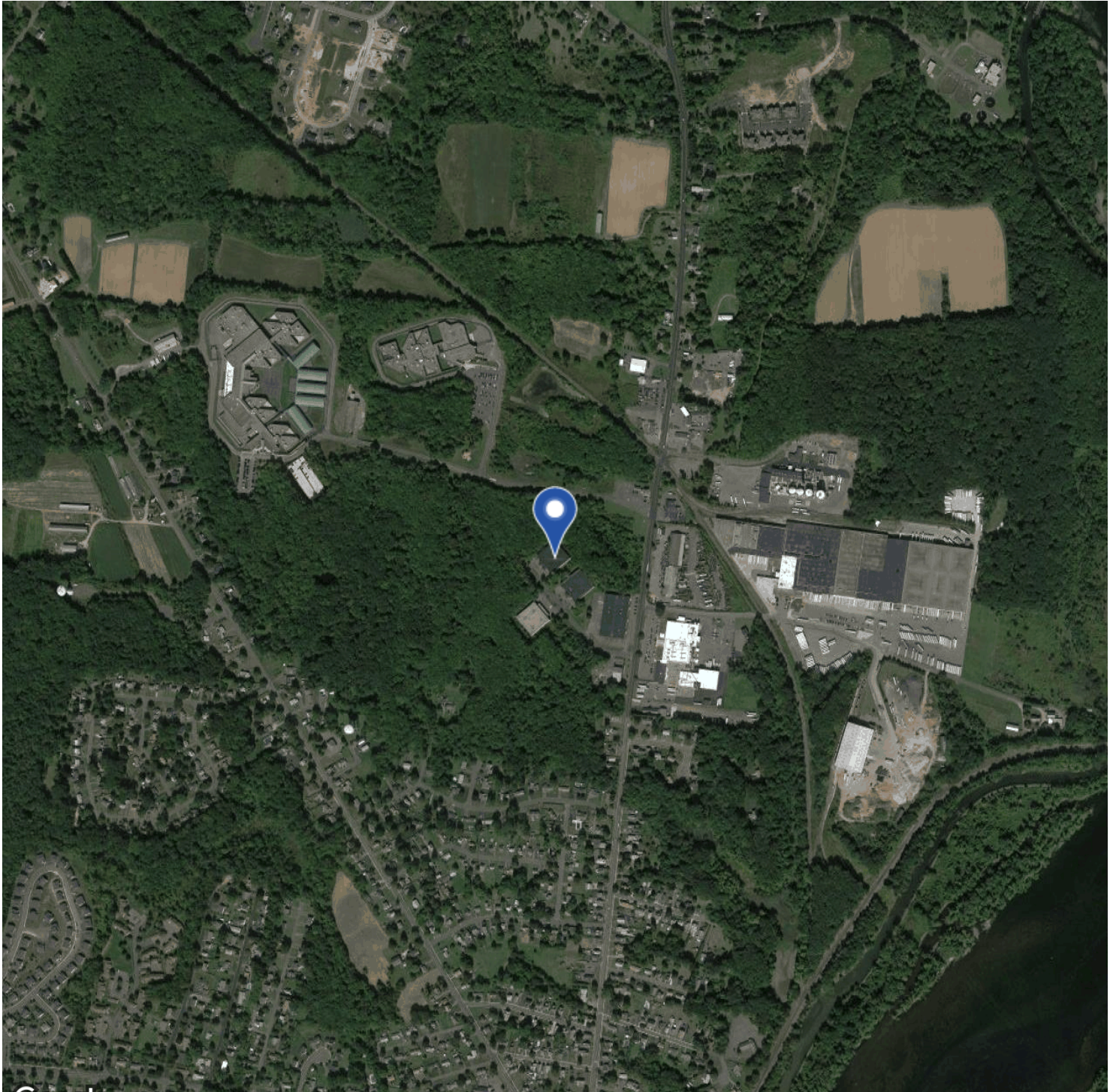
All information furnished regarding property sale, rental or financing is gathered from multiple sources, but no warranty or representation is made as to the accuracy thereof and same is subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.



FOR SALE OR LEASE

26,600 SF INDUSTRIAL FACILITY

80 BENNETT ROAD | SUFFIELD, CT 06078



Google, Commonwealth of Massachusetts EOE, Maxar Technologies, U.S. Geological Survey, USDA Farm Service Agency

CHRISTOPHER DUCLOS
860.922.6481
chrisduclos@sentrycommercial.com

MARK DUCLOS, SDR, CRE, FRCS
860.983.5630
duclos@sentrycommercial.com



160 TRUMBULL STREET | HARTFORD, CT 06103 | SENTRYCOMMERCIAL.COM

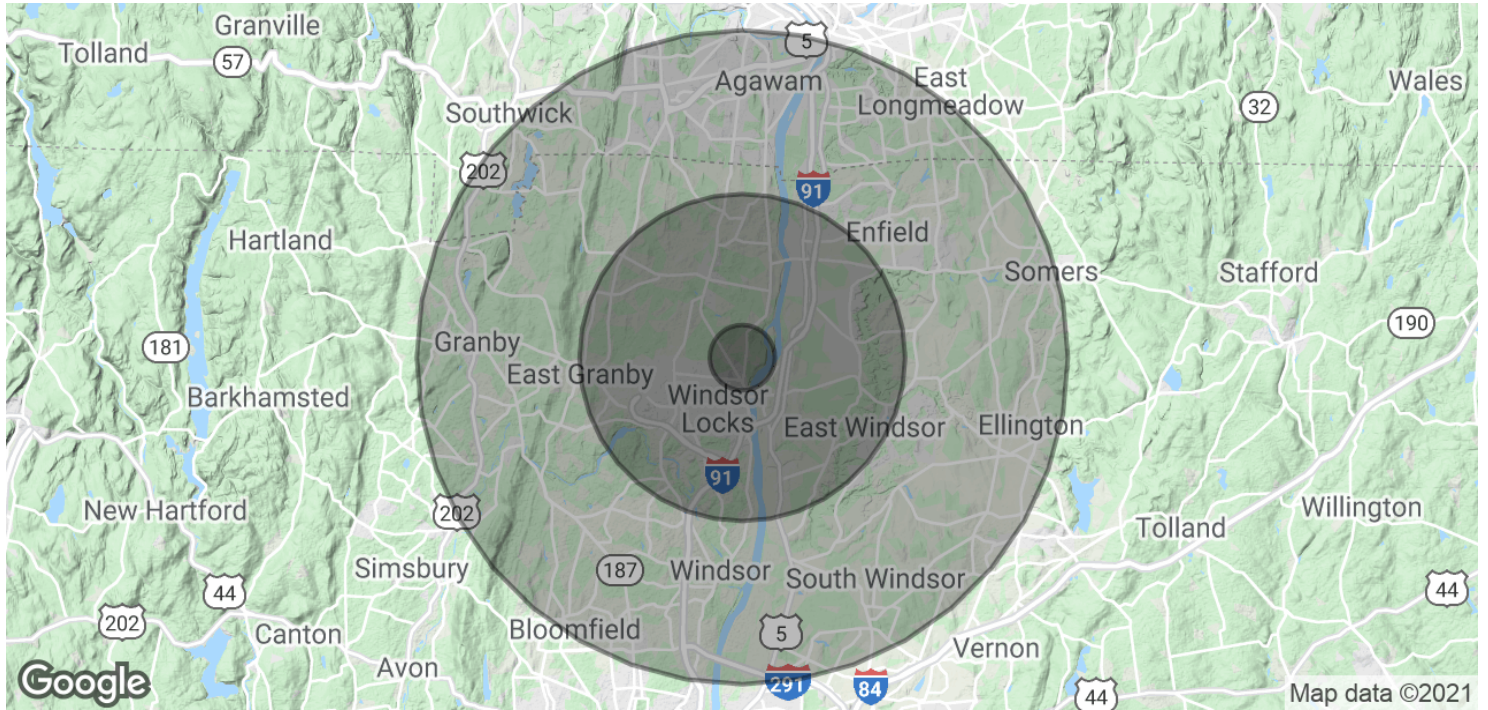
All information furnished regarding property sale, rental or financing is gathered from multiple sources, but no warranty or representation is made as to the accuracy thereof and same is subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.



FOR SALE OR LEASE

26,600 SF INDUSTRIAL FACILITY

80 BENNETT ROAD | SUFFIELD, CT 06078



POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	3,480	65,755	251,689
Average age	40.1	41.6	41.7
Average age (Male)	39.2	40.0	40.4
Average age (Female)	41.8	43.0	43.2

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	1,244	25,667	95,756
# of persons per HH	2.8	2.6	2.6
Average HH income	\$84,305	\$79,737	\$88,170
Average house value	\$269,030	\$271,503	\$281,074

* Demographic data derived from 2010 US Census

CHRISTOPHER DUCLOS
860.922.6481
chrisduclos@sentrycommercial.com

MARK DUCLOS, SIOR, CRE, FRICS
860.983.5630
duclos@sentrycommercial.com



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

All information furnished regarding property sale, rental or financing is gathered from multiple sources, but no warranty or representation is made as to the accuracy thereof and same is subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.



FOR SALE OR LEASE

26,600 SF INDUSTRIAL FACILITY

80 BENNETT ROAD | SUFFIELD, CT 06078



CHRISTOPHER DUCLOS

Industrial Specialist

chrisduclos@sentrycommercial.com



MARK DUCLOS, SIOR, CRE, FRICS

Industrial Specialist

duclos@sentrycommercial.com

CHRISTOPHER DUCLOS
860.922.6481
chrisduclos@sentrycommercial.com

MARK DUCLOS, SIOR, CRE, FRICS
860.983.5630
duclos@sentrycommercial.com



160 TRUMBULL STREET | HARTFORD, CT 06103 | SENTRYCOMMERCIAL.COM

All information furnished regarding property sale, rental or financing is gathered from multiple sources, but no warranty or representation is made as to the accuracy thereof and same is subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.