

# FOR LEASE

## 14,000 SF INDUSTRIAL SPACE

75 BRAINARD ROAD | HARTFORD, CT 06114



### PROPERTY DESCRIPTION

Sentry Commercial, as exclusive agent for the owner, is pleased to present 14,000 SF at 91 Brainard Road, Hartford CT for lease. The industrial space located in the Brainard Industrial Park offers one dock door, one drive, 21' clear ceilings and ample parking.

### PROPERTY HIGHLIGHTS

- 14,000 SF available for lease
- 4,000 SF of office space
- One dock and one drive
- 21' clear
- Ample parking

### OFFERING SUMMARY

Lease Rate:	\$5.95 NNN
Available SF:	14,000 SF
Lot Size:	11.87 Acres
Building Size:	58,599 SF

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	2,315	112,216	262,730
Total Population	6,011	287,087	668,757
Average HH Income	\$43,732	\$56,637	\$73,374

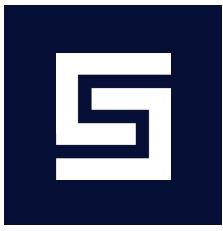
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160 TRUMBULL STREET | HARTFORD, CT 06103 | [SENTRYCOMMERCIAL.COM](http://SENTRYCOMMERCIAL.COM)

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### \$5.95 NNN

#### BUILDING SPECIFICATIONS

Building Size	58,599 SF
Available Space	14,000 SF
Warehouse	10,000 SF
Office	4,000 SF
Ceiling Height	21'
Docks	1
Drives	1
Roof	Rubber Membrane
Column Spacing	25' x 45'
Year Built	1981

#### MECHANICAL/UTILITIES

Power	400 amp, (2) 480 volt, 3 phase
Heat	Gas
Air Conditioning	100%
Lighting	T-5
Sprinklers	Wet
Water/Sewer Company	MDC
Electric Company	CL&P

#### LAND

Lot Size	11.87 Acres
Rail	No
Zoning	C-1

#### TAXES

Tax PSF	\$3.90 SF
Year Assessed	2019
Mill Rate	74.29

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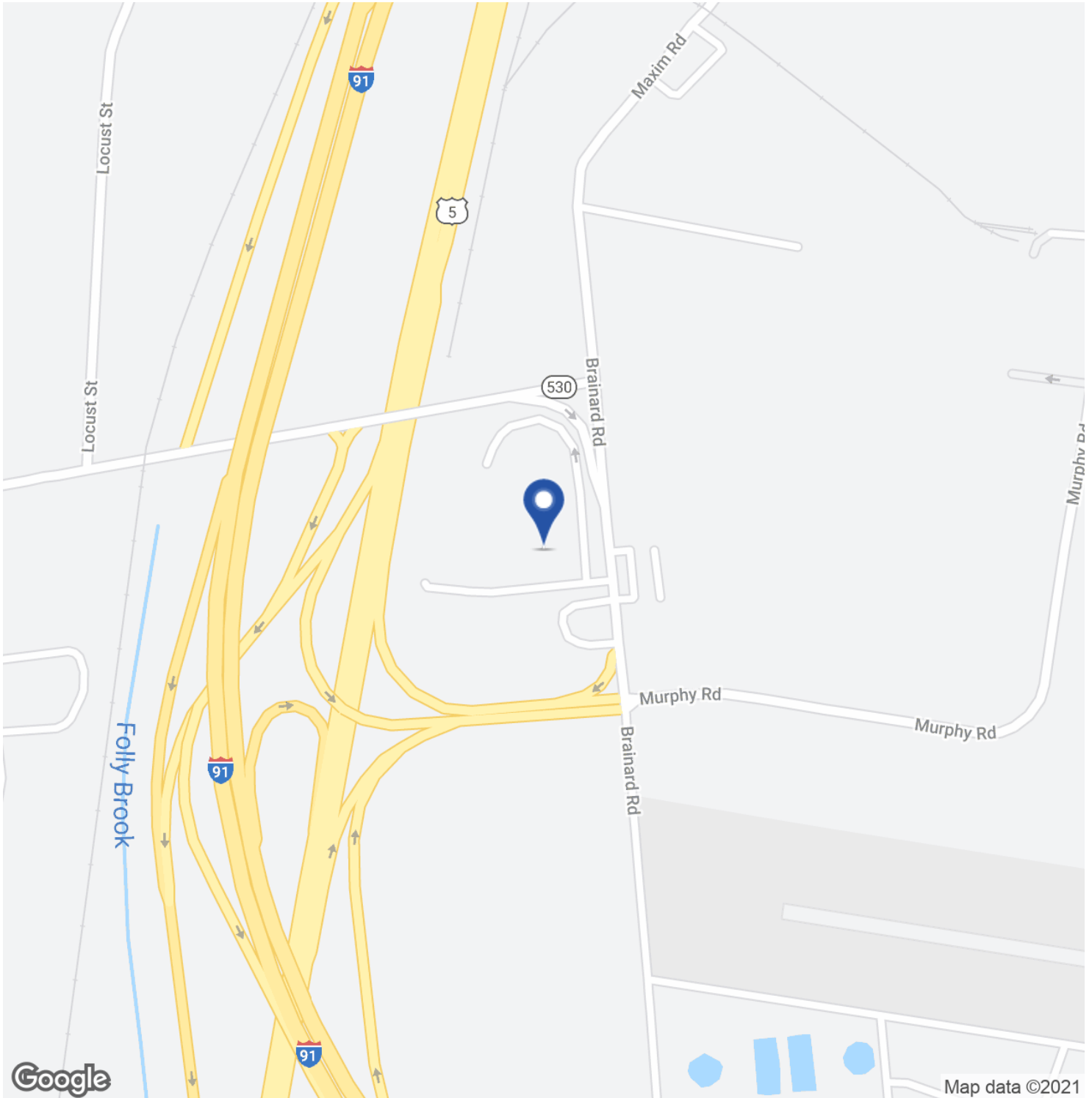
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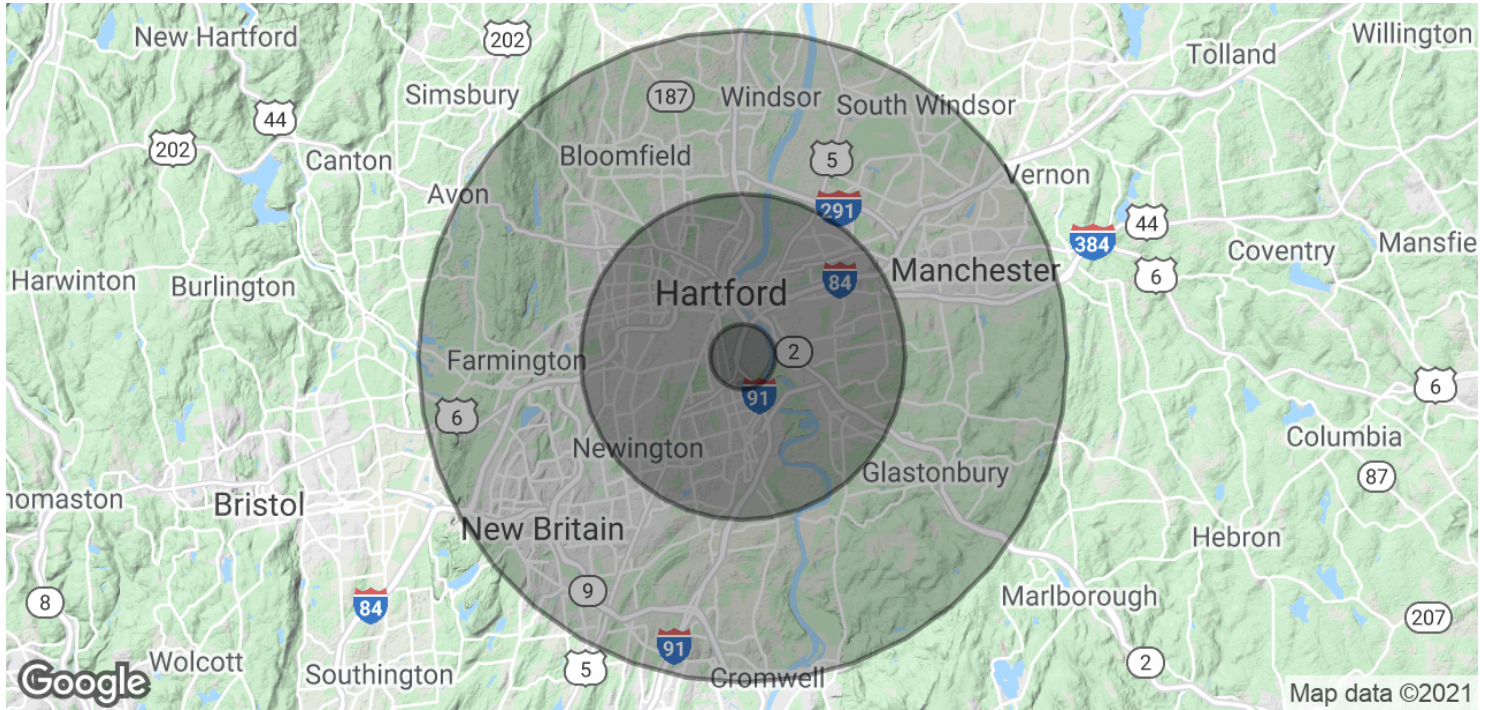
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	6,011	287,087	668,757
Average age	33.5	35.1	38.0
Average age (Male)	32.1	33.1	36.5
Average age (Female)	35.9	36.5	39.3

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	2,315	112,216	262,730
# of persons per HH	2.6	2.6	2.5
Average HH income	\$43,732	\$56,637	\$73,374
Average house value	\$256,400	\$253,277	\$290,621

\* Demographic data derived from 2010 US Census

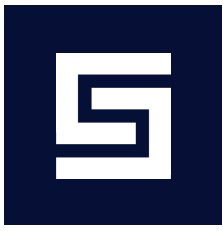
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