



# FOR SALE

## 66,759 SF INDUSTRIAL FACILITY

95 LEGGETT STREET (REAR) | EAST HARTFORD, CT 06108



### PROPERTY DESCRIPTION

Sentry Commercial, as exclusive agent for the owner, is pleased to present 95 Leggett Street, East Hartford CT for sale. This 66,759 square foot industrial facility offers exceptional clear heights of 25' to 29', five tailgate dock doors and one drive up ramp.

### PROPERTY HIGHLIGHTS

- 25' - 29' clear ceiling heights
- Five 8' x 10' docks with levelers
- One 12' x 14' drive up ramp
- Excellent column spacing of 38' x 58'
- Minutes from I-291, I-91 and I-84

### OFFERING SUMMARY

Sale Price:	\$2,750,000
Lot Size:	2.04 Acres
Building Size:	66,759 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	4,070	20,597	67,914
Total Population	10,938	54,526	174,871
Average HH Income	\$51,306	\$59,537	\$58,205

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

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### \$2,750,000

#### BUILDING SPECIFICATIONS

Building Size	66,759 SF
Office Space	528 SF
Warehouse	66,231 SF
Ceiling Height	25' - 29'
Docks	5 @ 8' x 10' with levelers
Drives	1
Roof	Metal
Column Spacing	38' x 58'
Year Built	1985

#### MECHANICAL/UTILITIES

Heat	Gas
Air Conditioning	Office wall units
Lighting	Fluorescent
Gas	Yes
Electric Company	Eversource

#### LAND

Lot Size	2.04 Acres
Rail	Available
Zoning	I-2

#### TAXES

Tax PSF	\$0.98 SF
Taxes	\$64,646.40
Year Assessed	2019
Mill Rate	49.92

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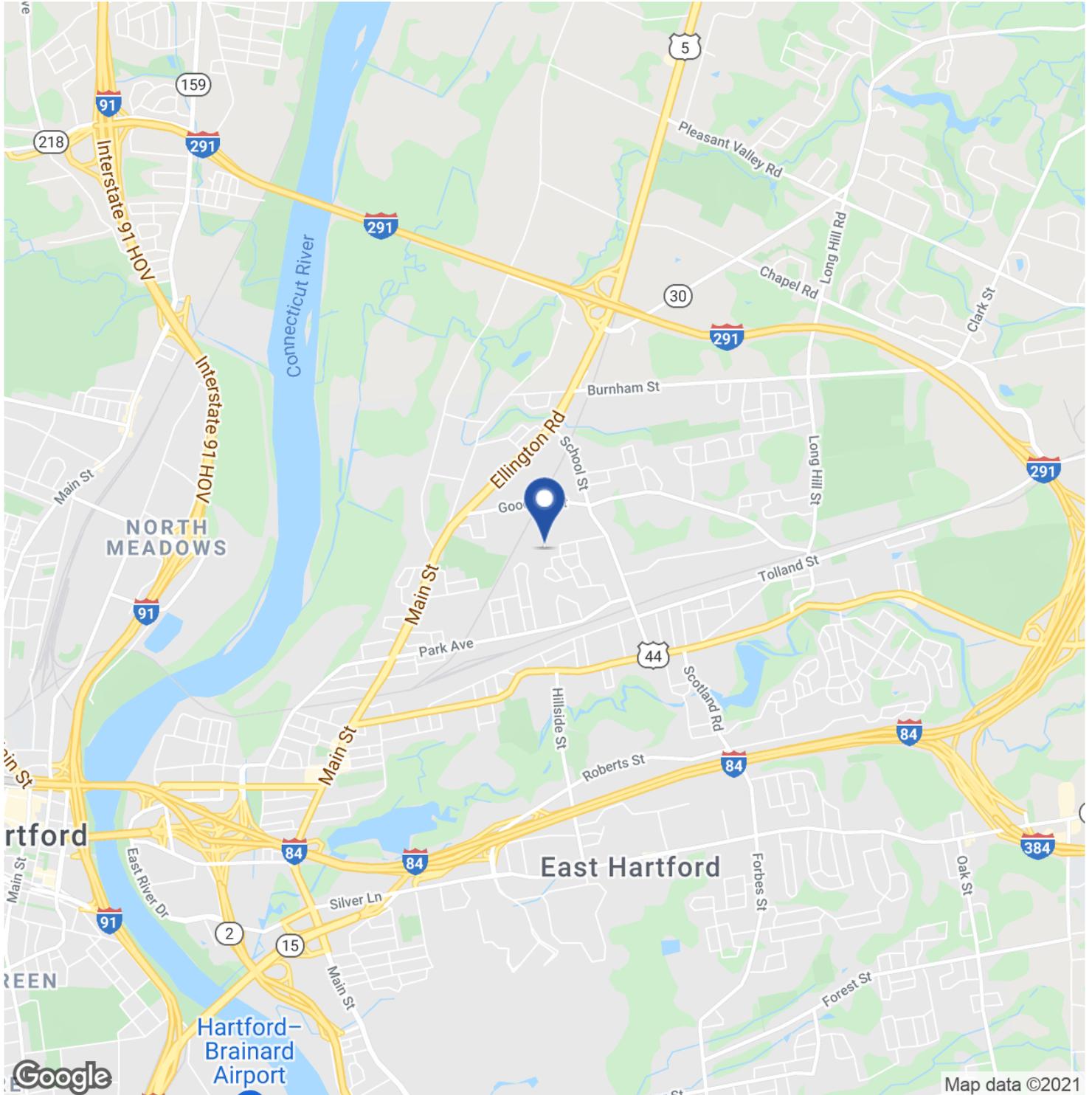
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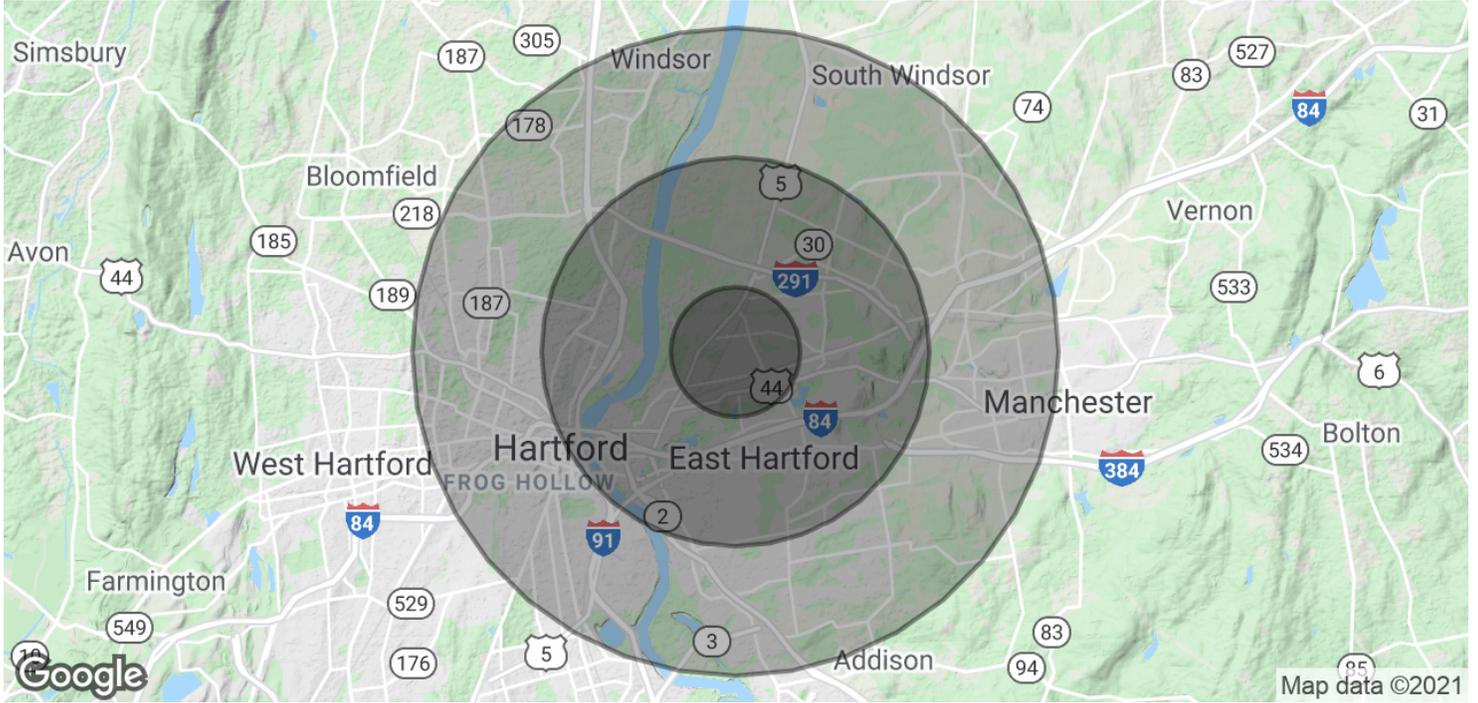
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,938	54,526	174,871
Average age	32.7	35.7	35.1
Average age (Male)	31.2	34.0	33.5
Average age (Female)	33.6	37.1	36.4

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	4,070	20,597	67,914
# of persons per HH	2.7	2.6	2.6
Average HH income	\$51,306	\$59,537	\$58,205
Average house value	\$204,557	\$209,549	\$226,280

\* Demographic data derived from 2010 US Census

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