



FOR SALE - PRICE REDUCED

29,703 SF INDUSTRIAL FACILITY

265 FIELD ROAD | SOMERS, CT 06071



PROPERTY DESCRIPTION

Sentry Commercial, as exclusive agent for the owner, is pleased to present 265 Field Road, Somers CT for sale. This 29,703 square foot industrial facility on 3.38 acres offers heavy power, ample parking and 8,000 square feet of office space.

PROPERTY HIGHLIGHTS

- Ideal manufacturing facility
- Heavy 1,600 amp, 240 volt, 3 phase power
- Three docks and one drive in door
- Total of 3.38 acres of land
- Over 8,000 square feet of office space

OFFERING SUMMARY

Sale Price:	\$650,000
Lot Size:	3.38 Acres
Building Size:	29,703 SF

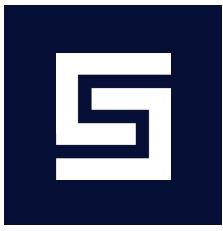
DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	397	11,489	83,560
Total Population	1,095	34,044	220,410
Average HH Income	\$108,323	\$102,017	\$89,200

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

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\$650,000

BUILDING SPECIFICATIONS

Building Size	29,703 SF
Office Space	8,057 SF
Warehouse	21,646
Ceiling Height	10 - 16 ft
Docks	3 (9' x 10')
Drives	1 (12' x 11')
Roof	Metal and asphalt
Column Spacing	Varies
Year Built	1965

MECHANICAL/UTILITIES

Heat	Electric
Air Conditioning	100%
Lighting	Fluorescent
Water/Sewer Company	City/Septic
Gas / Propane	No
Electric Company	Eversource

LAND

Lot Size	3.38 Acres
Parking	38+/- parking spaces; plus adjacent 1.54 acre lot.
Zoning	I

TAXES

Taxes	\$13,148
Assessed Value	\$480,400
Year Assessed	2020
Mill Rate	27.37

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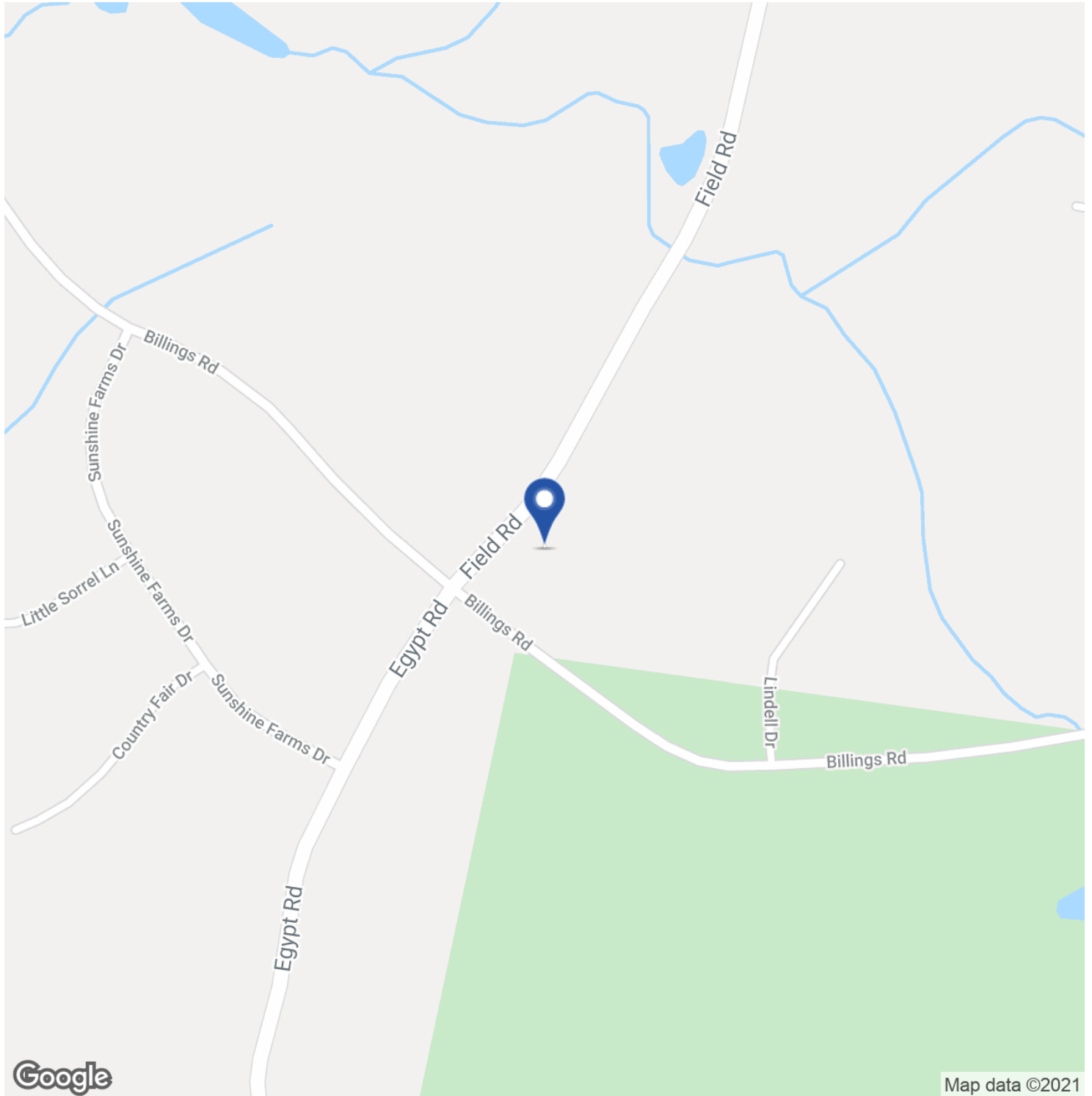
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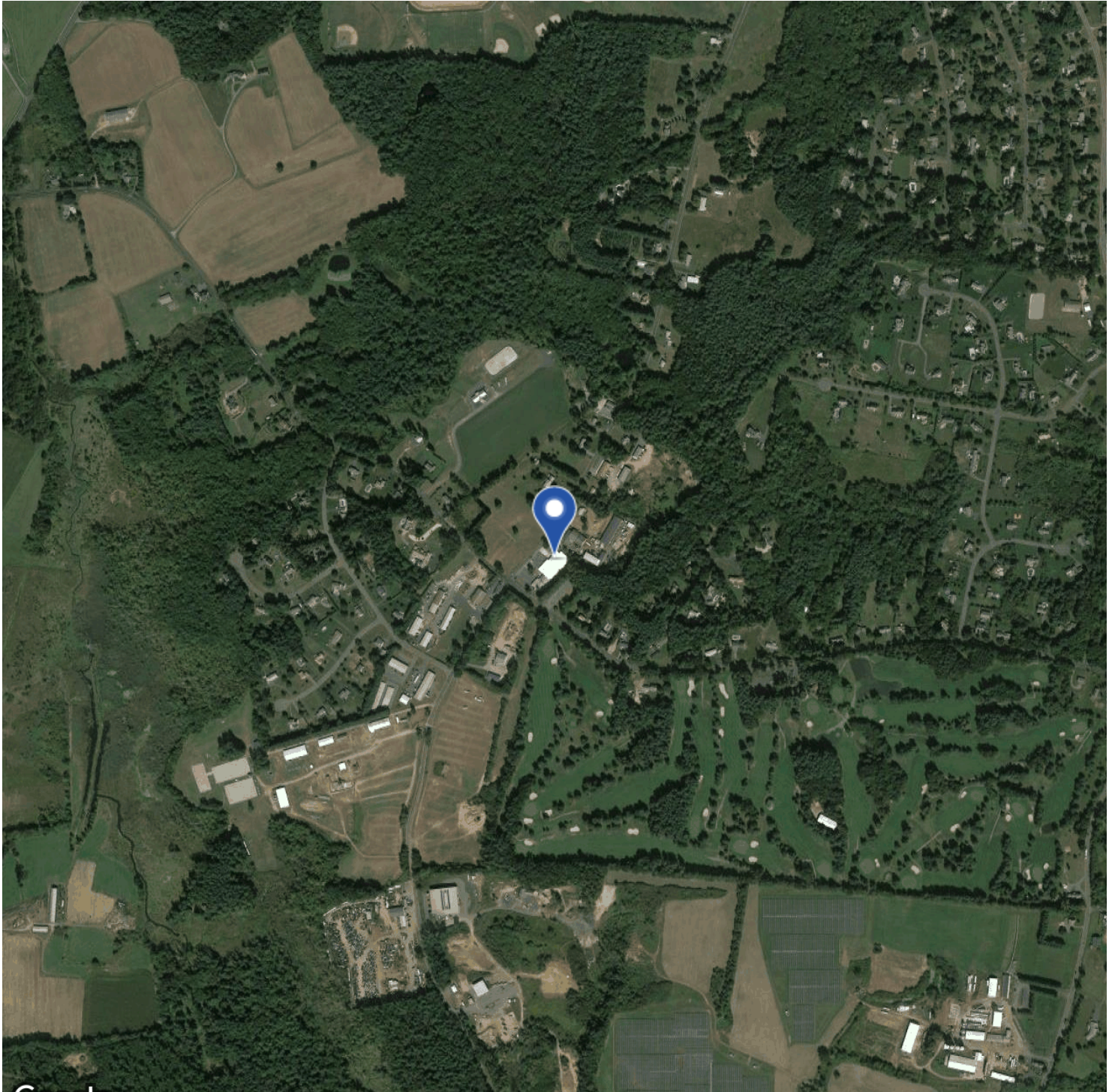
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Google, Commonwealth of Massachusetts EOE, Maxar Technologies, U.S. Geological Survey, USDA Farm Service Agency

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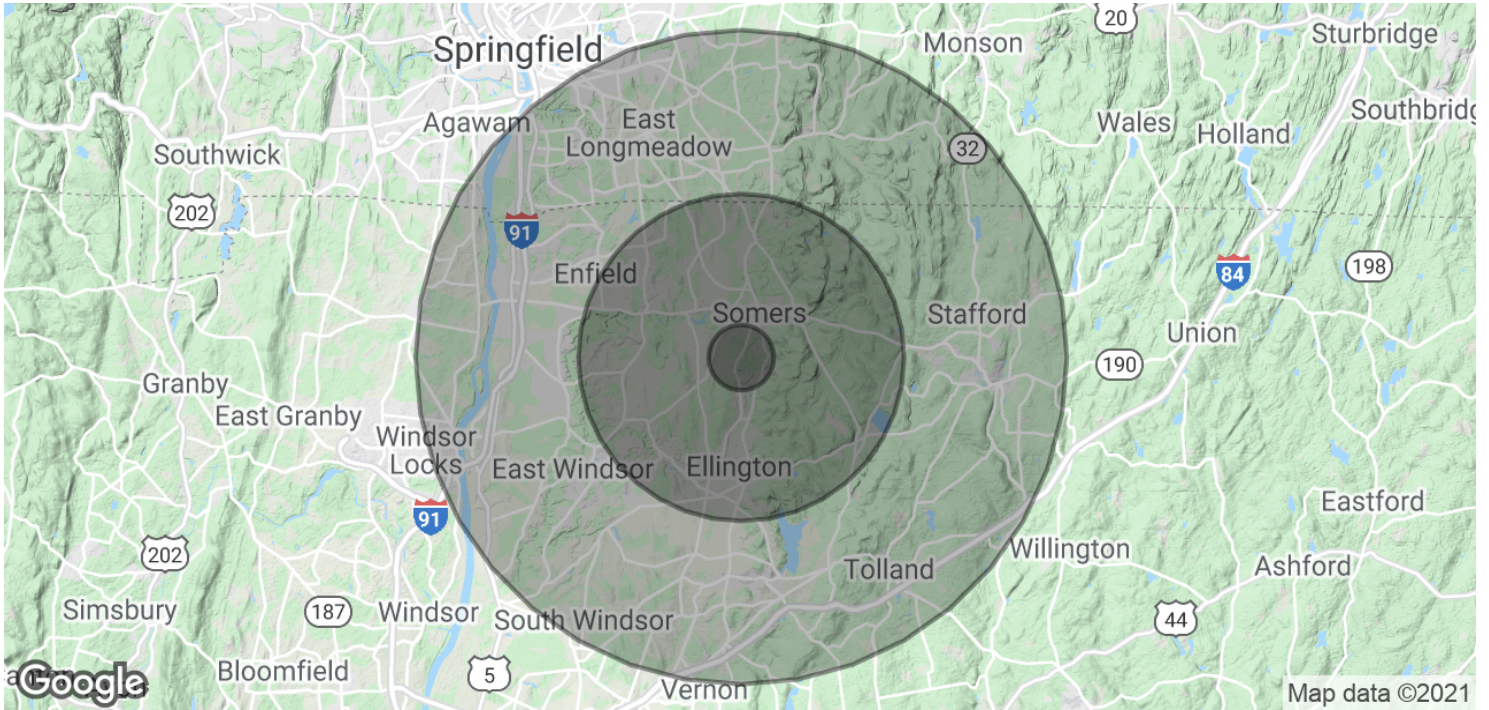
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	1,095	34,044	220,410
Average age	43.7	41.0	41.2
Average age (Male)	42.6	40.8	39.8
Average age (Female)	45.1	39.3	42.2

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	397	11,489	83,560
# of persons per HH	2.8	3.0	2.6
Average HH income	\$108,323	\$102,017	\$89,200
Average house value	\$367,183	\$313,270	\$284,978

* Demographic data derived from 2010 US Census

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