



PROPERTY FOR SALE OR LEASE

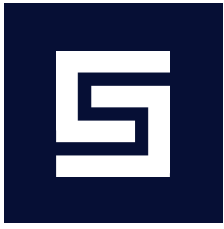
5,911 SF INDUSTRIAL BUILDING

75 EAST ELLIOTT STREET | HARTFORD, CT 06114

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SENTRY COMMERCIAL BROKER ADVISORY LLC | 860.983.0029 | WWW.SENTRYCOMMERCIAL.COM



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PROPERTY DESCRIPTION

Sentry Commercial is pleased to offer 75 East Elliott Street, Hartford CT for sale or lease. This 5,911 SF facility features 3,000 SF of attractive turnkey office space, 2,911 SF of warehouse space equipped with 3 drive-in doors, and a large fenced-in yard.

OFFERING SUMMARY

Sale Price:	\$750,000
Lease Rate:	\$7.50 NNN
Lot Size:	0.81 Acres
Building Size:	5,911 SF

PROPERTY HIGHLIGHTS

- 2,911 SF clear span warehouse with 3 drives
- 3,000 SF move-in ready office space
- Fenced yard
- Additional 700 SF mezzanine
- New roof installed in 2018
- 3 electric vehicle charging stations with 4 chargers

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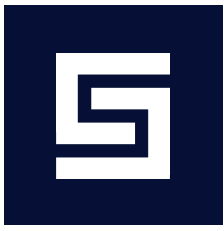
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BUILDING SPECIFICATIONS

Building Size	5,911 SF
Office Space	3,000 SF
Warehouse	2,911 SF
Mezzanine	700 SF +/-
Ceiling Height	19' 07"
Docks	0
Drives	3 @ 12' x 12'
Column Spacing	Clear span
Roof	EPDM (2018)
Year Built	1999

MECHANICAL/UTILITIES

Power	400 amp
Heat	Gas
Air Conditioning	Office
Lighting	LED (2021)
Water/Sewer Company	City
Electric Company	Eversource

LAND

Lot Size	0.81 Acres
Parking	24
Zoning	ID-1

TAXES

Tax PSF	\$4.09
Taxes	\$24,206.62

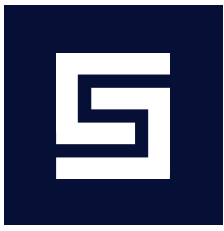
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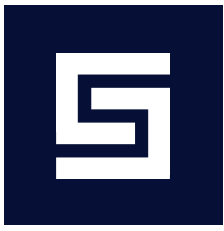
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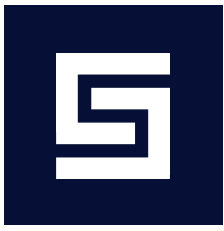


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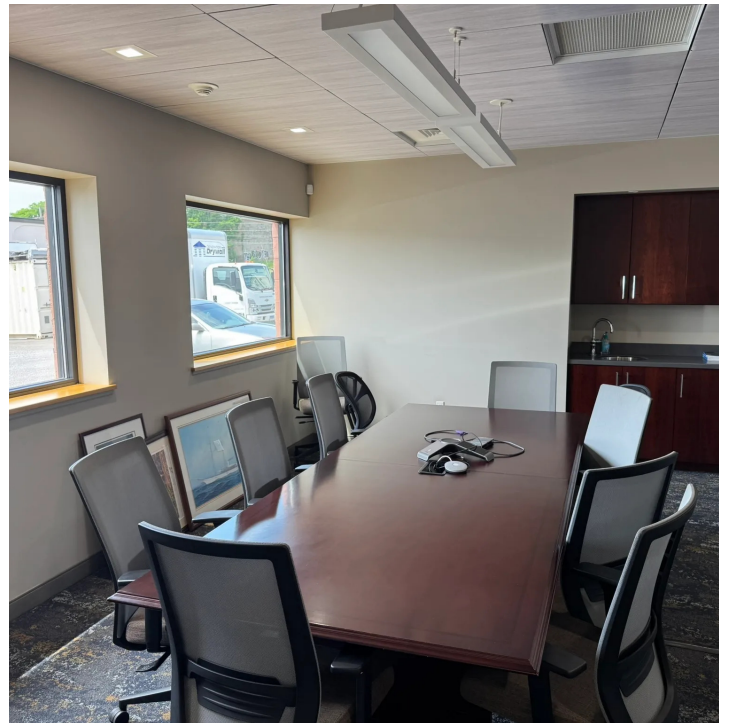
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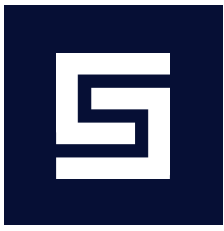


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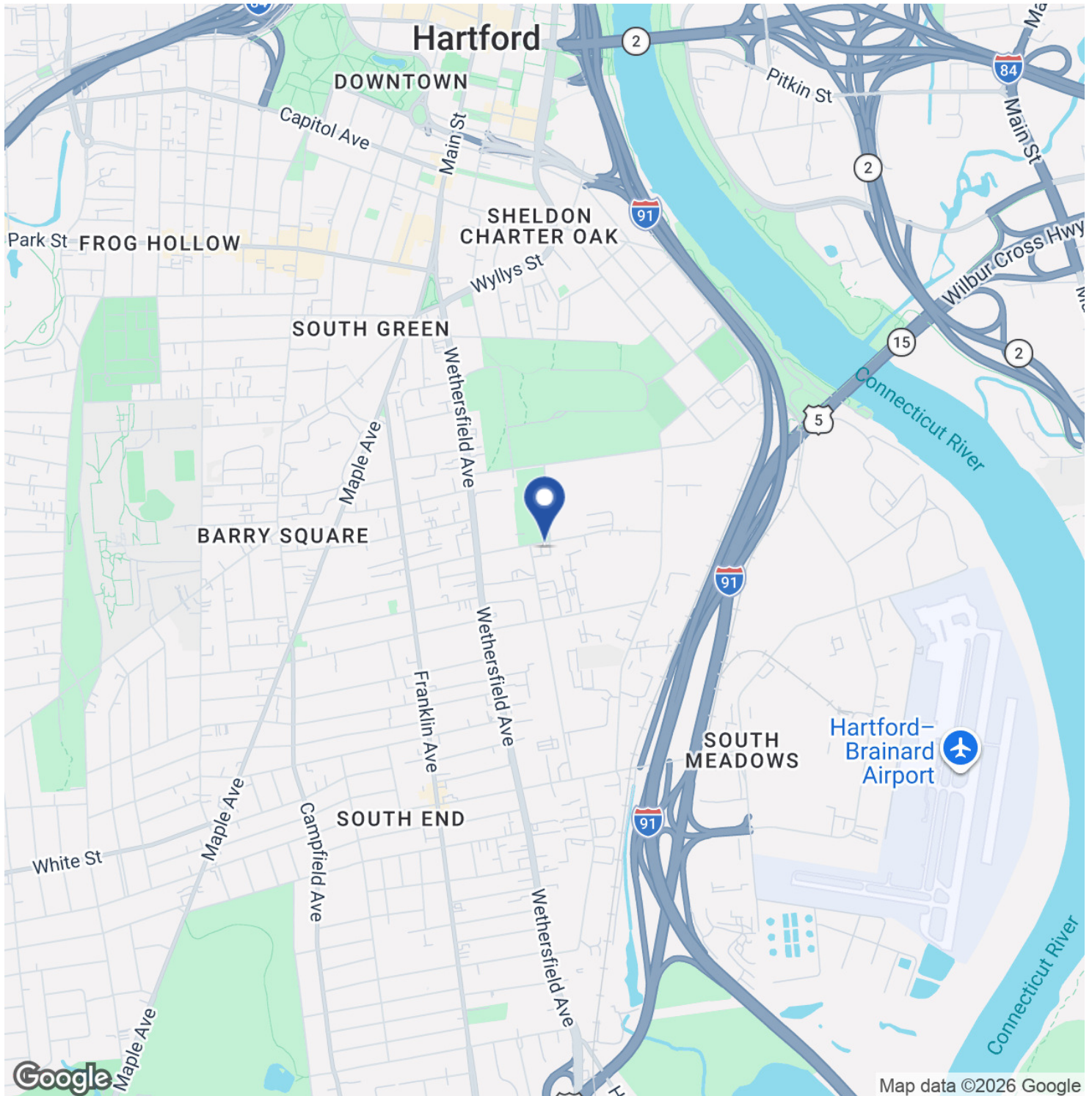
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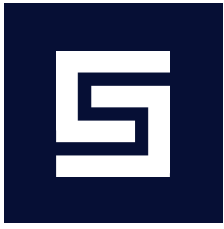
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