

FOR SALE

14,994 SF INDUSTRIAL BUILDING

4 RIGHT LANE | FARMINGTON, CT 06032



PROPERTY DESCRIPTION

Sentry Commercial is pleased to present 4 Right Lane, Farmington CT for sale. Located in the Farmington Industrial Park, this 14,994 square foot facility on 6.39 acres offers one platform dock, heavy power and 100% air conditioning.

PROPERTY HIGHLIGHTS

- 14,994 SF manufacturing facility on 6.39 acres
- One platform dock with two positions
- Heavy power
- Fully air conditioned
- 79 parking spaces
- Two driveway entrances

OFFERING SUMMARY

Sale Price:	\$1,320,000
Lot Size:	6.39 Acres
Building Size:	14,994 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	99	402	1,533
Total Population	169	755	3,299
Average HH Income	\$80,045	\$91,992	\$113,672

CHRISTOPHER DUCLOS

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NICO PAWLOS

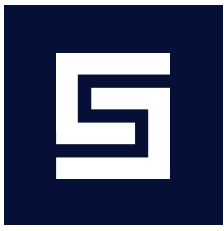
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\$1,320,000

BUILDING SPECIFICATIONS

Building Size	14,994 SF
Office Space	2,525 SF
Warehouse	12,469 SF
Ceiling Height	12'
Platform Dock	2 positions
Column Spacing	22' x 34.5'
Year Built	1967



MECHANICAL/UTILITIES

Power Service 1	1,600 amp, 120/208 volt
Power Service 2	800 amp, 208/120 volt
Heat	Gas
Air Conditioning	100%
Lighting Industrial/Office	LED/Fluorescent
Water/Sewer Company	City
Electric Company	Eversource

LAND

Lot Size	6.39 Acres
Parking Spaces	79
Zoning	CR

TAXES

Tax PSF	\$1.42 SF
Taxes	\$21,343.00
Assessed Value	\$780,080.00
Year Assessed	2025
Mill Rate	27.36



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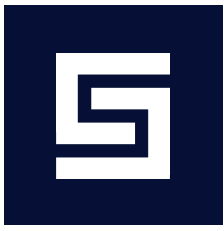
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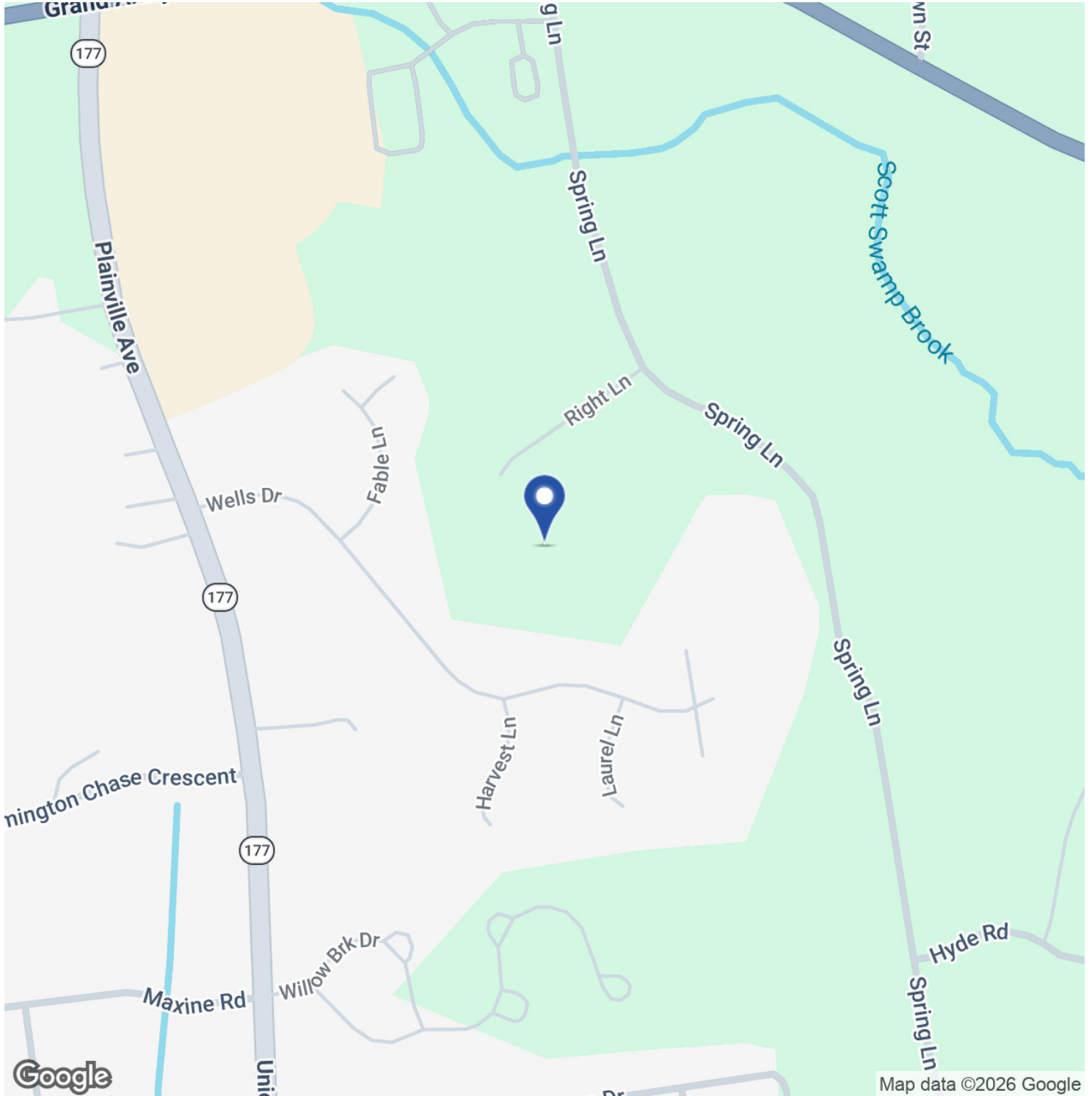
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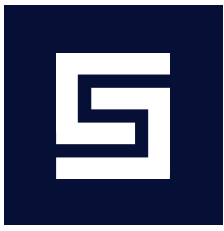
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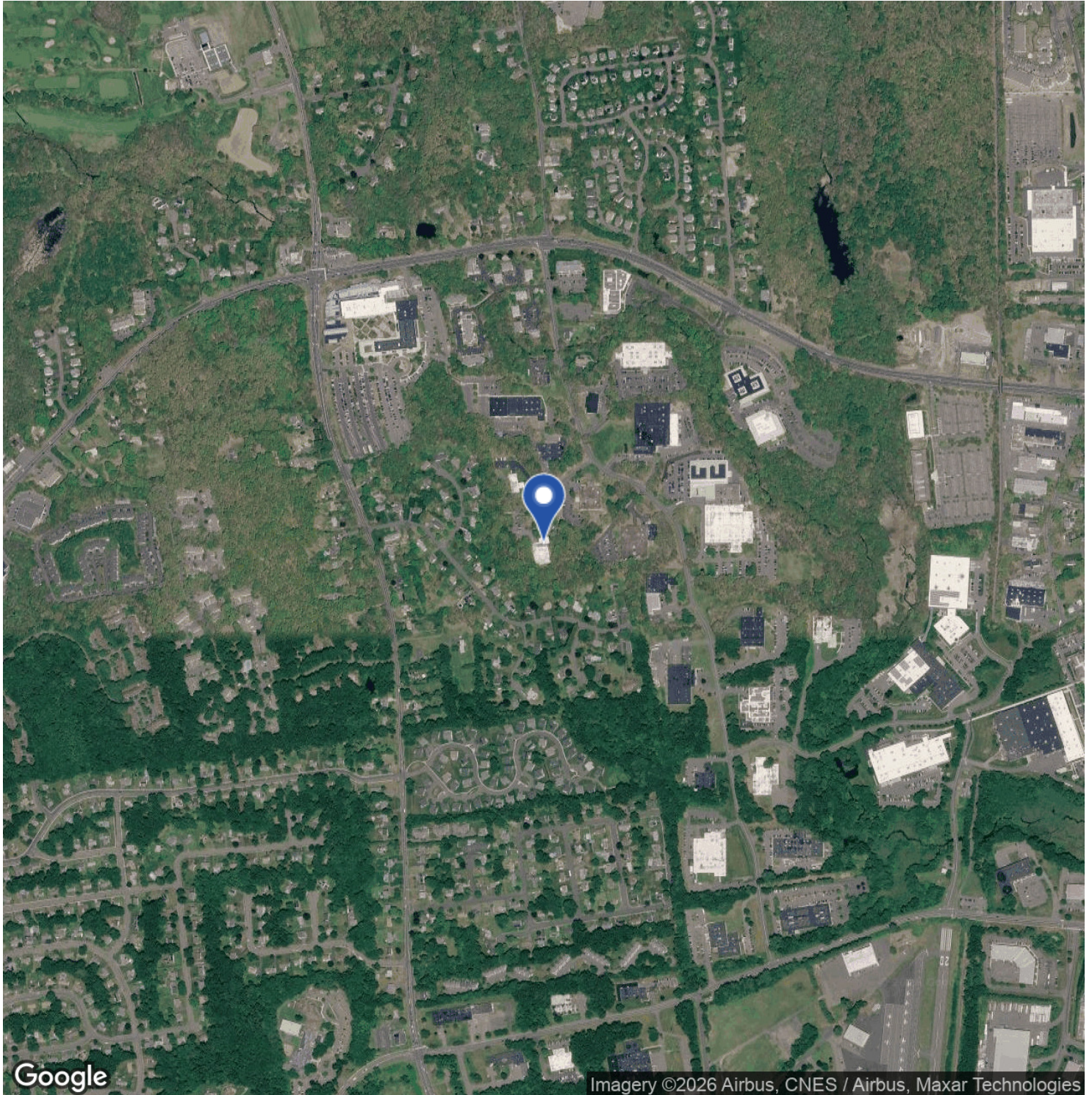
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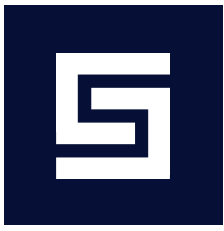
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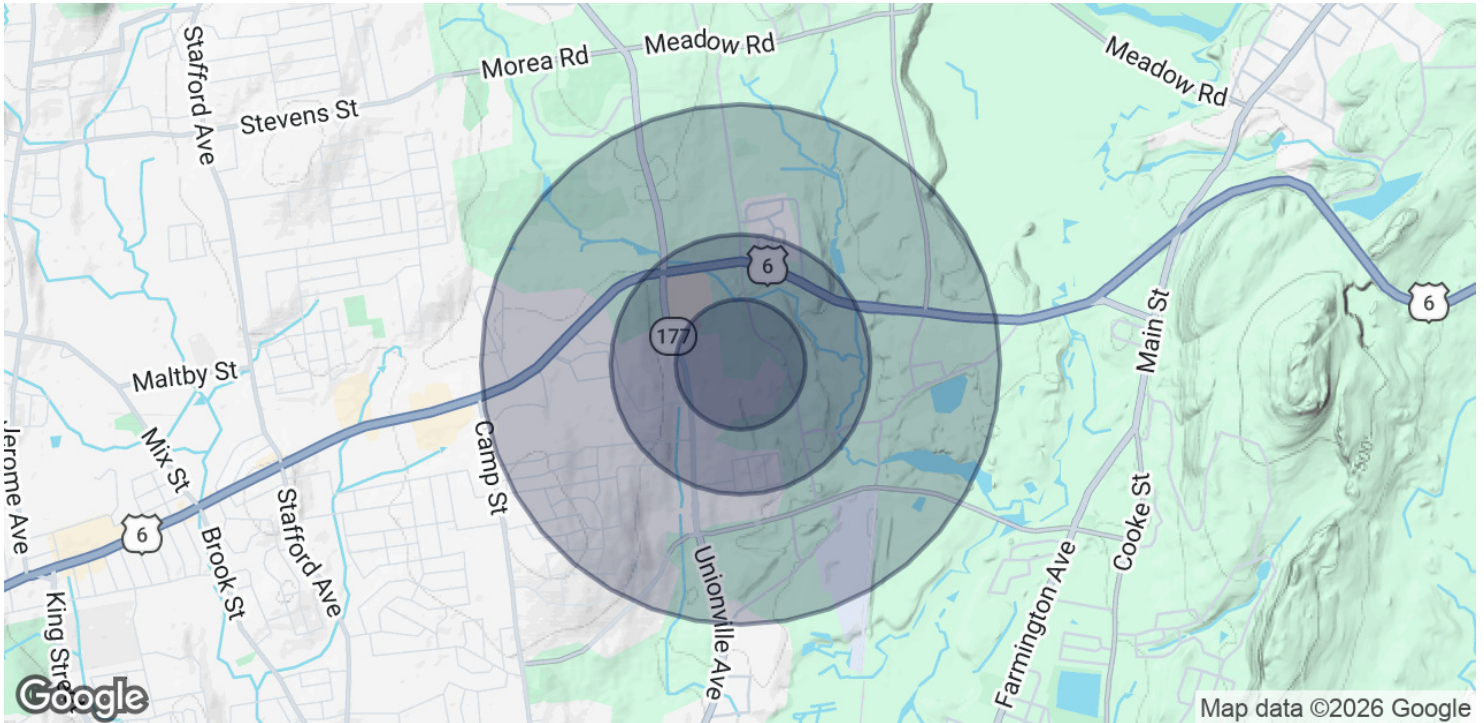
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	169	755	3,299
Average Age	60.9	55.0	48.5
Average Age (Male)	60.5	55.5	50.3
Average Age (Female)	64.3	57.8	49.7

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	99	402	1,533
# of Persons per HH	1.7	1.9	2.2
Average HH Income	\$80,045	\$91,992	\$113,672
Average House Value	\$305,130	\$316,510	\$343,946

2023 American Community Survey (ACS)

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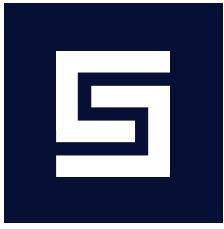
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