

FOR SALE

32,584 SF BUILDING

240 SPRING STREET | SOUTHTON, CT 06489



PROPERTY DESCRIPTION

Sentry Commercial is pleased to present 240 Spring Street, Southington CT for sale. The 32,584 SF building was originally a manufacturing facility, and has since been transformed into a top-tier entertainment venue featuring a state-of-the-art bowling alley, full-service restaurant, and expansive gaming area. With a 1,000-person capacity, soaring ceilings, and meticulously maintained, high-caliber finishes throughout, the property is ready for continued entertainment use or conversion back to industrial operations. It includes two functional drive-in doors, plus nine interior docks that can be restored. This rare opportunity offers unmatched versatility for both hospitality and industrial buyers.

PROPERTY HIGHLIGHTS

- Turnkey Entertainment Venue - fully equipped with bowling, gaming, and a full-service restaurant
- High ceilings & premium finishes
- Flexible Industrial Conversion - features two existing drive-in doors and nine interior docks that can be reactivated
- Easy access to I-84 and I-691, connecting to major Northeast

OFFERING SUMMARY

Reduced Sale Price:	\$3,950,000
Lot Size:	2.29 Acres
Building Size:	32,584 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	18	123	1,131
Total Population	31	232	2,486
Average HH Income	\$96,446	\$109,165	\$128,796

CHRISTOPHER DUCLOS

860.922.6481

chrisduclos@sentrycommercial.com

NICO PAWLOS

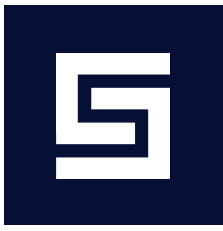
860.385.0596

pawlos@sentrycommercial.com



SENTRY COMMERCIAL BROKER ADVISORY LLC | HARTFORD, CT 06103 | [SENTRYCOMMERCIAL.COM](https://sentrycommercial.com)

All information furnished regarding property sale, rental or financing is gathered from multiple sources, but no warranty or representation is made as to the accuracy thereof and same is subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.



FOR SALE

32,584 SF BUILDING

240 SPRING STREET | SOUTHTON, CT 06489



Reduced Sale Price: \$3,950,000

BUILDING SPECIFICATIONS

Building Size	32,584 SF
Office Space	3,328 SF
Ceiling Height	35'
Drives	2
Docks	Potential for 9 interior docks to be reinstalled
Roof	Flat - tar & gravel
Column Spacing	22' x 50'
Year Built	1972
Year Last Renovated	2018

MECHANICAL/UTILITIES

Power	800A, 480V, 3 Phase
Heat	Gas
Air Conditioning	Throughout
Lighting	LED
Sprinklers	Dry
Water/Sewer Company	Municipal
Electric Company	Eversource

LAND

Lot Size	2.29 Acres
Zoning	I-1

TAXES

Tax PSF	\$1.09 SF
Taxes	\$35,552.98
Assessed Value	\$1,130,820.00
Year Assessed	2020
Mill Rate	31.44

CHRISTOPHER DUCLOS

860.922.6481

chrisduclos@sentrycommercial.com

NICO PAWLOS

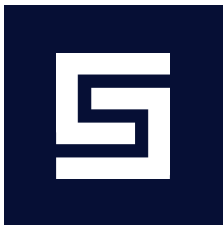
860.385.0596

pawlos@sentrycommercial.com



SENTRY COMMERCIAL BROKER ADVISORY LLC | HARTFORD, CT 06103 | SENTRYCOMMERCIAL.COM

All information furnished regarding property sale, rental or financing is gathered from multiple sources, but no warranty or representation is made as to the accuracy thereof and same is subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.



FOR SALE

32,584 SF BUILDING

240 SPRING STREET | SOUTHTON, CT 06489



CHRISTOPHER DUCLOS

860.922.6481

chrisduclos@sentrycommercial.com

NICO PAWLOS

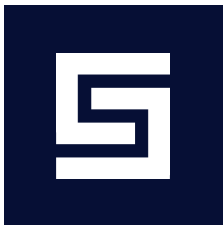
860.385.0596

pawlos@sentrycommercial.com



SENTRY COMMERCIAL BROKER ADVISORY LLC | HARTFORD, CT 06103 | [SENTRYCOMMERCIAL.COM](https://www.sentrycommercial.com)

All information furnished regarding property sale, rental or financing is gathered from multiple sources, but no warranty or representation is made as to the accuracy thereof and same is subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.



FOR SALE

32,584 SF BUILDING

240 SPRING STREET | SOUTHTON, CT 06489



CHRISTOPHER DUCLOS

860.922.6481

chrisduclos@sentrycommercial.com

NICO PAWLOS

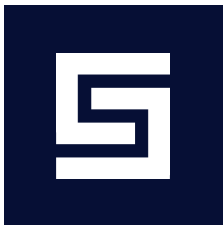
860.385.0596

pawlos@sentrycommercial.com



SENTRY COMMERCIAL BROKER ADVISORY LLC | HARTFORD, CT 06103 | [SENTRYCOMMERCIAL.COM](https://www.sentrycommercial.com)

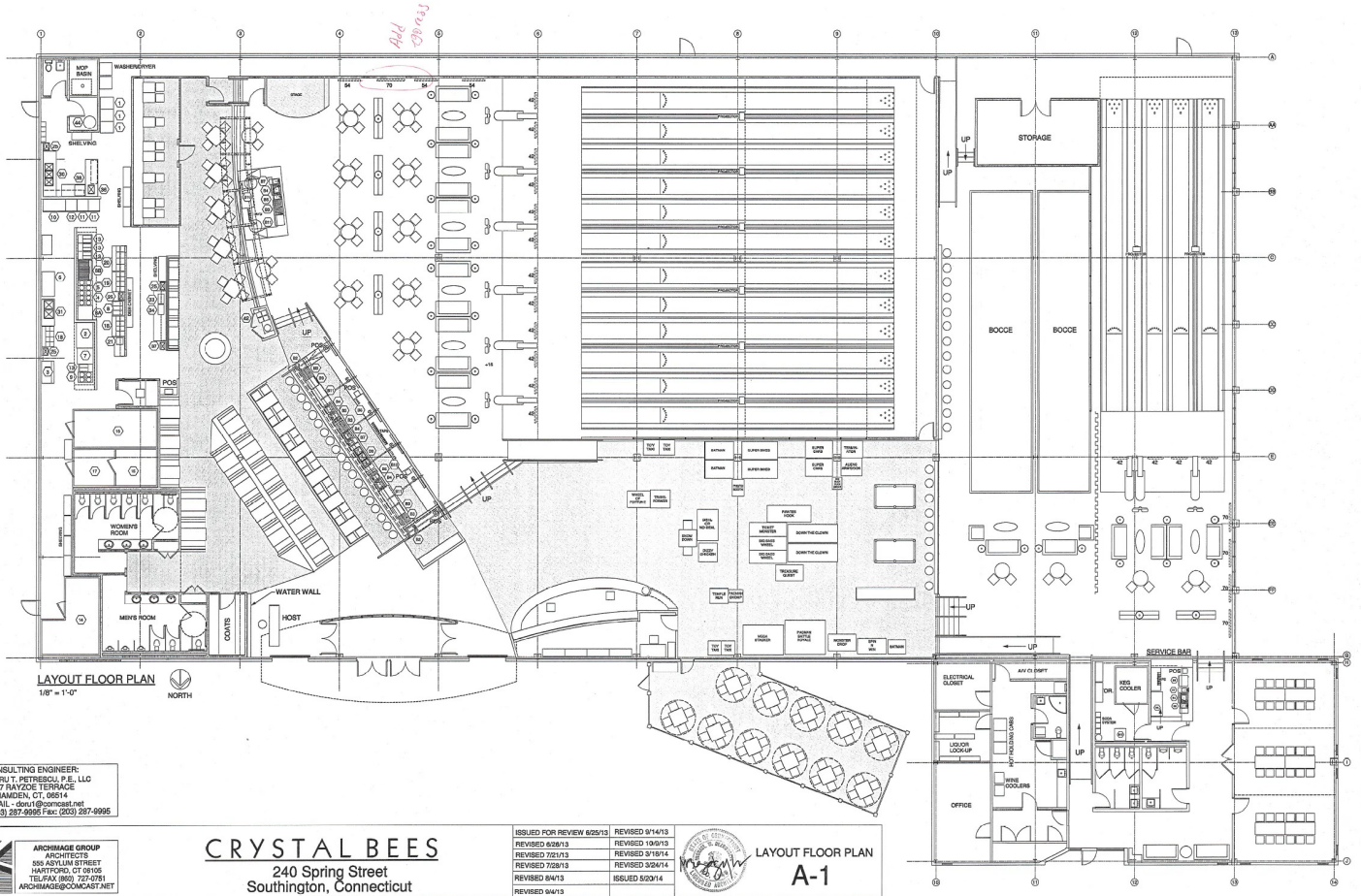
All information furnished regarding property sale, rental or financing is gathered from multiple sources, but no warranty or representation is made as to the accuracy thereof and same is subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.



FOR SALE

32,584 SF BUILDING

240 SPRING STREET | SOUTHTON, CT 06489



CHRISTOPHER DUCLOS

860.922.6481

chrisduclos@sentrycommercial.com

NICO PAWLOS

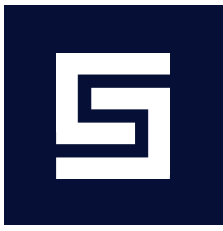
860.385.0596

pawlos@sentrycommercial.com



SENTRY COMMERCIAL BROKER ADVISORY LLC | HARTFORD, CT 06103 | SENTRYCOMMERCIAL.COM

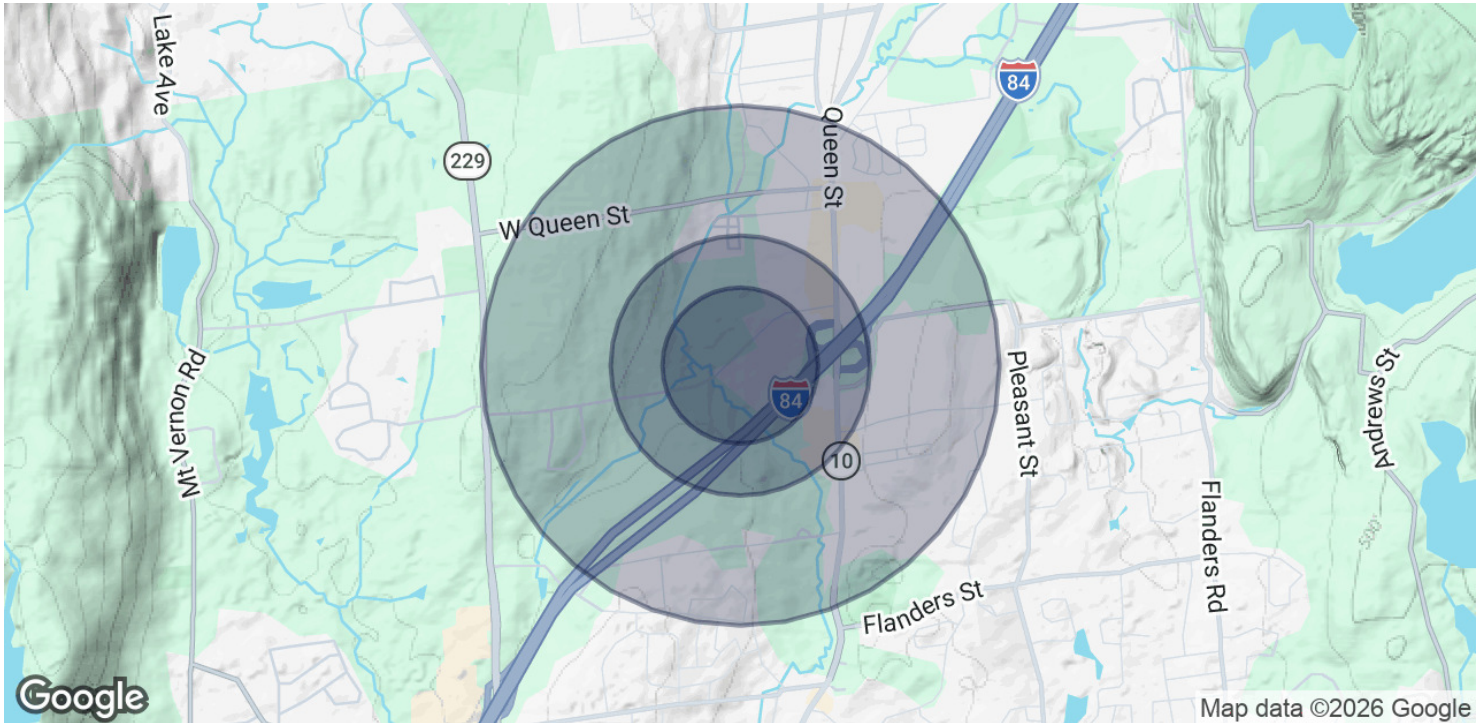
All information furnished regarding property sale, rental or financing is gathered from multiple sources, but no warranty or representation is made as to the accuracy thereof and same is subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.



FOR SALE

32,584 SF BUILDING

240 SPRING STREET | SOUTHTON, CT 06489



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	31	232	2,486
Average Age	60	56	48
Average Age (Male)	58	53	46
Average Age (Female)	63	57	50

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	18	123	1,131
# of Persons per HH	1.7	1.9	2.2
Average HH Income	\$96,446	\$109,165	\$128,796
Average House Value	\$355,135	\$401,544	\$444,983

2020 American Community Survey (ACS)

CHRISTOPHER DUCLOS

860.922.6481

chrisduclos@sentrycommercial.com

NICO PAWLOS

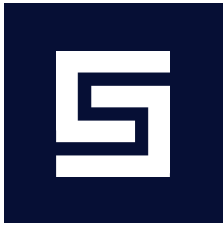
860.385.0596

pawlos@sentrycommercial.com



SENTRY COMMERCIAL BROKER ADVISORY LLC | HARTFORD, CT 06103 | [SENTRYCOMMERCIAL.COM](https://www.sentrycommercial.com)

All information furnished regarding property sale, rental or financing is gathered from multiple sources, but no warranty or representation is made as to the accuracy thereof and same is subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.



FOR SALE

32,584 SF BUILDING

240 SPRING STREET | SOUTHTON, CT 06489



CHRISTOPHER DUCLOS

Industrial Specialist

Cell: 860.922.6481

chrisduclos@sentrycommercial.com



NICO PAWLOS

Industrial Specialist

Cell: 860.385.0596

pawlos@sentrycommercial.com

CHRISTOPHER DUCLOS

860.922.6481

chrisduclos@sentrycommercial.com

NICO PAWLOS

860.385.0596

pawlos@sentrycommercial.com



SENTRY COMMERCIAL BROKER ADVISORY LLC | HARTFORD, CT 06103 | [SENTRYCOMMERCIAL.COM](https://www.sentrycommercial.com)

All information furnished regarding property sale, rental or financing is gathered from multiple sources, but no warranty or representation is made as to the accuracy thereof and same is subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.