



Windsor Locks Mixed Use Commercial Building

6 INDUSTRIAL RD

Windsor Locks, CT 06096

Presented By:

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WINDSOR LOCKS MIXED USE COMMERCIAL BUILDING

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Executive Summary



OFFERING SUMMARY

Sale Price:	\$2,800,000
Building Size:	80,000 SF
Lot Size:	5.42 Acres
Price / SF:	\$35.00
Zoning:	I-1

PROPERTY OVERVIEW

6 Industrial Road is an 80,000-square-foot mixed-use commercial building offering a flexible combination of traditional industrial warehouse, professional office, and wellness spaces. The building includes roughly 18,000 square feet of mezzanine and 62,000 square feet of floor space. The multi-tenant property features ample on-site parking and can accommodate a wide variety of commercial, service, recreational, and industrial users. Its diverse layout provides businesses with the flexibility to establish office operations, provide client-facing services, or utilize functional warehouse and distribution space within one well-located property. Conveniently located minutes from Bradley International Airport with easy access to Routes 20 and 75, Interstate 91, and the greater Hartford–Springfield corridor.

PROPERTY HIGHLIGHTS

80,000 SF MULTI-TENANT MIXED-USE COMMERCIAL BUILDING

OFFICE, WELLNESS, AND INDUSTRIAL WAREHOUSE SPACE

AMPLE ON-SITE PARKING AND FLEXIBLE USE POTENTIAL

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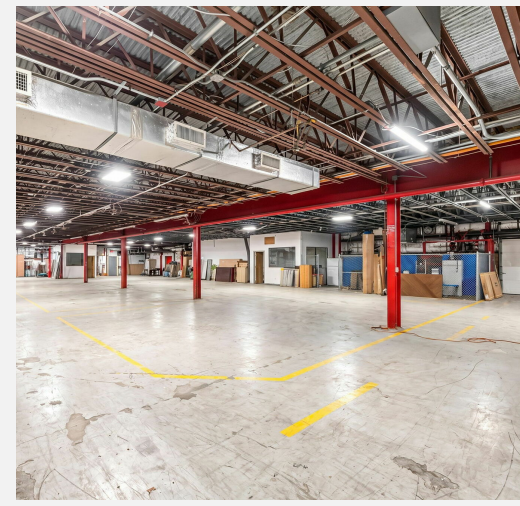
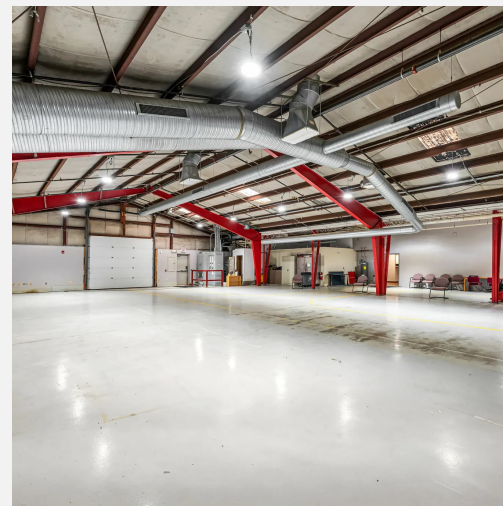
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Additional Photos



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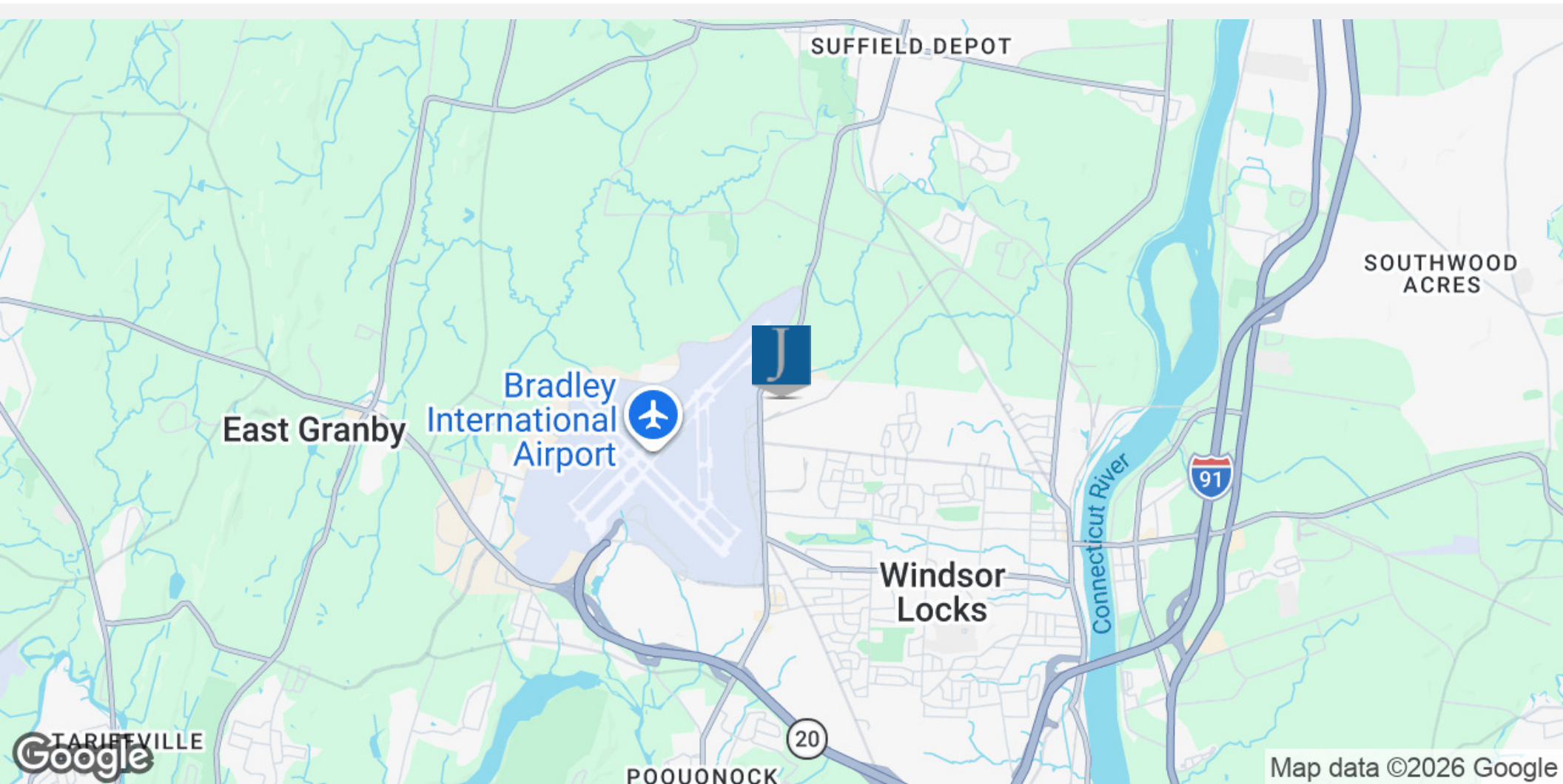
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Location Map



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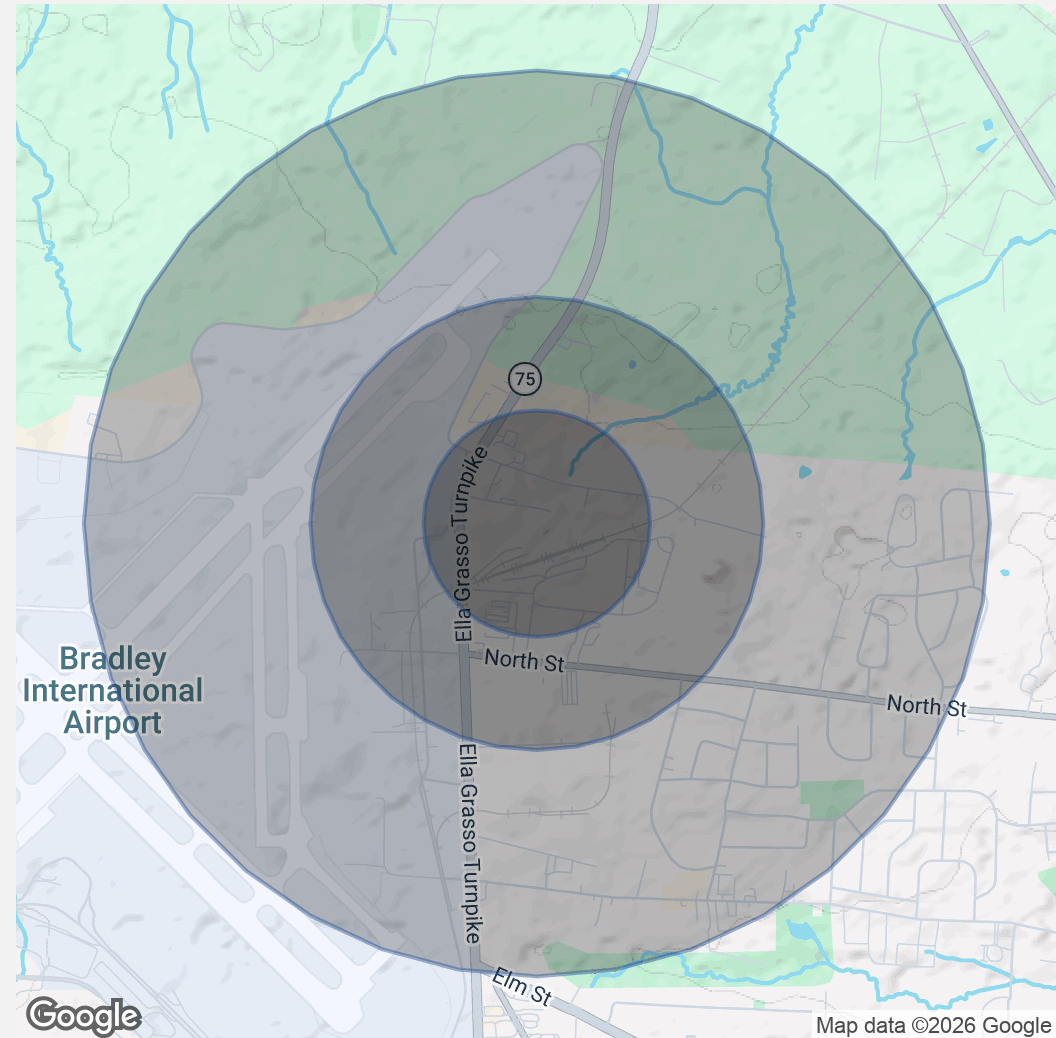
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Demographics Map & Report

POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	334	847	2,471
Average Age	42.2	43.1	44.7
Average Age (Male)	42.8	43.9	45.7
Average Age (Female)	41.4	41.2	41.4

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	129	316	910
# of Persons per HH	2.6	2.7	2.7
Average HH Income	\$122,732	\$122,345	\$118,772
Average House Value	\$286,836	\$282,369	\$274,469

2023 American Community Survey (ACS)



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