

FOR LEASE

AIRPORT BUSINESS CENTER

29 KRIPES ROAD | EAST GRANBY, CT 06026



PROPERTY DESCRIPTION

Sentry Commercial is pleased to present 4,030 square feet for lease at 29 Kripes Road, East Granby CT. This high image industrial/flex space offers one drive, one dock and 1,367 square feet of office space, making it suitable for a variety of different uses including light manufacturing and service industries.

PROPERTY HIGHLIGHTS

- 4,030 SF industrial/flex space
- One drive and one dock
- 100% air conditioned
- 20' clear
- Close proximity to Bradley International Airport
- Nice image facility located directly off Route 20

OFFERING SUMMARY

Lease Rate:	\$9.25 NNN
Available SF:	4,030 SF
Lot Size:	8.42 Acres
Building Size:	48,480 SF

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	354	14,407	83,582
Total Population	904	36,074	218,525
Average HH Income	\$102,299	\$98,460	\$91,343

CHRISTOPHER DUCLOS

860.922.6481

chrisduclos@sentrycommercial.com

STEPHANIE ROMANO SHAW, CCIM

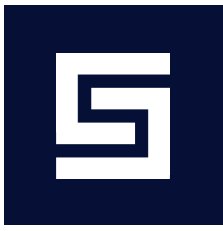
860.810.4392

romano@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 LEASE

AIRPORT BUSINESS CENTER

29 KRIPES ROAD | EAST GRANBY, CT 06026



\$9.25 NNN

BUILDING SPECIFICATIONS

Building Size	48,480 SF
Available Space	4,030 SF
Office	1,367 SF
Warehouse	2,663 SF
Ceiling Height	20'
Docks	1 @ 8' x 8'
Drives	1 @ 10' x 14'
Roof	Standing seam
Column Spacing	24' x 46.5'
Year Built	1987

MECHANICAL/UTILITIES

Power	200A, 208/120V, 3 phase
Heat	Gas
Air Conditioning	Office
Lighting	Fluorescent
Water/Sewer Company	City
Electric Company	Eversource

LAND

Lot Size	8.42 Acres
Rail	No
Zoning	Industrial

CHRISTOPHER DUCLOS

860.922.6481

chrisduclos@sentrycommercial.com

STEPHANIE ROMANO SHAW, CCIM

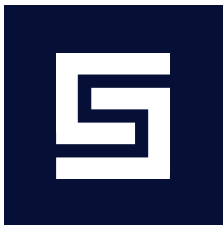
860.810.4392

romano@sentrycommercial.com



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

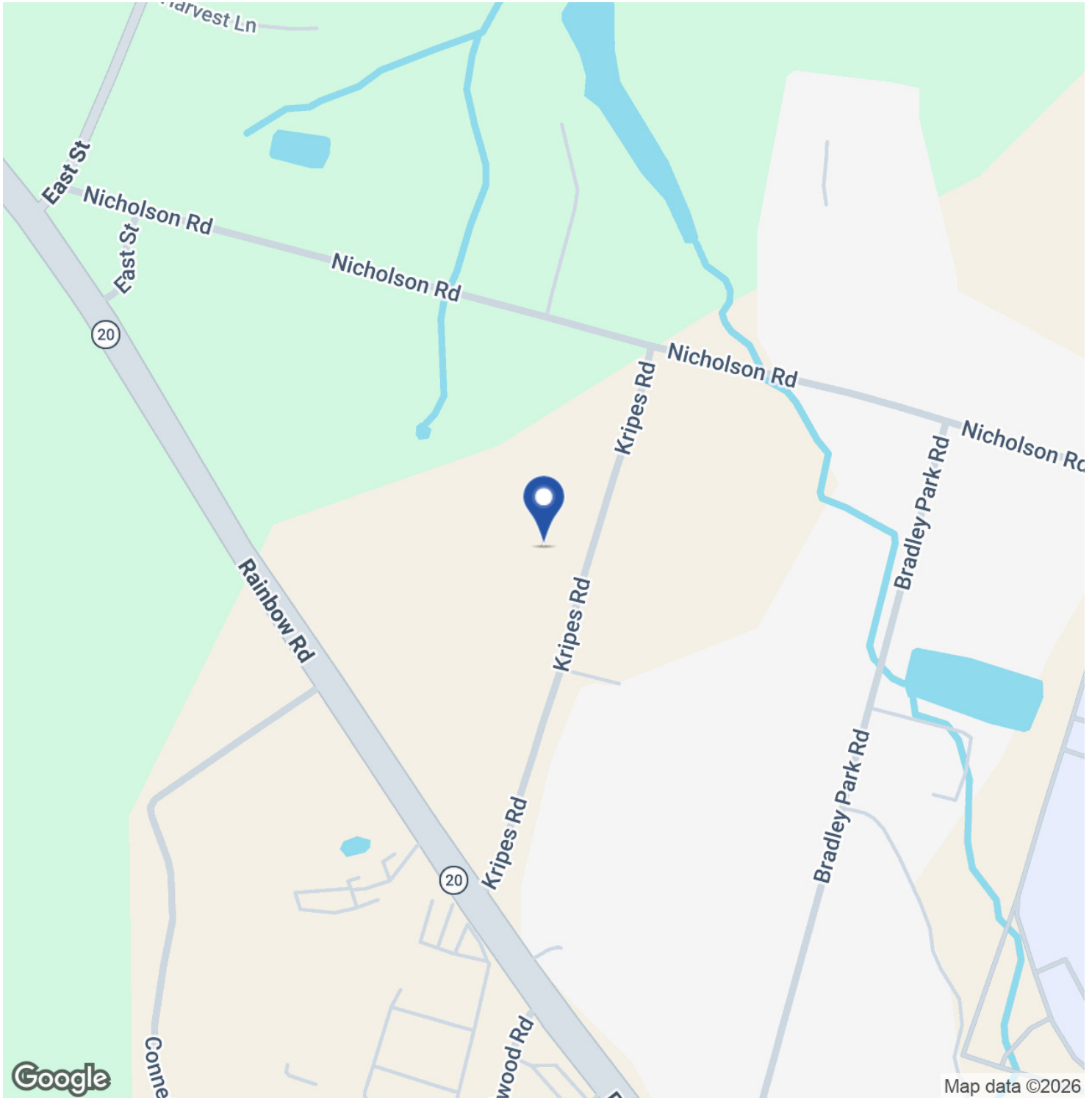
All information furnished regarding property sale, rental or financing is gathered from multiple sources, but no warranty or representation is made as to the accuracy thereof and same is subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing or withdrawal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



FOR LEASE

AIRPORT BUSINESS CENTER

29 KRIPES ROAD | EAST GRANBY, CT 06026



CHRISTOPHER DUCLOS

860.922.6481

chrisduclos@sentrycommercial.com

STEPHANIE ROMANO SHAW, CCIM

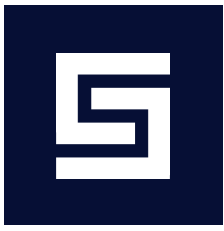
860.810.4392

romano@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 LEASE

AIRPORT BUSINESS CENTER

29 KRIPES ROAD | EAST GRANBY, CT 06026



CHRISTOPHER DUCLOS

860.922.6481

chrisduclos@sentrycommercial.com

STEPHANIE ROMANO SHAW, CCIM

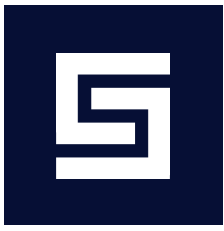
860.810.4392

romano@sentrycommercial.com



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

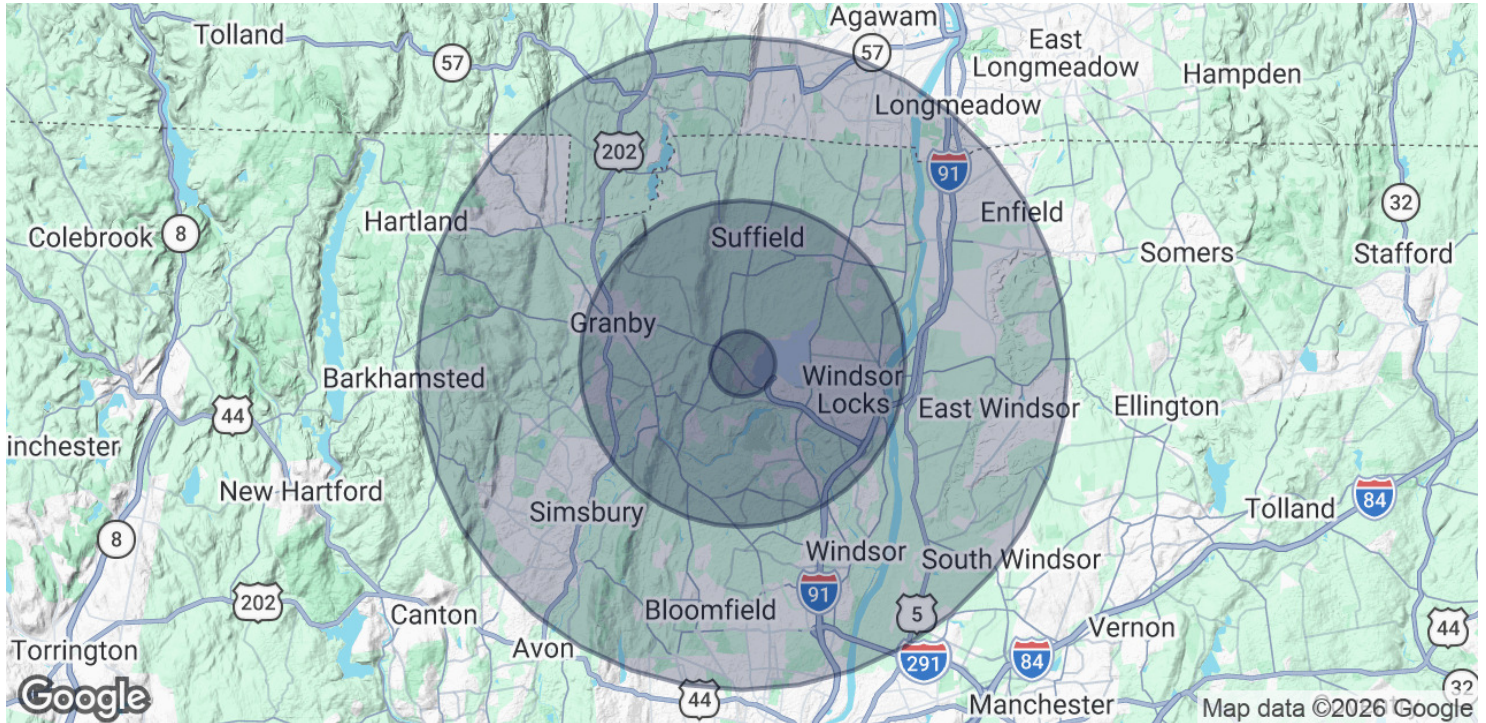
All information furnished regarding property sale, rental or financing is gathered from multiple sources, but no warranty or representation is made as to the accuracy thereof and same is subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing or withdrawal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



FOR LEASE

AIRPORT BUSINESS CENTER

29 KRIPES ROAD | EAST GRANBY, CT 06026



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	904	36,074	218,525
Average Age	43.3	43.5	42.0
Average Age (Male)	43.1	42.8	40.6
Average Age (Female)	43.3	44.3	43.2

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	354	14,407	83,582
# of Persons per HH	2.6	2.5	2.6
Average HH Income	\$102,299	\$98,460	\$91,343
Average House Value	\$296,189	\$288,999	\$297,185

2020 American Community Survey (ACS)

CHRISTOPHER DUCLOS

860.922.6481

chrisduclos@sentrycommercial.com

STEPHANIE ROMANO SHAW, CCIM

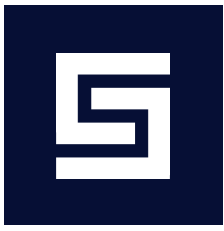
860.810.4392

romano@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 LEASE

AIRPORT BUSINESS CENTER

29 KRIPES ROAD | EAST GRANBY, CT 06026



CHRISTOPHER DUCLOS

Industrial Specialist

Cell: 860.922.6481

chrisduclos@sentrycommercial.com



STEPHANIE ROMANO SHAW, CCIM

Industrial Specialist

Cell: 860.810.4392

romano@sentrycommercial.com

CHRISTOPHER DUCLOS

860.922.6481

chrisduclos@sentrycommercial.com

STEPHANIE ROMANO SHAW, CCIM

860.810.4392

romano@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.