

# FOR LEASE

## 6,700 SQUARE FOOT INDUSTRIAL SPACE

1395 BLUE HILLS AVENUE | BLOOMFIELD, CT 06002



### PROPERTY DESCRIPTION

Sentry Commercial is pleased to present 6,700 SF for sublease at 1395 Blue Hills Avenue, Bloomfield CT.

### PROPERTY HIGHLIGHTS

- Clean industrial space in great condition with existing lab space built in
- Popular industrial and commercial area with great highway access
- One dock and one drive in door
- Functional building with versatile industrial zoning

### OFFERING SUMMARY

|                |            |
|----------------|------------|
| Lease Rate:    | \$7.25 NNN |
| Building Size: | 29,646 SF  |
| Available SF:  | 6,700 SF   |
| Lot Size:      | 2.63 Acres |

| DEMOGRAPHICS      | 0.25 MILES | 0.5 MILES | 1 MILE    |
|-------------------|------------|-----------|-----------|
| Total Households  | 44         | 178       | 773       |
| Total Population  | 101        | 405       | 1,866     |
| Average HH Income | \$111,681  | \$110,940 | \$116,950 |

#### CHRISTOPHER DUCLOS

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#### NICO PAWLOS

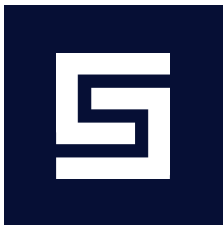
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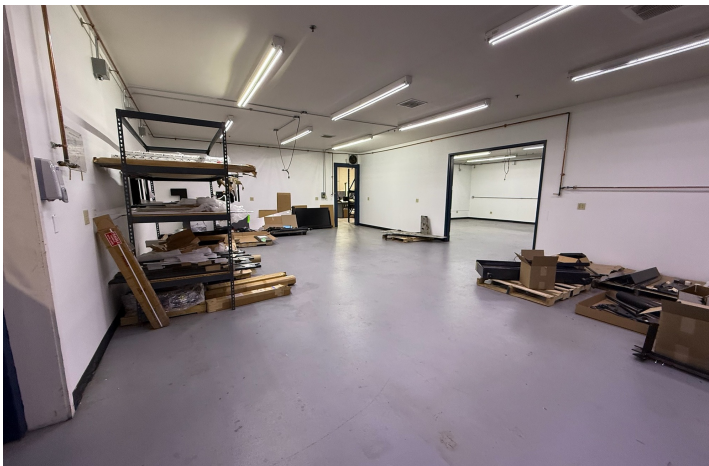
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### \$7.25 NNN

#### BUILDING SPECIFICATIONS

|                     |                                               |
|---------------------|-----------------------------------------------|
| Building Size       | 29,646 SF                                     |
| Office Space        | 12 SF                                         |
| Available Space     | 6,700 SF                                      |
| Clear Height        | 17.5' clear height to beams;<br>20' to joists |
| Docks               | 1 (shared)                                    |
| Drives              | 1 (shared)                                    |
| Column Spacing      | 29' x 42'                                     |
| Year Built          | 1983                                          |
| Year Last Renovated | 1994                                          |

#### MECHANICAL/UTILITIES

|                     |                                     |
|---------------------|-------------------------------------|
| Power               | 1,600 amp, 480/208 volt,<br>3 phase |
| Heat                | Gas                                 |
| Air Conditioning    | Central                             |
| Lighting            | LED                                 |
| Sprinkler           | Wet                                 |
| Water/Sewer Company | Public/Septic                       |
| Electric Company    | Eversource                          |

#### LAND

|          |            |
|----------|------------|
| Lot Size | 2.63 Acres |
| Parking  | 5          |
| Zoning   | I-2        |

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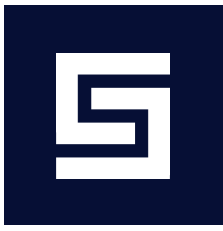
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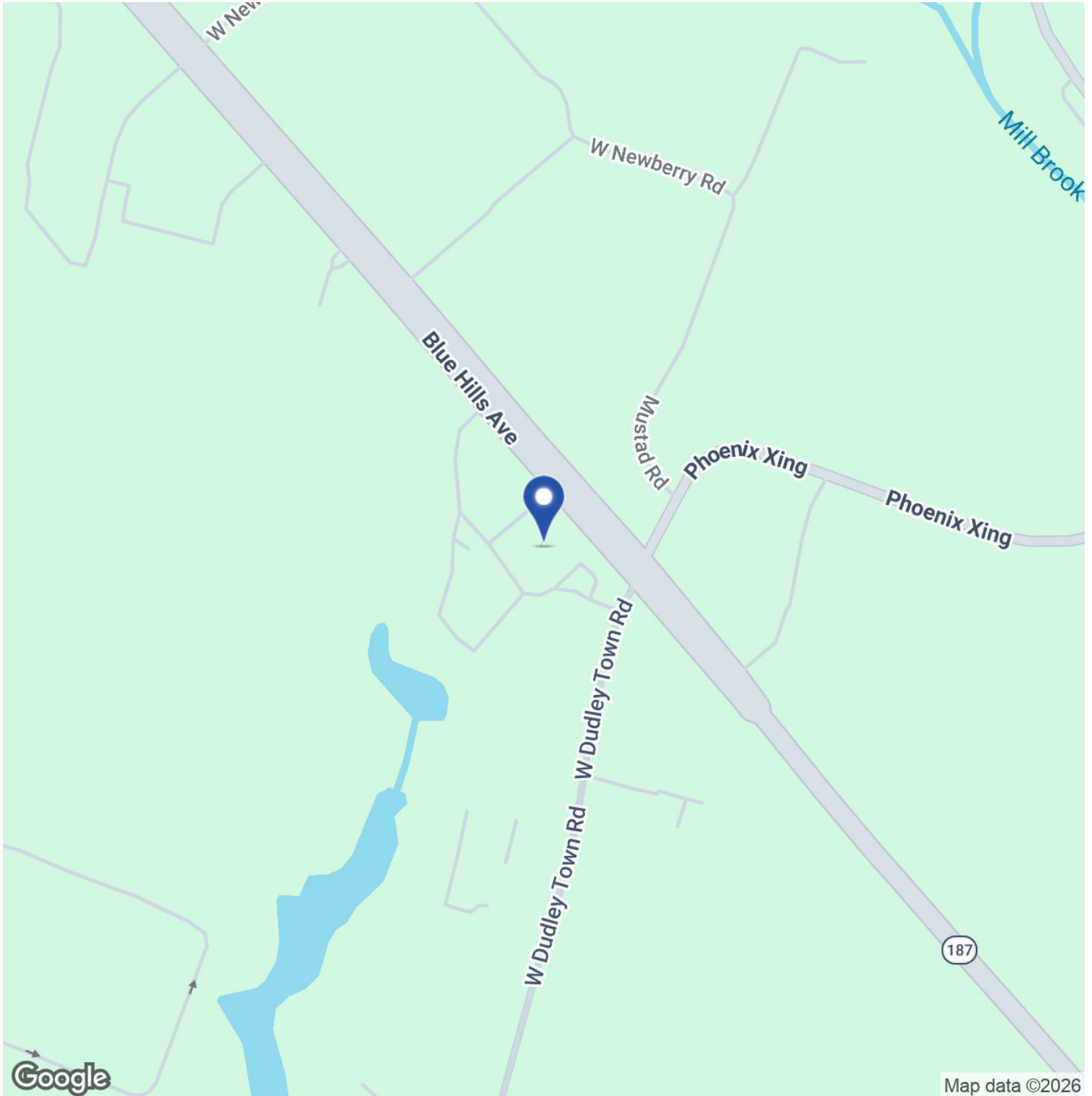
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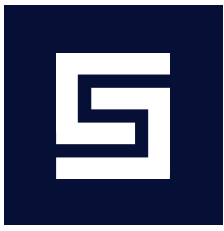
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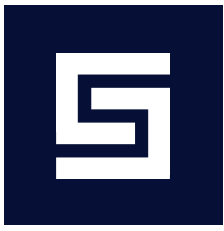
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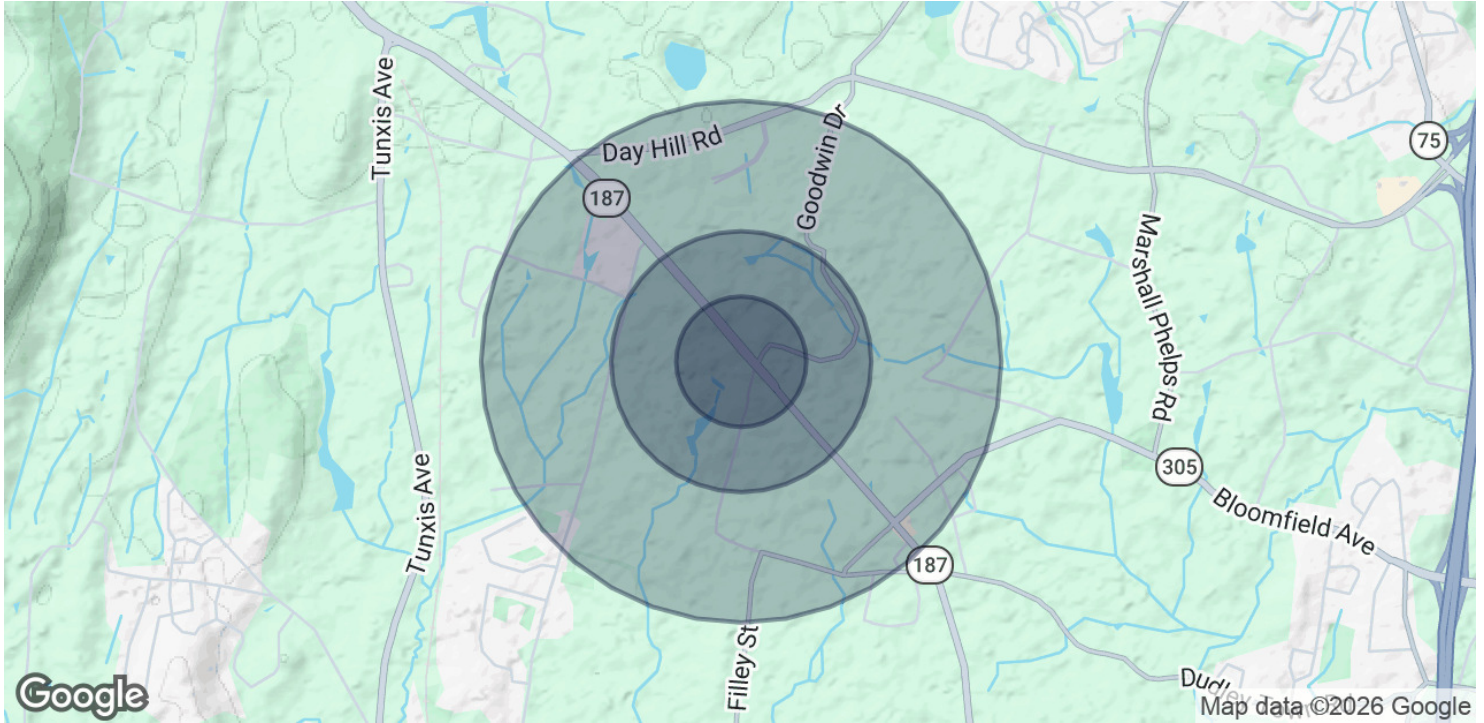
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| POPULATION           | 0.25 MILES | 0.5 MILES | 1 MILE |
|----------------------|------------|-----------|--------|
| Total Population     | 101        | 405       | 1,866  |
| Average Age          | 46.6       | 46.8      | 45.3   |
| Average Age (Male)   | 42.4       | 42.6      | 44.0   |
| Average Age (Female) | 51.4       | 51.5      | 47.8   |

| HOUSEHOLDS & INCOME | 0.25 MILES | 0.5 MILES | 1 MILE    |
|---------------------|------------|-----------|-----------|
| Total Households    | 44         | 178       | 773       |
| # of Persons per HH | 2.3        | 2.3       | 2.4       |
| Average HH Income   | \$111,681  | \$110,940 | \$116,950 |
| Average House Value | \$298,201  | \$299,355 | \$303,030 |

2023 American Community Survey (ACS)

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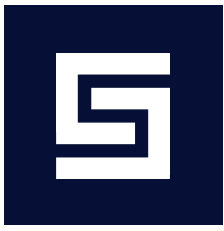
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