

LEASE

399 LEDYARD STREET

Hartford, CT 06114



PROPERTY DESCRIPTION

Newer construction industrial flex units available for lease at 399 Ledyard Street in Hartford, CT. The property offers clean, functional space ideal for a variety of industrial, storage, fleet, service, and business uses. Each unit features a private restroom and drive-in overhead door for efficient loading, vehicle access, and operational flexibility.

Conveniently located just off I-91, the property provides quick access to downtown Hartford and the region's major highways. Flexible one- and two-year lease terms are available, offering an ideal solution for businesses seeking efficient, professionally maintained industrial space.

PROPERTY HIGHLIGHTS

- Newer construction contractor bays for lease
- Flexible space for a variety of business uses
- Private bathroom in each unit
- Overhead drive in doors on each unit

OFFERING SUMMARY

Lease Rate:	\$1,900 per month (Gross)
Number of Units Available:	13
Overhead Doors:	1 Per Unit - 12'x10'
Ceiling Height:	14'
Power:	50amp per unit
Heating:	In-Unit Gas Heaters
Utilities:	City Water/Sewer

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AVAILABLE UNITS

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LEASE INFORMATION

Lease Type:	Gross	Lease Term:	Negotiable
Total Space:	1,046 SF Per Unit	Lease Rate:	\$1,900 per month

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
399 Ledyard Unit 1-N	Available	1,046 SF	Gross	\$1,900 per month
399 Ledyard Unit 2-N	Available	1,046 SF	Gross	\$1,900 per month
399 Ledyard Unit 3-N	Available	1,046 SF	Gross	\$1,900 per month
399 Ledyard Unit 4-N	Available	1,046 SF	Gross	\$1,900 per month
399 Ledyard Unit 5-N	Available	1,046 SF	Gross	\$1,900 per month
399 Ledyard Unit 6-N	Available	1,046 SF	Gross	\$1,900 per month
399 Ledyard Unit 8-N	Available	1,046 SF	Gross	\$1,900 per month
399 Ledyard Unit 9-N	Available	1,046 SF	Gross	\$1,900 per month
399 Ledyard Unit 10-N	Available	1,046 SF	Gross	\$1,900 per month
399 Ledyard Unit 13-N	Available	1,046 SF	Gross	\$1,900 per month
399 Ledyard Unit 2-S	Available	1,046 SF	Gross	\$1,900 per month
399 Ledyard Unit 3-S	Available	1,046 SF	Gross	\$1,900 per month
399 Ledyard Unit 8-S	Available	1,046 SF	Gross	\$1,900 per month

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PHOTOS

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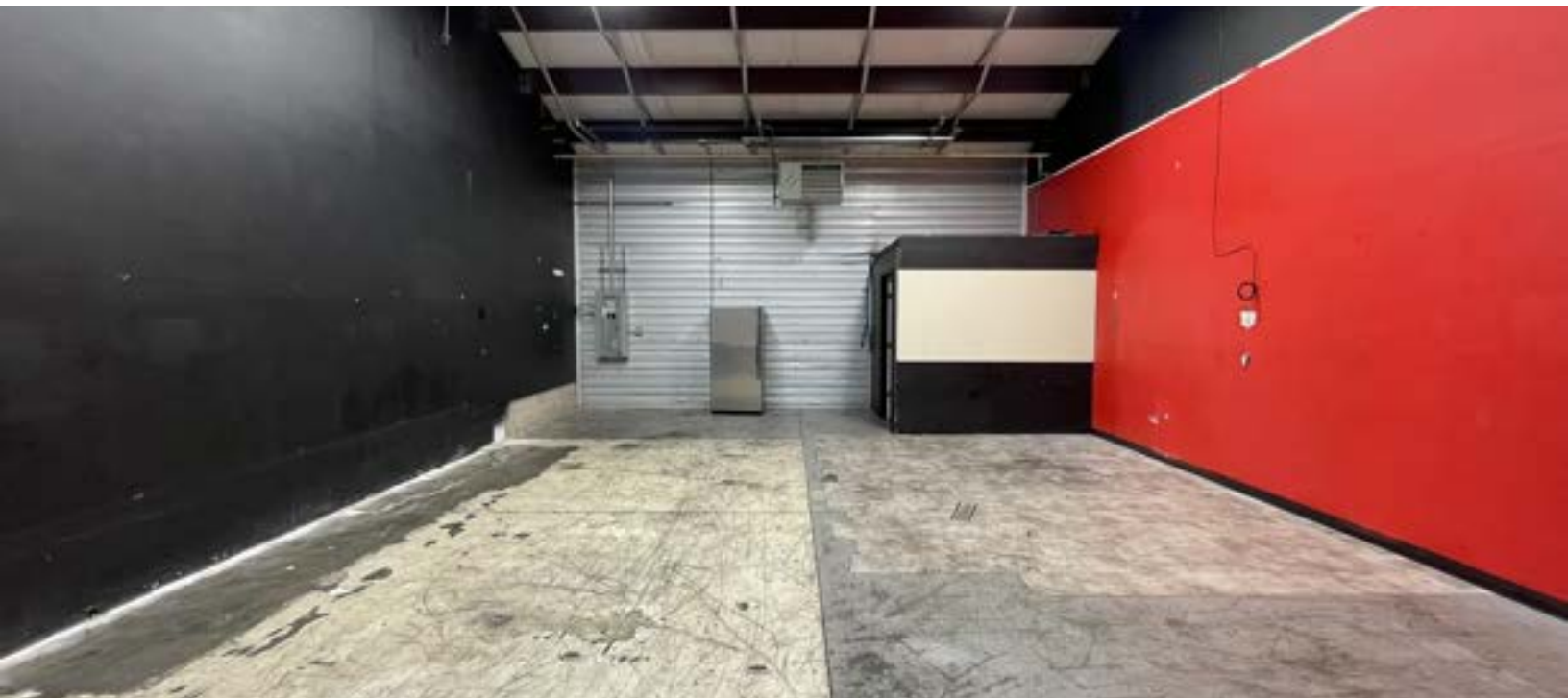
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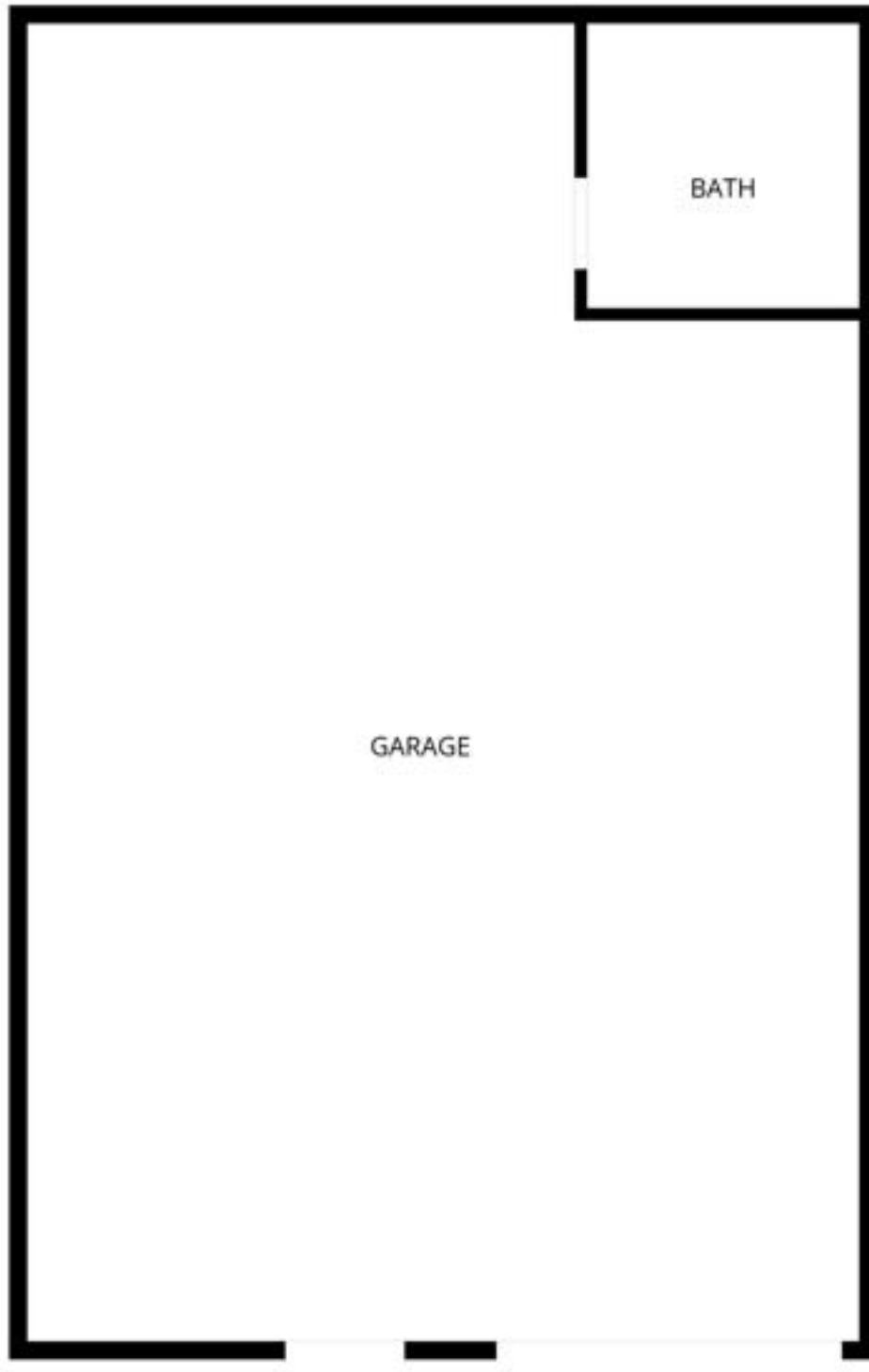
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FLOOR PLAN

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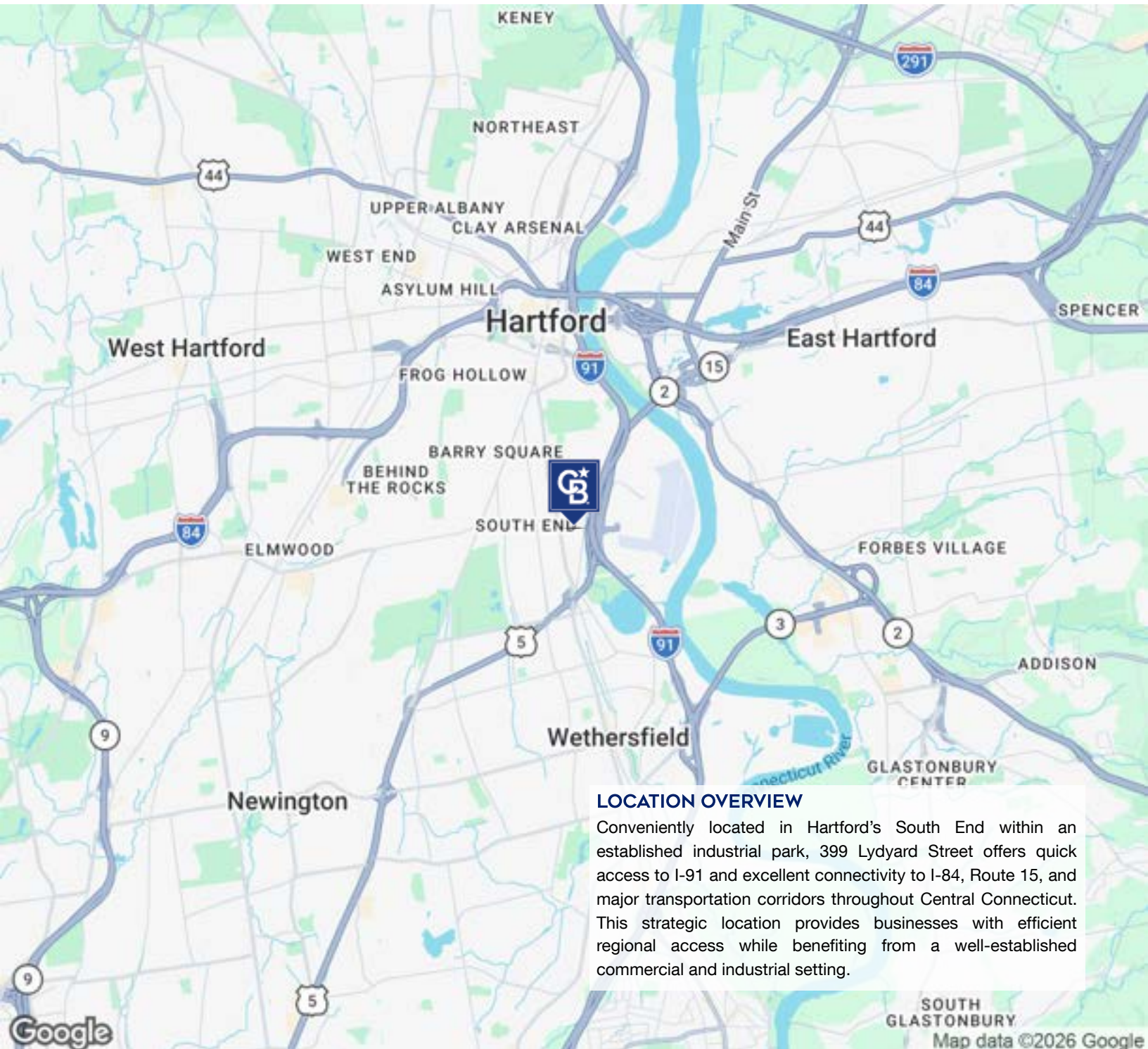
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LOCATION

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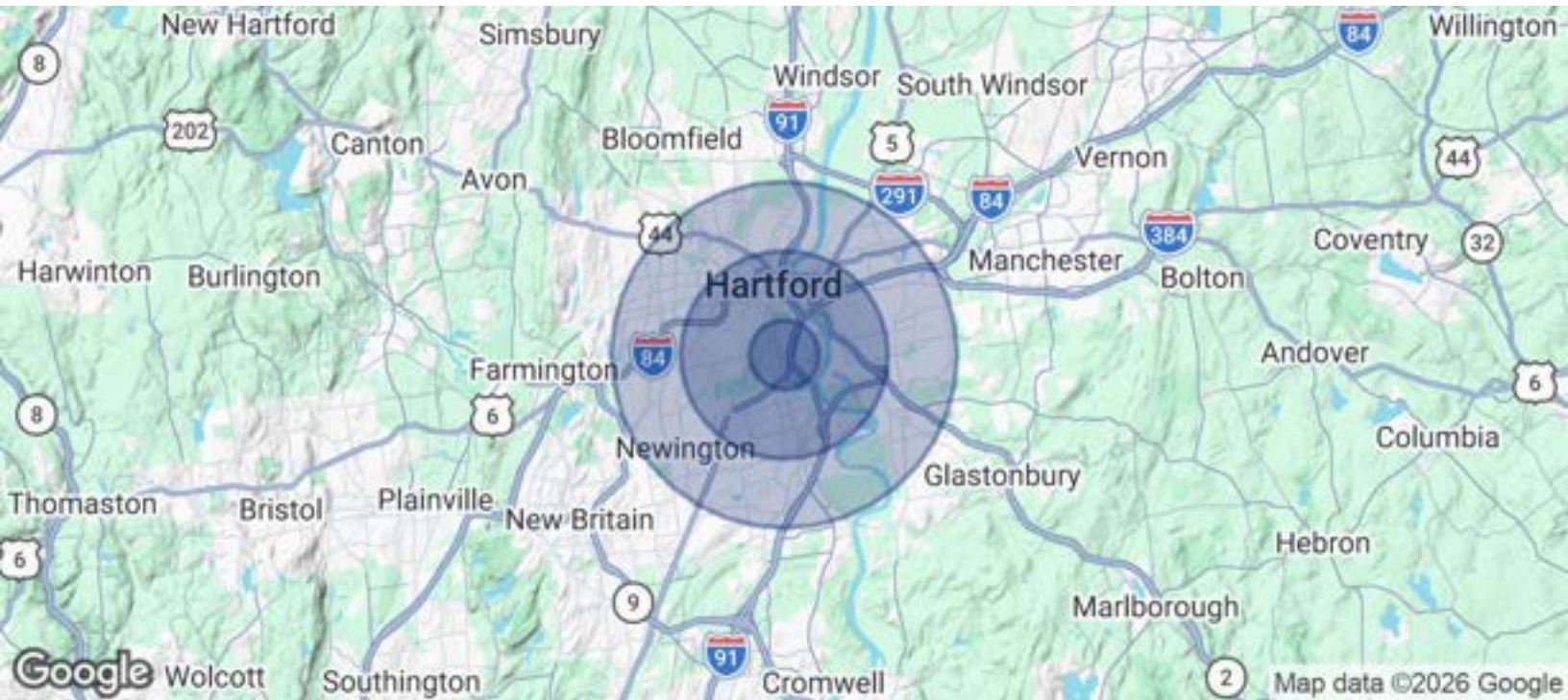
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DEMOGRAPHICS

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	18,368	121,482	272,495
Average Age	36.3	37.4	38.7
Average Age (Male)	31.2	34.5	36.4
Average Age (Female)	38.8	39.4	40.1
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	7,060	52,227	113,621
# of Persons per HH	2.6	2.3	2.4
Average HH Income	\$70,976	\$74,897	\$97,155
Average House Value	\$232,141	\$234,389	\$290,417

2023 American Community Survey (ACS)

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LISTING CONTACT

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