

FOR SALE

SOUTHINGTON INDUSTRIAL PARK

145-175 WEST QUEEN STREET | SOUTHINGTON, CT 06489



PROPERTY DESCRIPTION

Sentry Commercial is pleased to present the future industrial park on Hightech Drive, Southington. This park will offer multiple combinations of lots and built-to-suit options available for lease. Lots can accommodate buildings from 6,000 to 40,000 SF.

PROPERTY HIGHLIGHTS

- Full utilities
- Paved road
- Outside storage available
- Located less than a 1/2 mile from I-84

OFFERING SUMMARY

Sale Price:	\$125,000 / acre
Lot Size:	1.17 - 5.28 Acres

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	1,337	49,682	183,007
Total Population	3,207	121,678	465,255
Average HH Income	\$75,756	\$78,061	\$77,425

CHRISTOPHER DUCLOS

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NICO PAWLOS

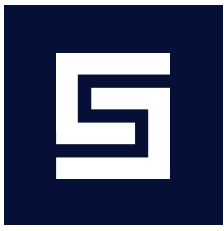
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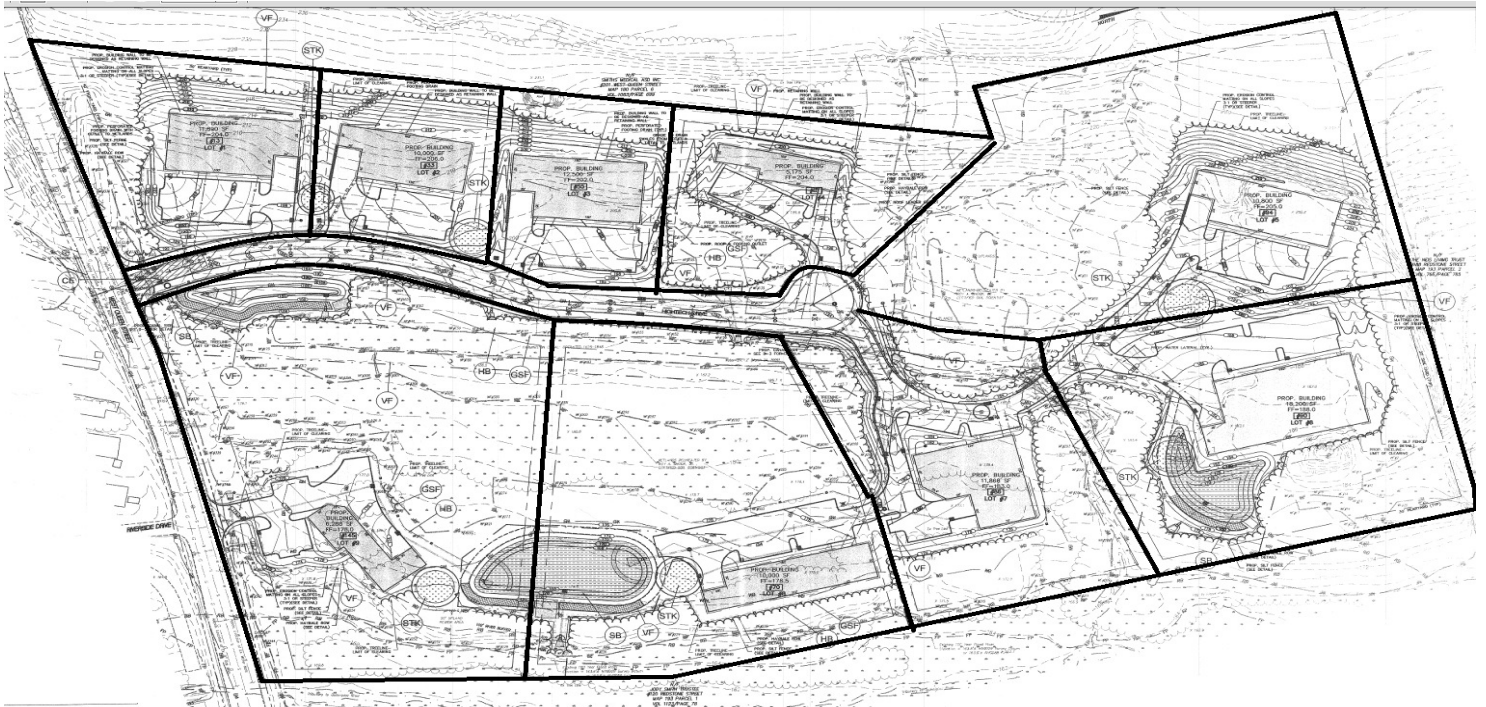
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NUMBER OF LOTS - 9 | TOTAL LOT SIZE - 27.47 ACRES | TOTAL LOT PRICE - \$125,000/ACRE | BEST USE - INDUSTRIAL

LOT	ADDRESS	ZONING	SIZE	EST BLDG SIZE	OPTIONS
1	Hightech Drive	I-1 Industrial	1.81 Acres	11,250 SF	Can be combined with Lots 2, 3 & 4
2	Hightech Drive	I-1 Industrial	1.17 Acres	7,250 SF	Can be combined with Lots 1, 3 & 4
3	Hightech Drive	I-1 Industrial	1.25 Acres	6,000 SF	Can be combined with Lots 1, 2 & 4
4	Hightech Drive	I-1 Industrial	1.67 Acres	5,175 SF	Can be combined with Lots 1, 2 & 3
5	Hightech Drive	I-1 Industrial	4.77 Acres	10,800 SF	Can be combined with Lot 8
6	Hightech Drive	I-1 Industrial	3.47 Acres	18,200 SF	Can be combined with Lot 5
7	Hightech Drive	I-1 Industrial	2.45 Acres	11,868 SF	
8	Hightech Drive	I-1 Industrial	4.26 Acres	10,000 SF	
9	145 West Queen Street	I-1 Industrial	5.28 Acres	6,288 SF	

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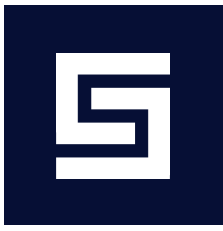
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\$125,000 / acre

BUILDING SPECIFICATIONS

Built-to-Suit Up to 60,000 SF

MECHANICAL/UTILITIES

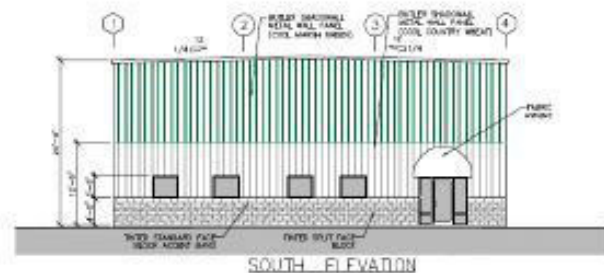
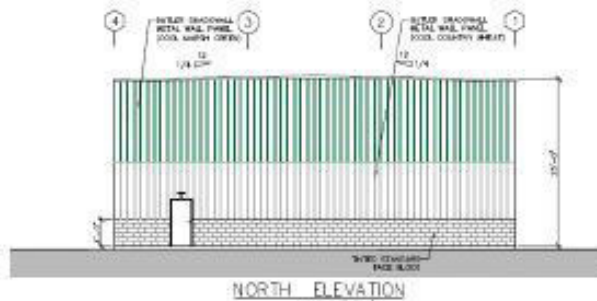
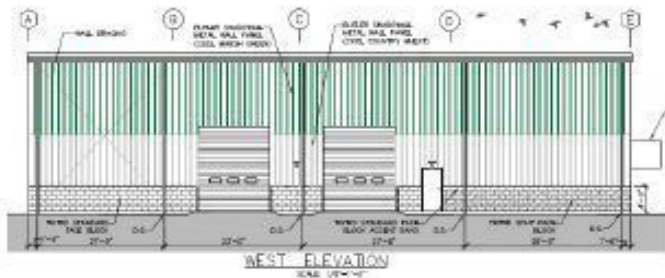
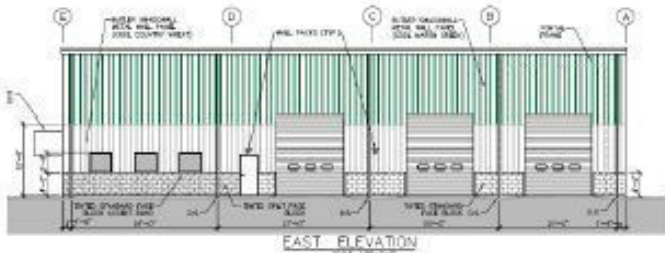
Data	Cox Communications
Water/Sewer Company	Town of Southington
Gas / Propane	Eversource
Electric Company	Eversource

LAND

Total Park Size	27.47 Acres
Lots Available	9

TAXES

Year Assessed	2020
Mill Rate	29.03



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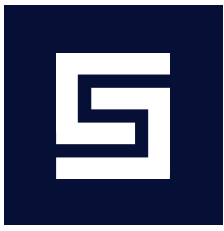
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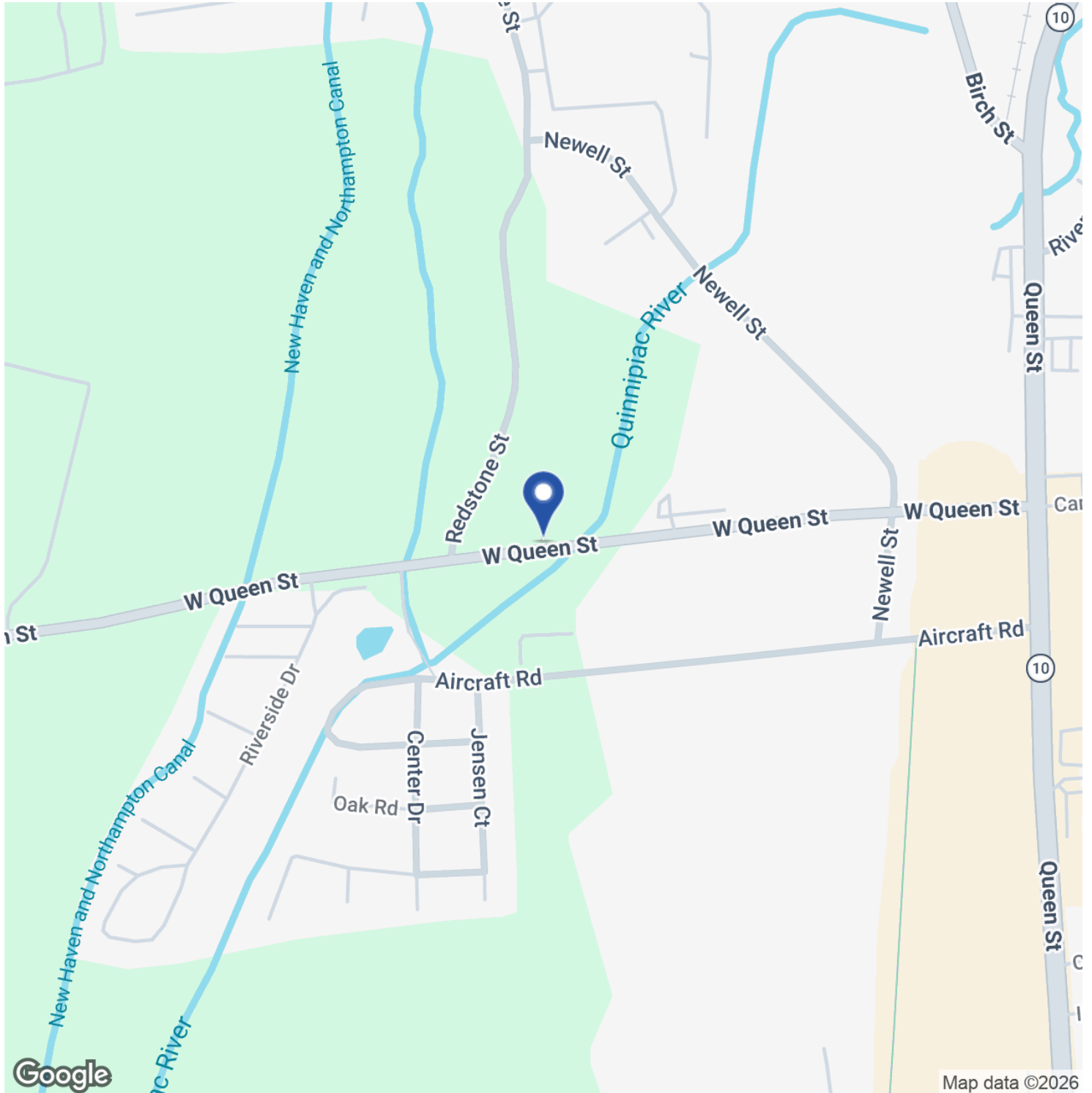
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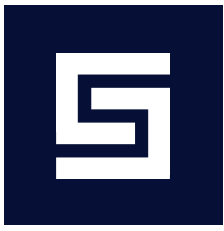
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A map of the Hartford, Connecticut area, centered on Plainville, CT. Three concentric circles are drawn around Plainville, representing a 100-mile radius. The map shows various towns and cities, including Torrington, Harwinton, Burlington, Farmington, Newington, Glastonbury, Marlborough, East Hampton, Middletown, Meriden, Cheshire, Naugatuck, Middlebury, Woodbury, Roxbury, Watertown, Bethlehem, and Ashington. Major highways like I-84, I-91, and US-6 are also shown.

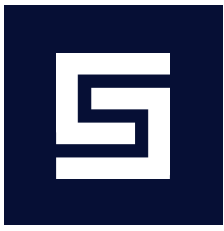
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	1,337	49,682	183,007
# of Persons per HH	2.4	2.4	2.5
Average HH Income	\$75,756	\$78,061	\$77,425
Average House Value	\$244,963	\$271,877	\$300,501

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