

FOR LEASE

41,235 SF & 30,900 SF INDUSTRIAL SPACES FOR LEASE

60 SECURITY DRIVE | AVON, CT 06001



PROPERTY DESCRIPTION

Sentry Commercial is pleased to present 60 Security Drive, Avon, CT for lease. This industrial facility offers two non-contiguous units totaling 72,135 SF. Tenants may lease the 30,900 SF unit, the 41,235 SF unit, or both. The building features robust power infrastructure, heavy loading capabilities, and a versatile mix of high-bay and low-bay space, making it well-suited for warehousing, distribution, or light manufacturing. Located in the heart of Avon's industrial corridor, the property offers convenient access to Route 44 and the Greater Hartford region.

PROPERTY HIGHLIGHTS

- 36' clear high bay space
- Two 600 amp, 480 volt services
- Industrial zoning suitable for a wide range of users
- Easy access to major routes in Northern Hartford

OFFERING SUMMARY

Lease Rate:	\$7.00 Gross
Available Space:	72,135 SF
Lot Size:	11.08 Acres

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	95	267	1,238
Total Population	239	648	2,871
Average HH Income	\$161,980	\$162,537	\$165,626

CHRISTOPHER DUCLOS

860.922.6481

chrisduclos@sentrycommercial.com

NICO PAWLOS

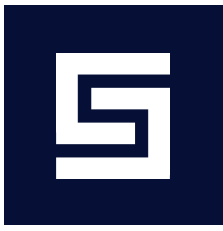
860.385.0596

pawlos@sentrycommercial.com



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\$7.00 Gross

BUILDING SPECIFICATIONS

Building Size	79,498 SF
Warehouse	72,135 SF
Ceiling Height	10' - 36'
Docks	12
Drives	3
High Bay Column Spacing	36' x 45'
Low Bay Column Spacing	25' x 30'
Year Built	1973

MECHANICAL/UTILITIES

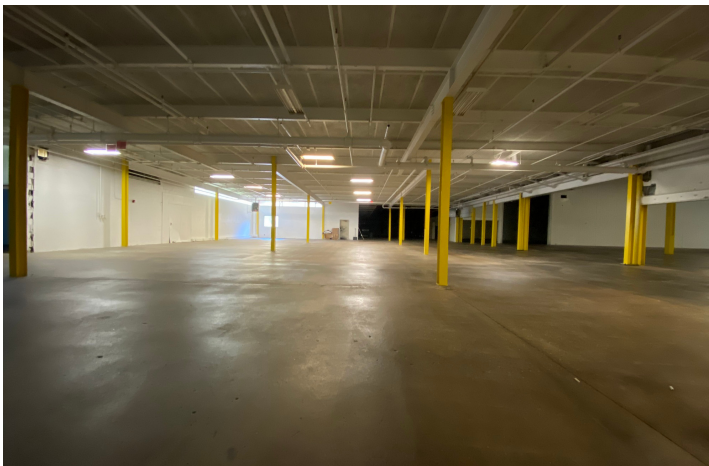
Two Power Services	600 amp, 480 volt, 3 phase
Heat	Gas
Air Conditioning	Throughout
Lighting	Fluorescent
Sprinklers	Wet
Water/Sewer Company	City
Electric Company	Eversource

LAND

Lot Size	11.08 acres
Parking	120 spaces
Zoning	IP

TAXES

Tax PSF	\$0.47
Year Assessed	2024
Mill Rate	30.75



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RAPID
-DESIGN-BUILD-
9000 West Colonial Dr.
Suite 401
Ocoee, FL 34761
Phone: (407)347-9614

Info@
rapidbuildingsolutions.com

JOB NAME:
STAR AVON STORAGE,
AVON, CT

JOB NUMBER:
2692-24-CT-DL-1

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FOR APPROVAL ONLY

DATE _____

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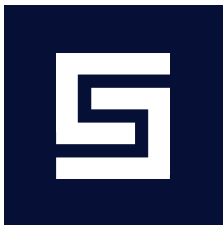
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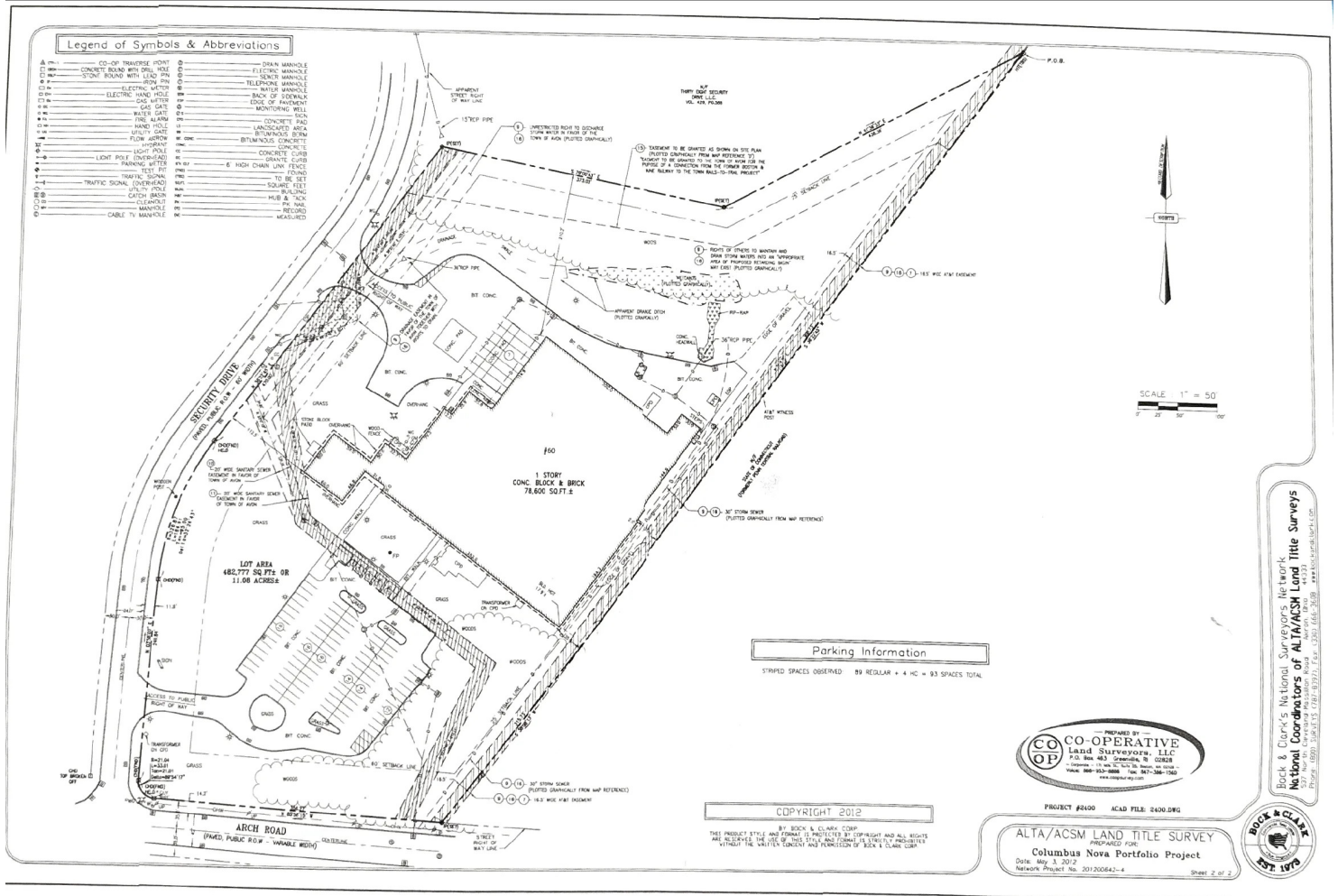
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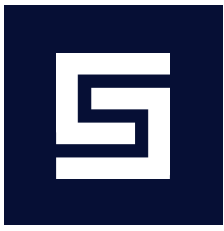
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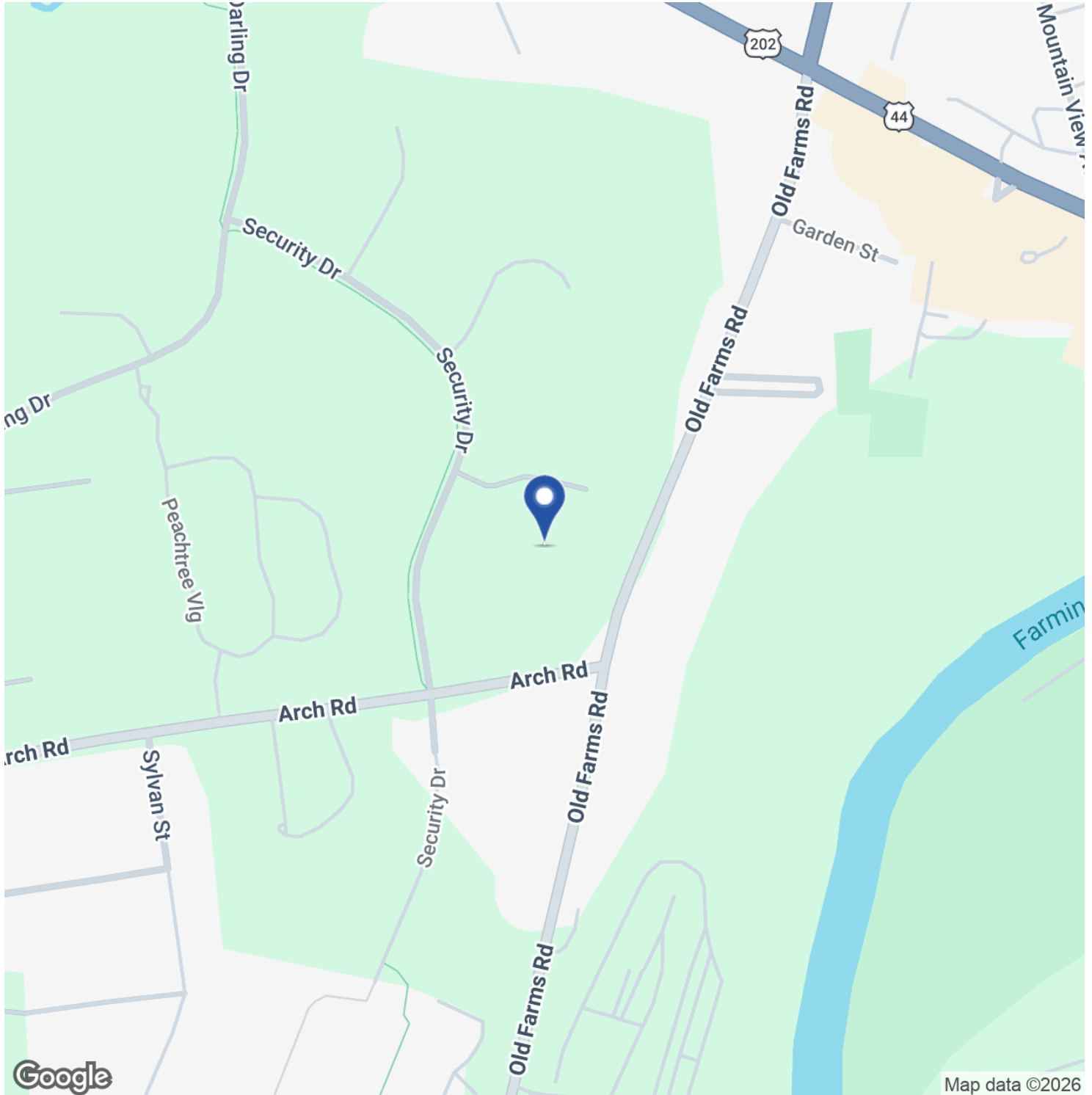
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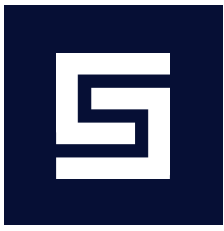
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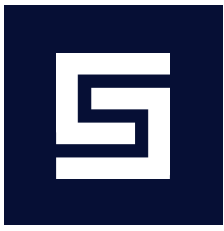
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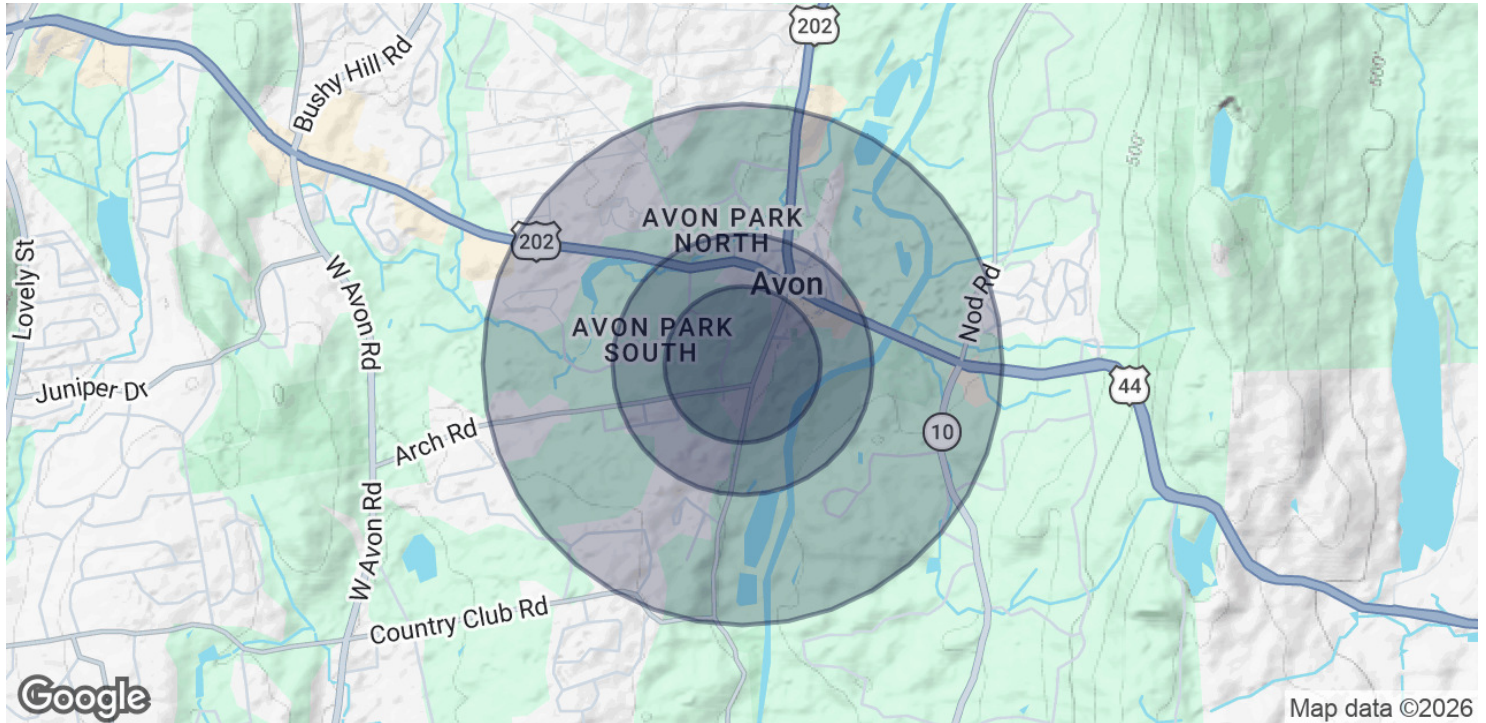
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	239	648	2,871
Average Age	44	45	46
Average Age (Male)	42	43	44
Average Age (Female)	46	46	48

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	95	267	1,238
# of Persons per HH	2.5	2.4	2.3
Average HH Income	\$161,980	\$162,537	\$165,626
Average House Value	\$518,743	\$566,011	\$626,825

2020 American Community Survey (ACS)

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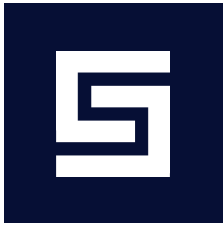
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Industrial Specialist

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