

FOR LEASE

14,544 SF COMMERCIAL/INDUSTRIAL SPACE

376 LEDYARD STREET | HARTFORD, CT 06114



PROPERTY DESCRIPTION

Sentry Commercial is pleased to present 14,544 square feet at 376 Ledyard Street, Hartford CT for lease. This space features significant loading, with multiple dock bays (interior and exterior), unique retail exposure on the busy Airport Road, and flexible commercial and industrial zoning. Floor drains, epoxy flooring and interior docks make this especially ideal for food users, distribution operations, and much more.

PROPERTY HIGHLIGHTS

- Popular commercial setting
- Easy access to major transportation routes
- Significant loading opportunities
- Gated lot
- Commercial/Industrial zoning

OFFERING SUMMARY

Lease Rate:	\$6.50 NNN
Available SF:	14,544 SF
Lot Size:	1.42 Acres

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	433	1,768	6,293
Total Population	1,092	4,550	17,045
Average HH Income	\$49,678	\$52,357	\$60,298

CHRISTOPHER DUCLOS

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NICO PAWLOS

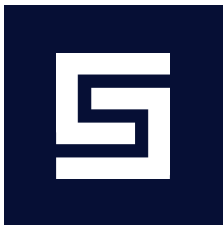
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SENTRY COMMERCIAL BROKER ADVISORY LLC | HARTFORD, CT 06103 | SENTRYCOMMERCIAL.COM

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\$6.50 NNN

BUILDING SPECIFICATIONS

Available Space	14,544 SF
Warehouse	11,044 SF
Office	3,500 SF
Ceiling Height	13'
Docks	9 (8'x10')
Dock Door Description	9 interior docks w/ levelers
Column Spacing	38.5' x 184'
Year Built	1955

MECHANICAL/UTILITIES

Power	800A, 208V, 3 Phase
Heat	Gas
Air Conditioning	AC throughout
Lighting	Mix of LEDs and fluorescent
Sprinklers	Mix of wet and dry systems
Water/Sewer Company	Municipal
Electric Company	Eversource

LAND

Lot Size	1.42 Acres
Rail	No
Zoning	ID-1

TAXES

Tax PSF	\$2.02 SF
Year Assessed	2023
Mill Rate	68.95

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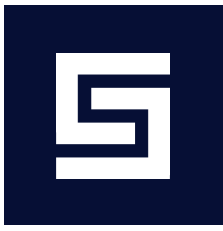
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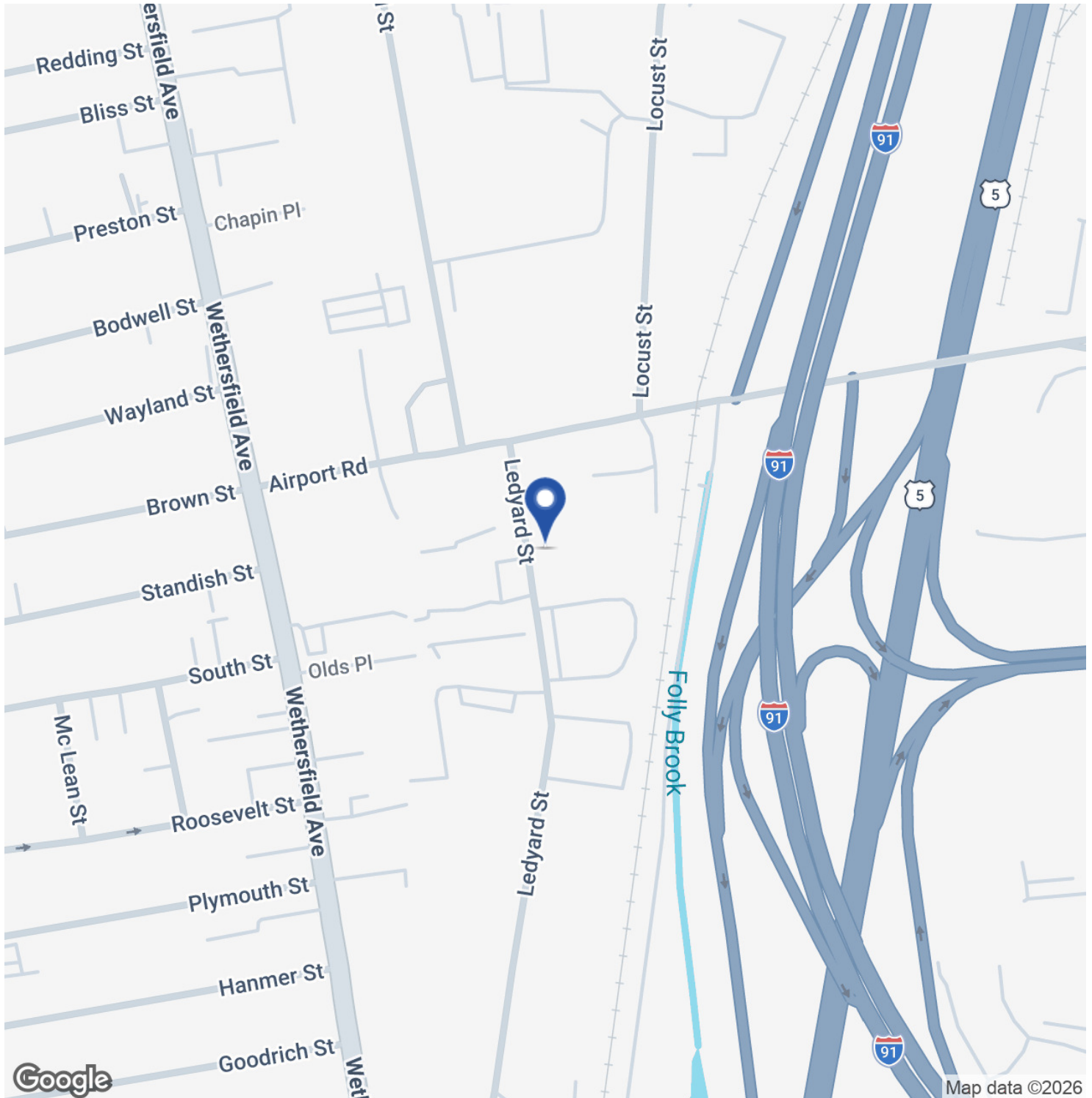
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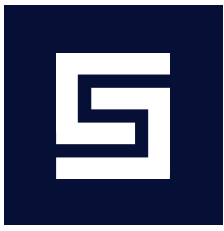
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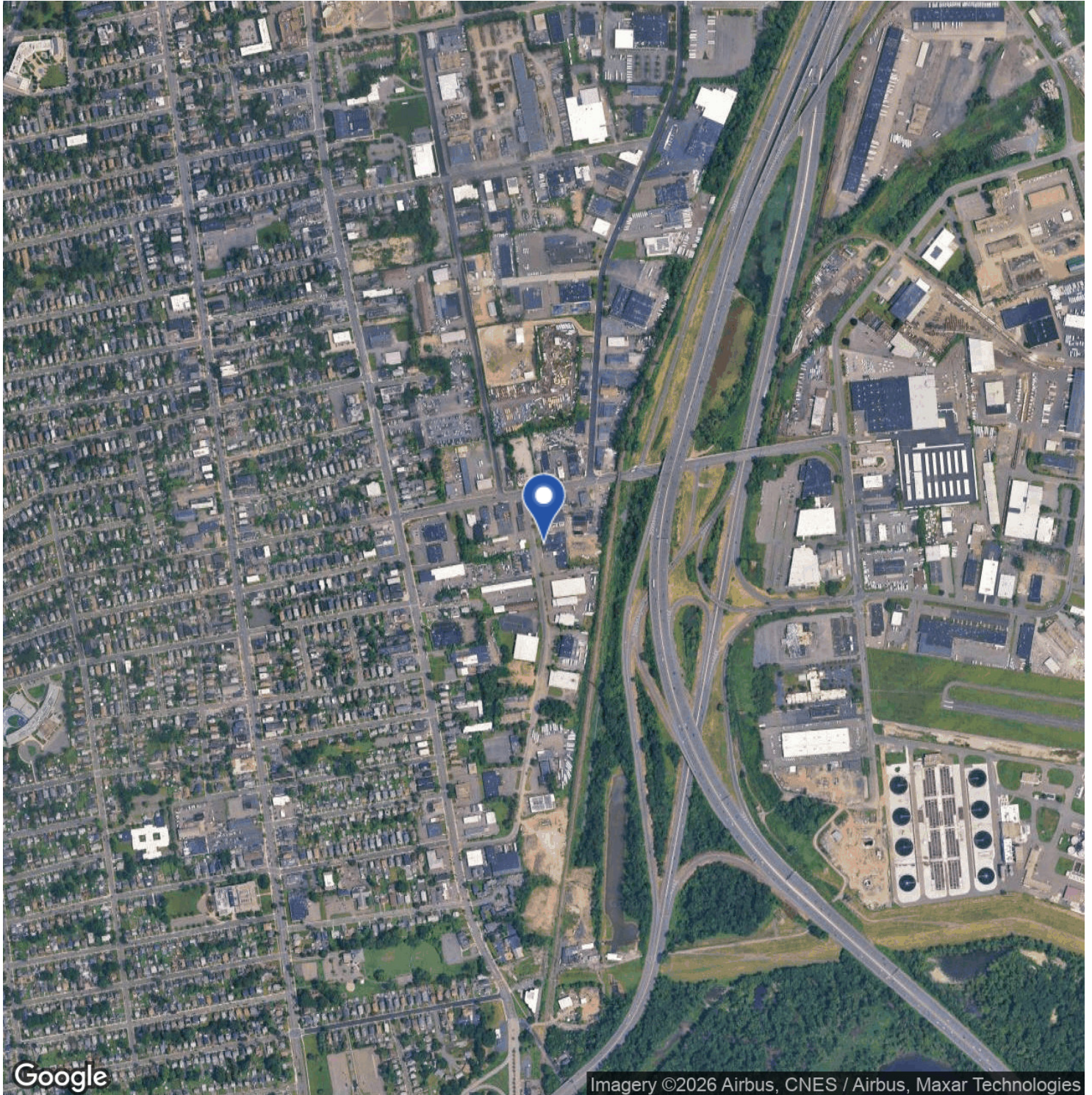
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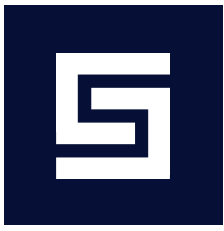
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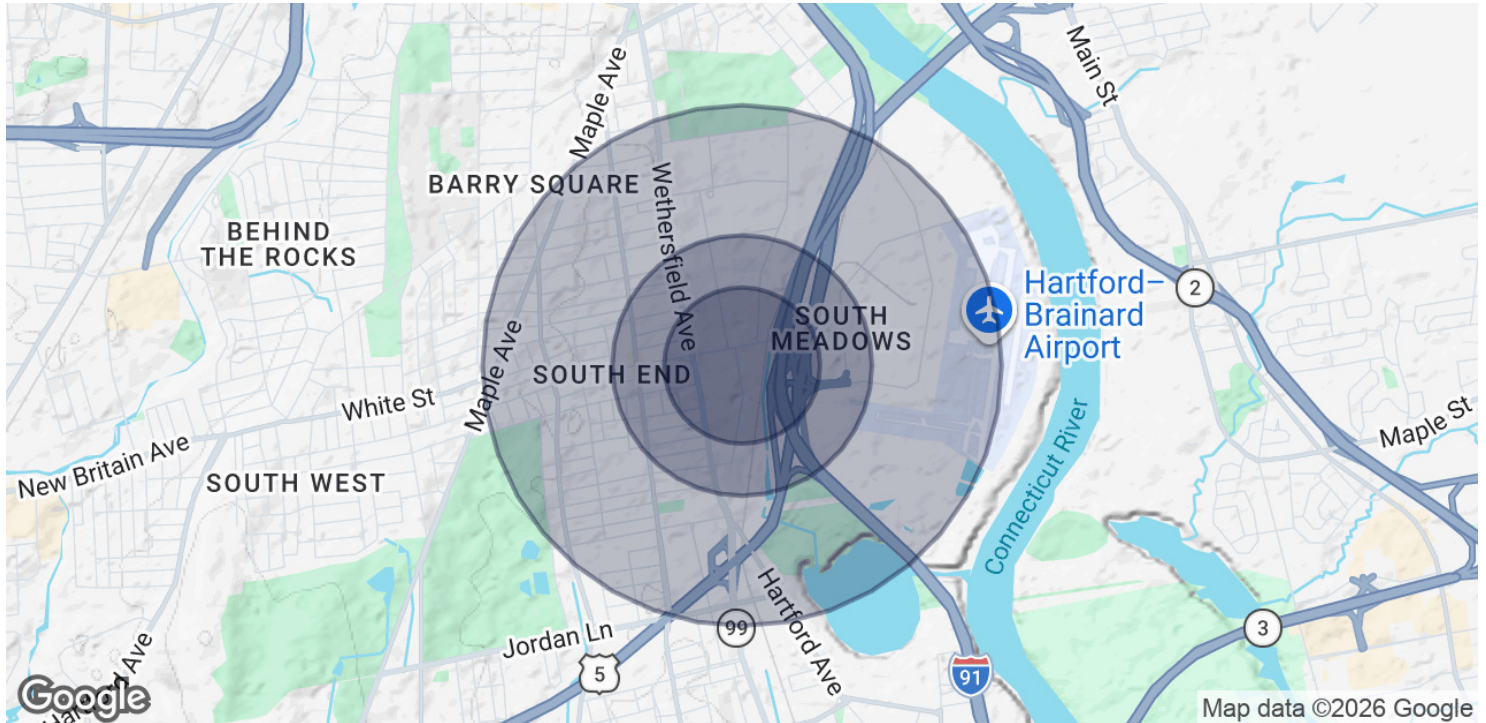
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,092	4,550	17,045
Average Age	37	37	37
Average Age (Male)	36	36	35
Average Age (Female)	38	38	38

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	433	1,768	6,293
# of Persons per HH	2.5	2.6	2.7
Average HH Income	\$49,678	\$52,357	\$60,298
Average House Value	\$236,658	\$243,415	\$261,990

2020 American Community Survey (ACS)

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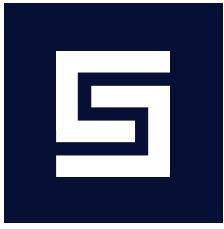
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