



Reduced Sale Price
\$1,800,000

3030 Main Street Hartford, CT 06120

**±45,920 sf industrial building on a
±3.47 acre site in Hartford, CT for sale**

3030 Main Street a ±45,920 sf building situated on ±3.5 acres within Hartford's NX-2 zoning district. Equipped with heavy power, the property is well-suited for machine shop operations, woodworking, or similar industrial uses.

Formerly home to Alden Manufacturing, the facility also offers excellent potential as a distribution center, featuring multiple loading docks and drive-in doors. Additional value is provided by three existing tenants on-site, generating rental income without occupying the main building.

Features

- ±45,920 sf industrial building with ±2,600 sf office space
- ±3.47 acre site
- 2 loading docks & 5 drive-in doors (10'x12')
- Wet sprinkler system
- Partially air-conditioned
- 36 front and side parking spaces
- Rail on site
- 250 volts/1,500 amps

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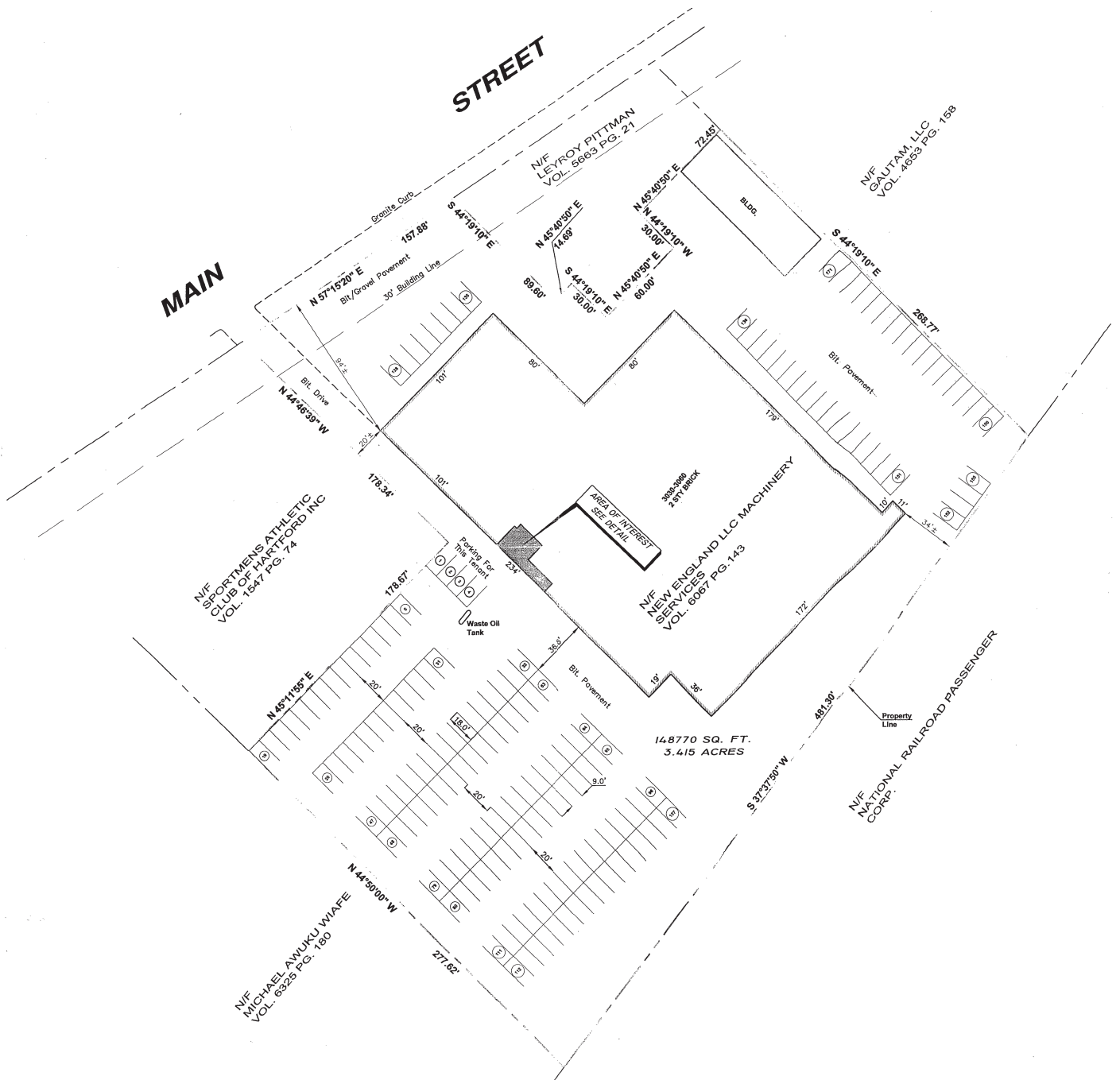
Hartford, CT 06114

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Site Plan



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