



INDUSTRIAL SPACE FOR LEASE

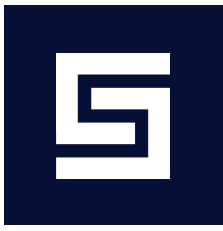
42,624 SQUARE FEET

59 & 63 LEGGETT STREET | EAST HARTFORD, CT 06108

**DAVID MURDOCK**  
860.983.0029  
[murdock@sentrycommercial.com](mailto:murdock@sentrycommercial.com)



SENTRY COMMERCIAL BROKER ADVISORY LLC | 860.983.0029 | [WWW.SENTRYCOMMERCIAL.COM](http://WWW.SENTRYCOMMERCIAL.COM)



# FOR LEASE

## 42,624 SF INDUSTRIAL SPACE

59 & 63 LEGGETT STREET | EAST HARTFORD, CT 06108



### PROPERTY DESCRIPTION

Sentry Commercial is pleased to present 42,624 square feet for lease at 59 & 63 Leggett Street, East Hartford CT. The space has approximately 1,000 square feet of office space and 41,624 square feet of warehouse space with multiple loading docks.

### OFFERING SUMMARY

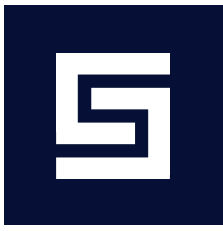
Reduced Lease Rate:	\$4.95 NNN
Available SF:	42,624 SF
Lot Size:	3.69 Acres
Building Size:	71,655 SF

### PROPERTY HIGHLIGHTS

- Three docks (two interior & one exterior)
- One drive up ramp
- 15' 10" clear
- Minutes from I-291, I-91 and I-84
- Additional 6,500 SF of office also available

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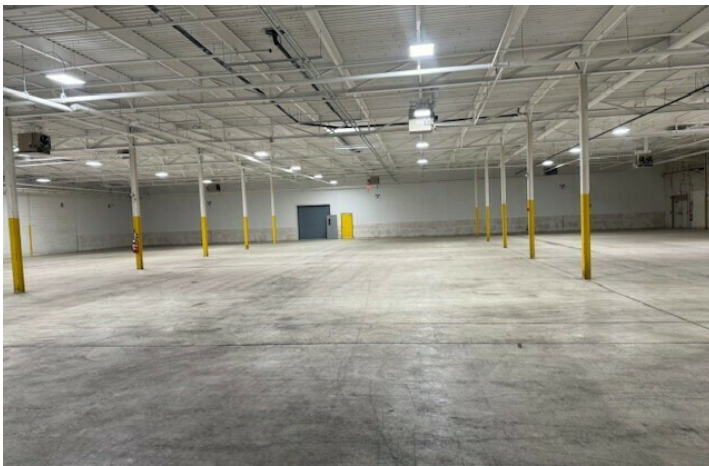
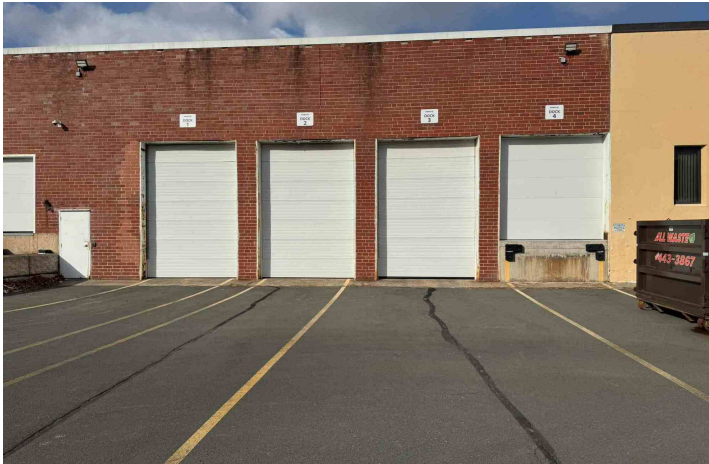




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## 42,624 SF INDUSTRIAL SPACE

59 & 63 LEGGETT STREET | EAST HARTFORD, CT 06108



**Reduced Lease Rate: \$4.95 NNN**

### BUILDING SPECIFICATIONS

Building Size	71,655 SF
Available Space	42,624SF
Office Space	1,000 SF
Warehouse	41,624 SF
Ceiling Height	15' 10"
Docks	3 (2 interior)
Drives	1 drive up ramp
Roof	Rubber membrane
Column Spacing	20' x 50'
Year Built/Renovated	1954/1981

### MECHANICAL/UTILITIES

Power	800 amp, 208 volt, 3 phase
Heat	Gas
Air Conditioning	Office
Lighting	LED (new)
Sprinklers	Wet system
Water/Sewer Company	MDC
Electric Company	Eversource

### LAND

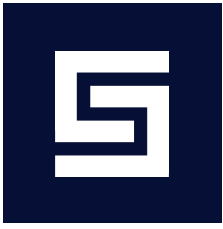
Lot Size	3.69 Acres
Zoning	I-2

### TAXES

Assessment	\$1,385,881
Taxes:	\$0.85 PSF
Mill Rate	44.00

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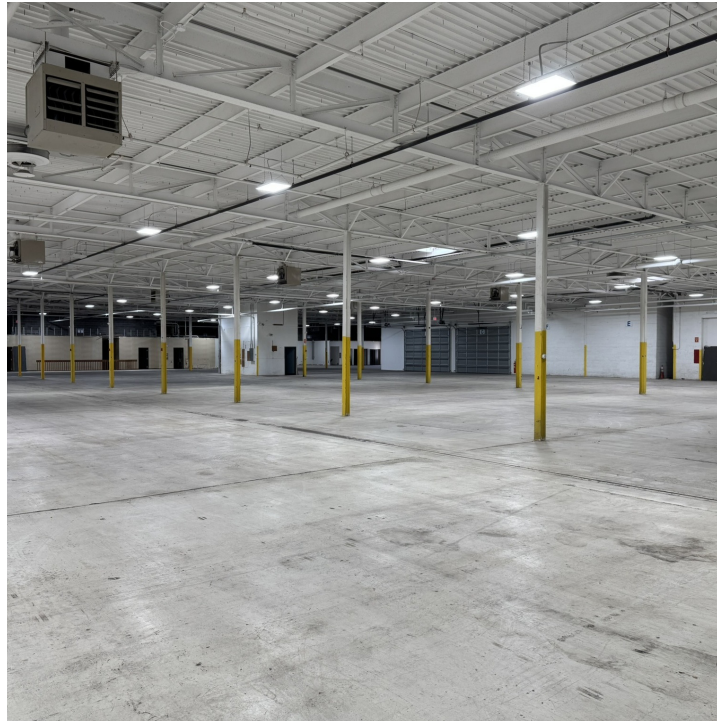
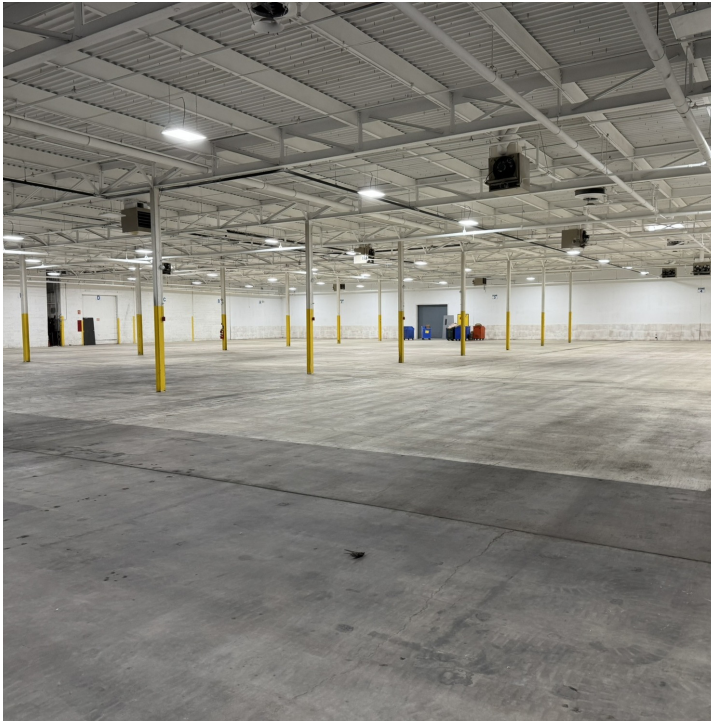




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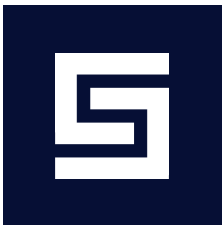
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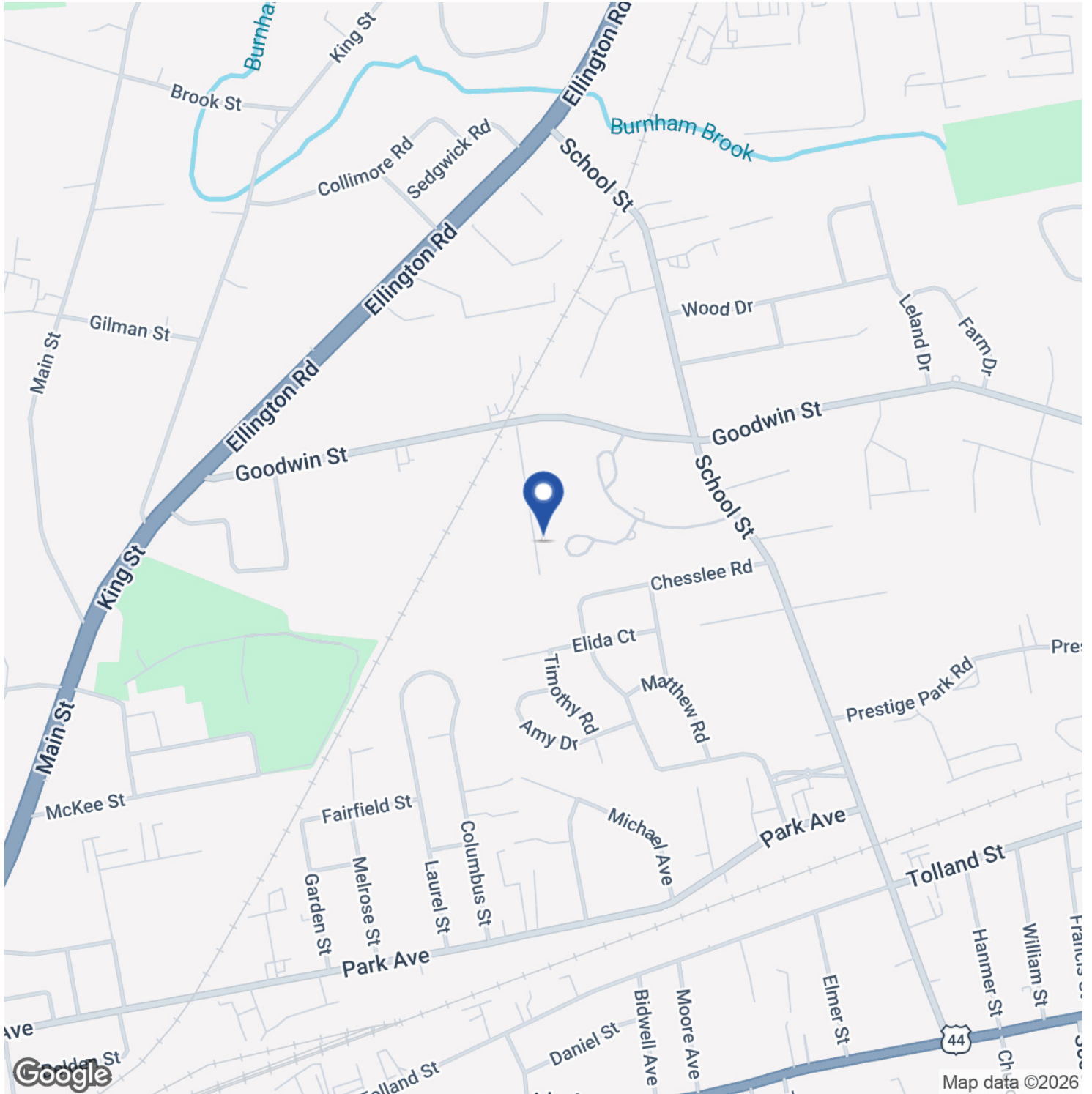




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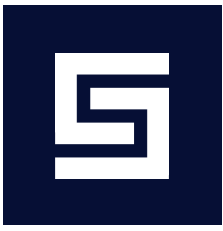
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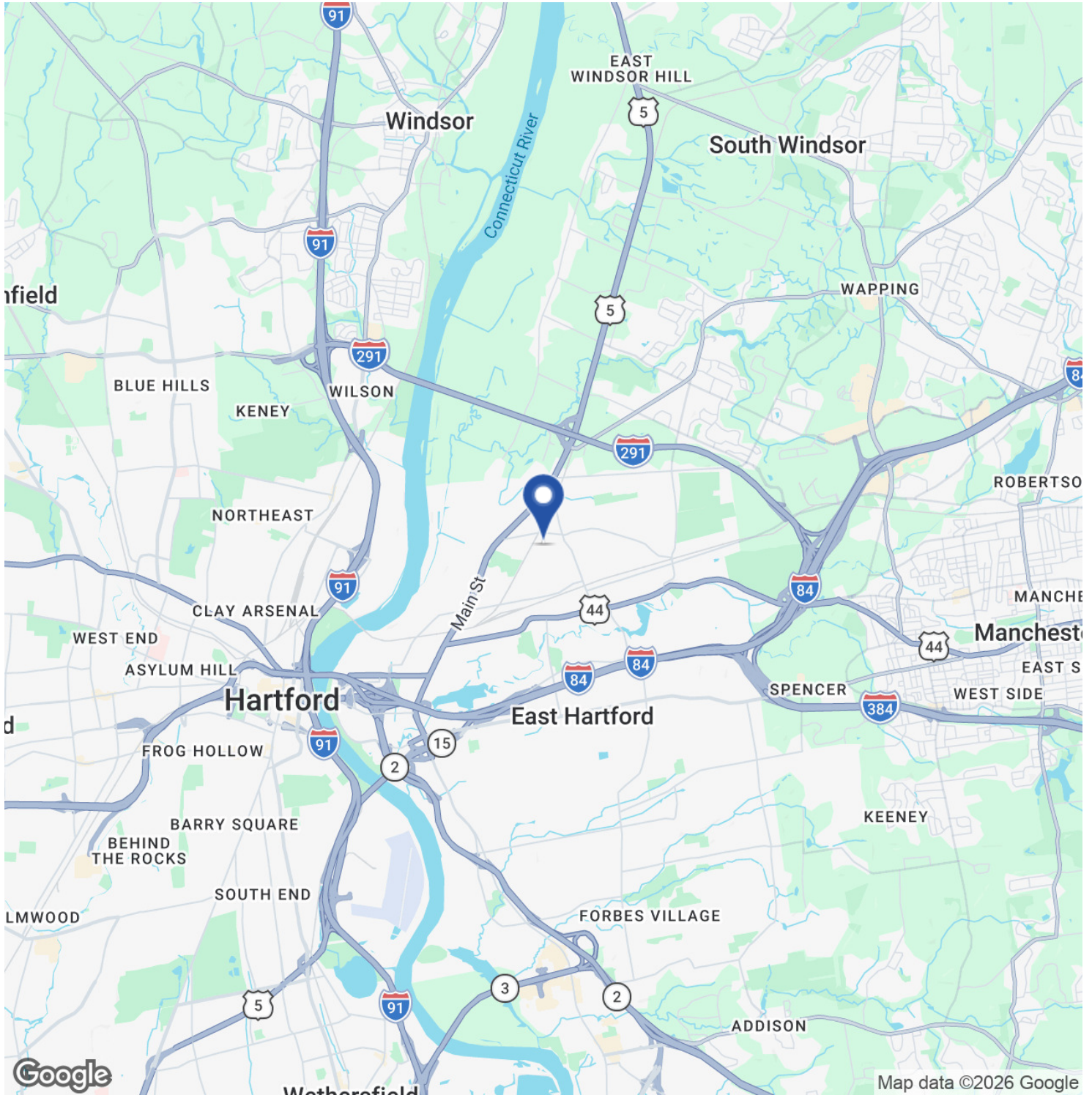




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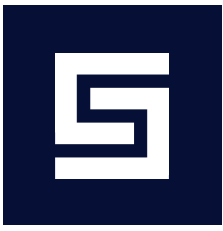
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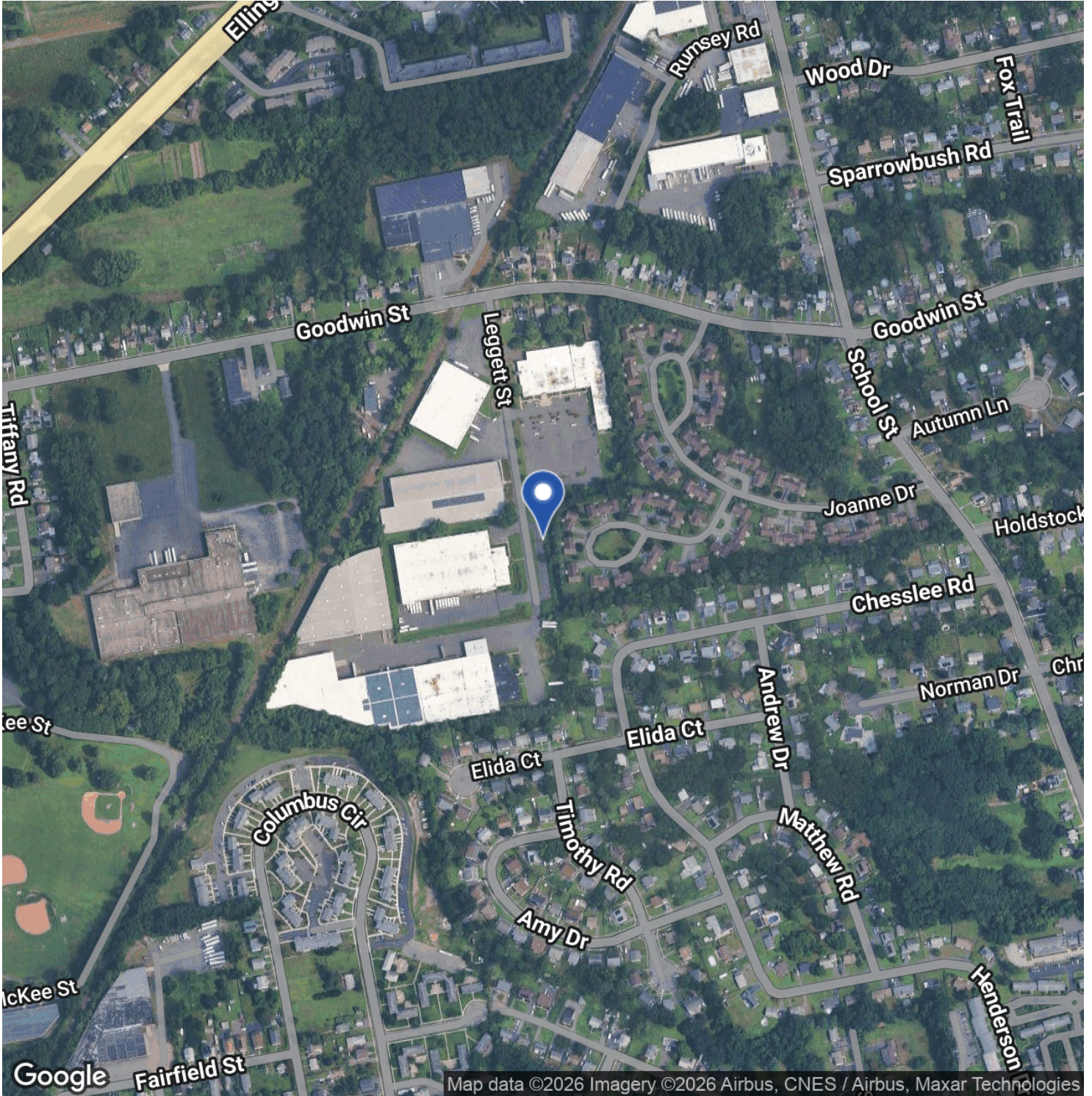




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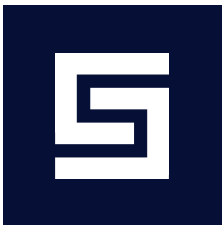
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### DAVID MURDOCK

Director, Industrial Brokerage

[murdock@sentrycommercial.com](mailto:murdock@sentrycommercial.com)

Cell: 860.983.0029

#### Sentry Commercial Broker Advisory LLC

Sentry Commercial Broker Advisory LLC

Hartford, CT 06103

860.528.0884

#### DAVID MURDOCK

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