

18,660 SF | For Sale

CBRE

1367 East Street

New Britain, Connecticut



Signature Building Adjacent to CT Route 9 and CCSU Campus



Excellent Owner-Occupant Opportunity

1367 East Street is a ±18,660 SF single-story light industrial building situated on a 1.4-acre lot in New Britain, CT. The building features an L-shaped configuration consisting of 5 loading docks, 1,200 SF of office space and two warehouse areas of 14' and 22' clear, with 150 feet of frontage on East Street/CT Route 175 and a communications tower in the rear of the property. The site is well located along CT Route 9 via Exit 38 and is less than half a mile from Central Connecticut State University. 1367 East Street is available for sale at an asking price of \$1,750,000. (This offering does not include the communications tower.)



BUILDING SIZE
18,660 SF



LOT SIZE
1.4 Acres



PARKING
15 Spaces



LOADING
5 Docks



CEILING HEIGHTS
14' - 22' Clear



Building Specifications

+ Building Size:	18,660 SF	+ Roof:	Flat Tar & Gravel/Rubber Membrane
+ Lot Size:	1.4 acres	+ HVAC:	AC in office only; ceiling-mounted gas-fired heaters
+ Year Built/Ren.:	1957 with addition in early 1990's	+ Lighting:	LED
+ Zoning:	TOD-ES-1 (Transit Oriented Development District - East Street, Primary)	+ Parking:	15 surface spaces
+ Construction:	Block/Concrete & Prefinished Metal	+ Loading Docks:	Five (5)
+ Foundation:	Concrete Slab	+ Estimated RE Taxes:	\$20,289.75/year or \$1.09/SF (Parcel ID: 529) <i>Next revaluation is 2027</i>

Flexible Zoning

The Transit Oriented Development District - East Street, Primary District (TOD-ES-1) was designed to promote mixed-use walkable developments in areas within close proximity to CT Fastrak bus stations and Central Connecticut State University ("CCSU") campus. 1367 East Main Street is located 0.2 miles (5 minute walk) from the East Street CT Fastrak station and 0.3 miles (8 minute walk) from CCSU. The transit-oriented zoning encourages developments with a "College Town" flavor.



Permitted Uses, TOD-ES-1

- + Multifamily houses and apartment buildings
- + Residential apartments over 1st-story non-residential use
- + College or vocational school
- + Municipal park, playground or recreational area
- + Public/Semi-Public building for civic, political, social or recreational purposes
- + School, public elementary or high, or private school
- + Public utility facility
- + Bus passenger waiting shelter / passenger terminal
- + Bank excluding drive-thru
- + Office - business, medical, professional, utility, semi-public or government
- + Personal Service Shop - barber, beauty shop, pet shop, dry cleaner or laundry, excluding drive-thru
- + Radio, television station or recording studio
- + Restaurant, excluding drive-thru
- + Retail store
- + Shop for custom work, artist studio, gallery
- + Theater, motion-picture theater
- + Wholesale salesroom or store
- + Research laboratory
- + Club - membership, non-profit
- + Nursery school or licensed day care facility

Ideal Location

1367 East Street is well located just off CT Route 9 via Exit 38 and in close proximity to Central Connecticut State University's campus. The Property is within a mile of a major retail cluster featuring Stop & Shop, Shell Gas, Hartford Healthcare, MOOYAH Burgers, Flash Car Wash, Starbucks, Jersey Mike's Subs, Haven Hot Chicken, Cumberland Farms, other local retailers and a recently constructed WoodSpring Suites Hotel. 1367 East Street is within walking distance of the Blue Devil's campus, with a day population of over 10,700 students and staff members. 1367 East Street is also a 0.2 mile walk from public transit, East Street CT Fastrak bus stop.



Contact Us

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