

FOR LEASE

AIRPORT BUSINESS CENTER

29 KRIPES ROAD | EAST GRANBY, CT 06026



PROPERTY DESCRIPTION

Sentry Commercial is pleased to present 4,030 square feet for lease at 29 Kripes Road, East Granby CT. This high image industrial/flex space offers one drive, one dock and 1,367 square feet of office space, making it suitable for a variety of different uses including light manufacturing and service industries.

PROPERTY HIGHLIGHTS

- 4,030 SF industrial/flex space
- One drive and one dock
- 100% air conditioned
- 20' clear
- Close proximity to Bradley International Airport
- Nice image facility located directly off Route 20

OFFERING SUMMARY

Lease Rate:	\$9.25 NNN
Available SF:	4,030 SF
Lot Size:	8.42 Acres
Building Size:	48,480 SF

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	354	14,407	83,582
Total Population	904	36,074	218,525
Average HH Income	\$102,299	\$98,460	\$91,343

CHRISTOPHER DUCLOS

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chrisduclos@sentrycommercial.com

NICO PAWLOS

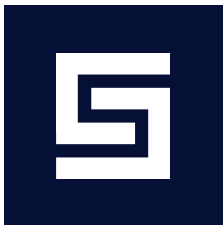
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SENTRY COMMERCIAL BROKER ADVISORY LLC | HARTFORD, CT 06103 | SENTRYCOMMERCIAL.COM

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BUILDING SPECIFICATIONS

Building Size	48,480 SF
Available Space	4,030 SF
Office	1,367 SF
Warehouse	2,663 SF
Ceiling Height	20'
Docks	1 @ 8' x 8'
Drives	1 @ 10' x 14'
Roof	Standing seam
Column Spacing	24' x 46.5'
Year Built	1987

MECHANICAL/UTILITIES

Power	200A, 208/120V, 3 phase
Heat	Gas
Air Conditioning	Office
Lighting	Fluorescent
Water/Sewer Company	City
Electric Company	Eversource

LAND

Lot Size	8.42 Acres
Rail	No
Zoning	Industrial

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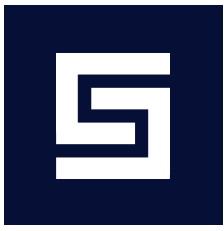
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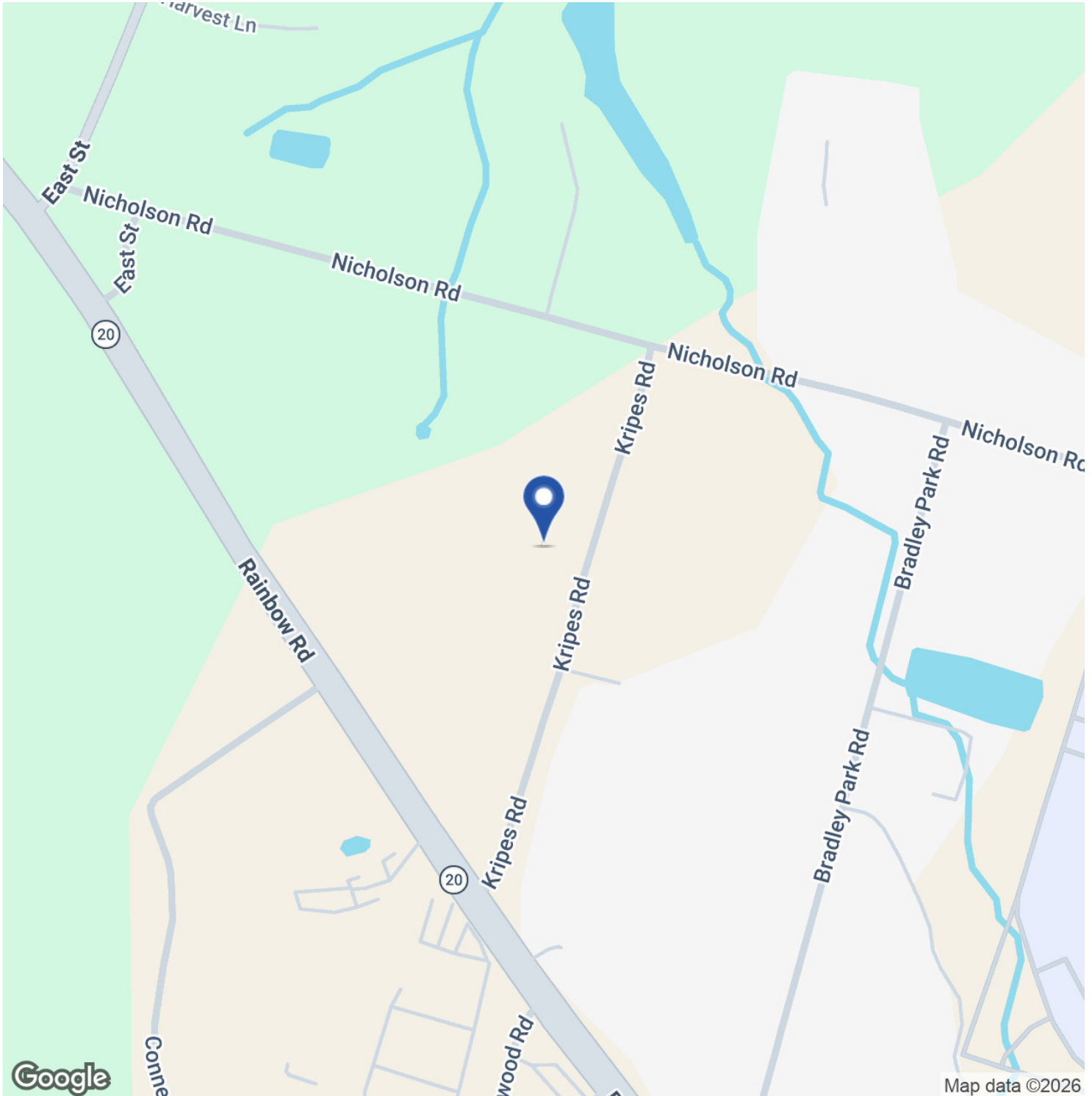
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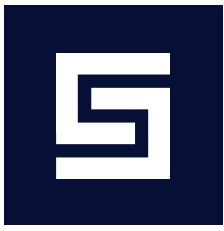
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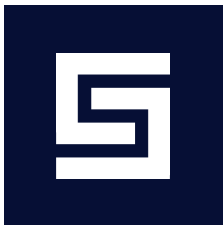
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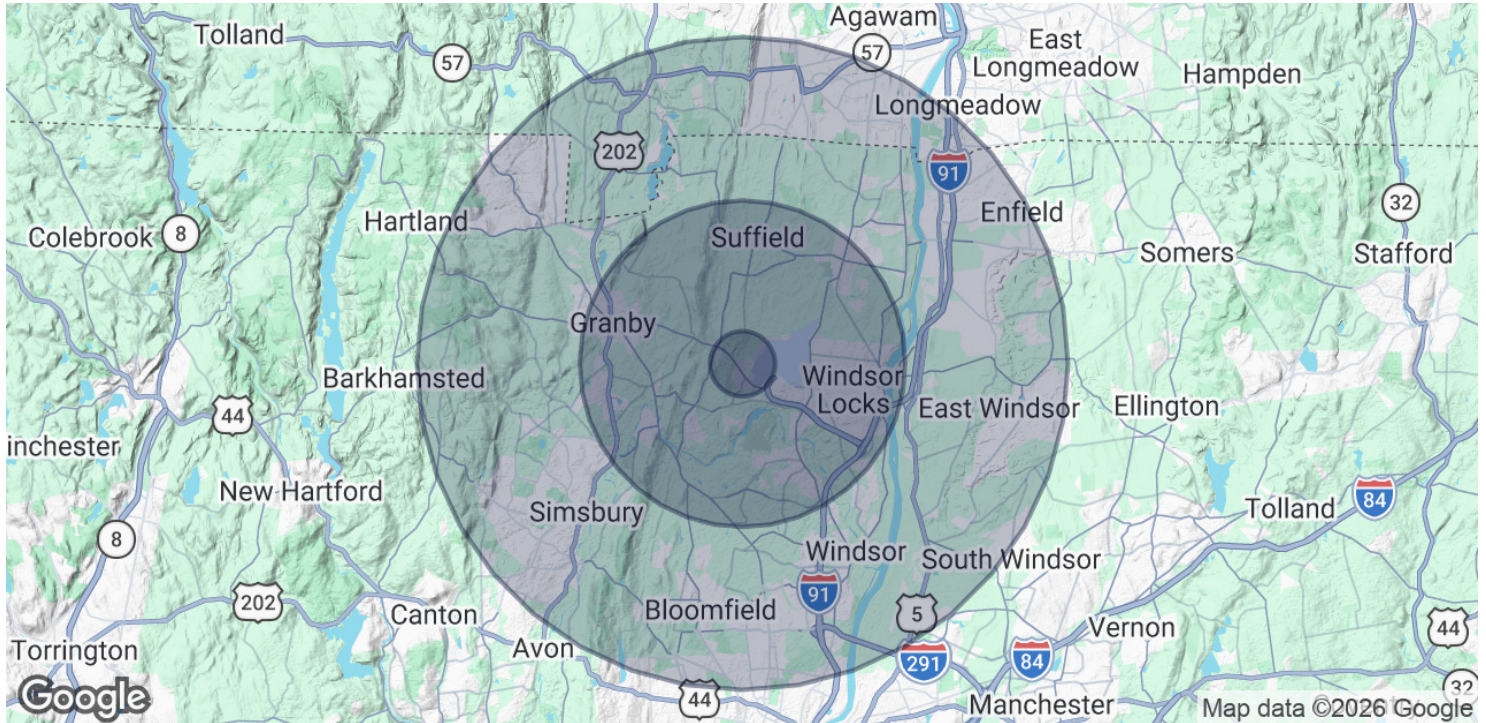
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	904	36,074	218,525
Average Age	43.3	43.5	42.0
Average Age (Male)	43.1	42.8	40.6
Average Age (Female)	43.3	44.3	43.2

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	354	14,407	83,582
# of Persons per HH	2.6	2.5	2.6
Average HH Income	\$102,299	\$98,460	\$91,343
Average House Value	\$296,189	\$288,999	\$297,185

2020 American Community Survey (ACS)

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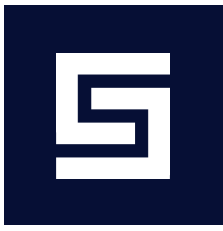
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