

FOR SALE



DEMOGRAPHICS

Population

1 mile: 2,422 3
3 miles: 37,584 5
5 miles: 148,649

Households

1 mile: \$122,835
3 miles: \$84,928
5 miles: \$82,071

Ave. Household Income

1 mile: 970
3 miles: 14,327
5 miles: 58,389

FOR SALE: \$1,490,000 (4)BUILDINGS- 19,432 SF TOTAL ON 4.82 ACRES

- (4) Buildings - 19,432 SF Total on 4.82 Acres
- See Pages 2-5 for Each Building's Specific Info
- Well, septic, propane and electric
- City water, sewer, and gas on road
- Zone: I
- Traffic Count: 24,800

Contact for Details:

SAM LYMAN

Phone
(860) 876-0359

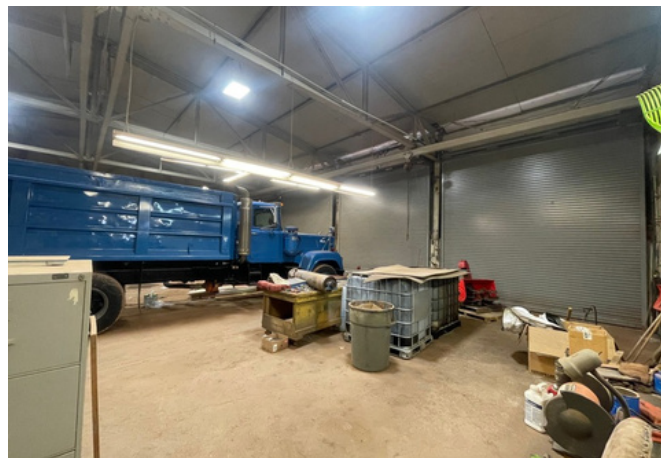
Email
SL@retradeCRE.com

retrade

 (860) 600-4400 | (617) 600-4400  retradeCRE.com

FOR SALE: 420 JOHN FITCH BLVD, SOUTH WINDSOR

MAIN BUILDING



- **MAIN BUILDING:** 10,260 SF, 14' clear w/ (3) 14' overhead doors w/ ability to add more

retrade

(860) 600-4400 | (617) 600-4400  retradeCRE.com

FOR SALE: 420 JOHN FITCH BLVD, SOUTH WINDSOR

FLEX BUILDING 1



- FLEX BUILDING 1: 3,360 SF, 14' clear w/ (1) 14' overhead door, (1) 12' overhead door

retrade

 (860) 600-4400 | (617) 600-4400  retradeCRE.com

FOR SALE: 420 JOHN FITCH BLVD, SOUTH WINDSOR

FLEX BUILDING 2



- **FLEX BUILDING 2: 4,300 SF, 13' 6" clear, 21' to eve w/ (1) 10x10 dock door w/ ability to add more**

retrade

(860) 600-4400 | (617) 600-4400  retradeCRE.com

FOR SALE: 420 JOHN FITCH BLVD, SOUTH WINDSOR

OFFICE BUILDING



- OFFICE BUILDING: (1) 1,512 SF Office Building w/ basement

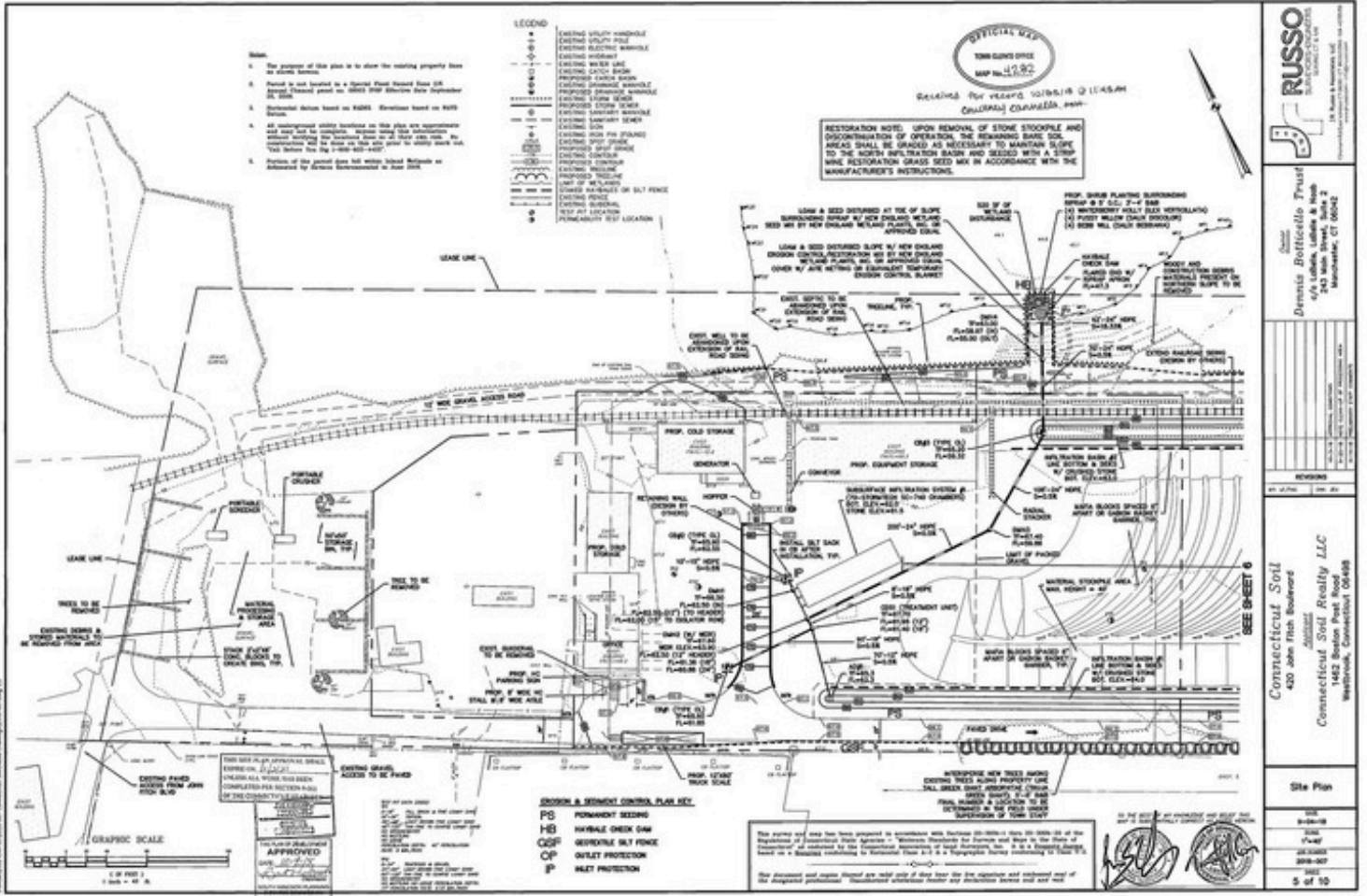
retrade

(860) 600-4400 | (617) 600-4400  retradeCRE.com

FOR SALE: 420 JOHN FITCH BLVD, SOUTH WINDSOR

SURVEY

(4) BUILDINGS - 19,432 SF TOTAL ON 4.82 ACRES



All information stated is from sources deemed reliable and is submitted subject to errors, commissions, changes of other terms and conditions, prior sales, financing or withdrawal without notice. Buyer/Tenant agents will be eligible for a portion of commission only if they have an existing signed representation.



(860) 600-4400 | (617) 600-4400 www.retradeCRE.com

FOR SALE: 420 JOHN FITCH BLVD, SOUTH WINDSOR