

FOR LEASE // 249- 275 PARK AVE, EAST HARTFORD CT



PROPERTY DESCRIPTION

Location Location Location! Locate your business in the heart of an industrial road. Two options available at 249-275 Park Ave, East Hartford CT. Free standing 9,000 Sq Ft building with 1 loading dock,1 drive in door, 13' ceilings and ample power. Also, 3,000 Sq Ft with a double door, heat, AC and 1 bathroom. Driveway repaved and roof replaced on both. Ideal for warehouse, manufacturing and much more. Easy access to all major highways!

OFFERING SUMMARY

| | |
|-------------|--------------------|
| Lease Rate: | \$6.00 SF/yr (NNN) |
| Building E: | 9,000 SF |
| Unit C: | 3,000 SF |

| DEMOGRAPHICS | 0.3 MILES | 0.5 MILES | 1 MILE |
|-------------------|-----------|-----------|----------|
| Total Households | 656 | 1,735 | 4,696 |
| Total Population | 1,736 | 4,549 | 12,156 |
| Average HH Income | \$55,285 | \$60,502 | \$66,381 |



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PROPERTY HIGHLIGHTS

- Two Options Available
- Industrial Row
- Free Standing Building - 9,000 Sq FT
- 10' Drive in Door
- 10' Loading Dock
- Colum Spacing: 18.8 Wide 17.2 Long
- Bathroom can be added
- New Roof
- New Paving
- Unit A - 3,000 Sq Ft
- Double Doors
- 1 Bath
- Full AC/Heat
- Fully Sprinklered



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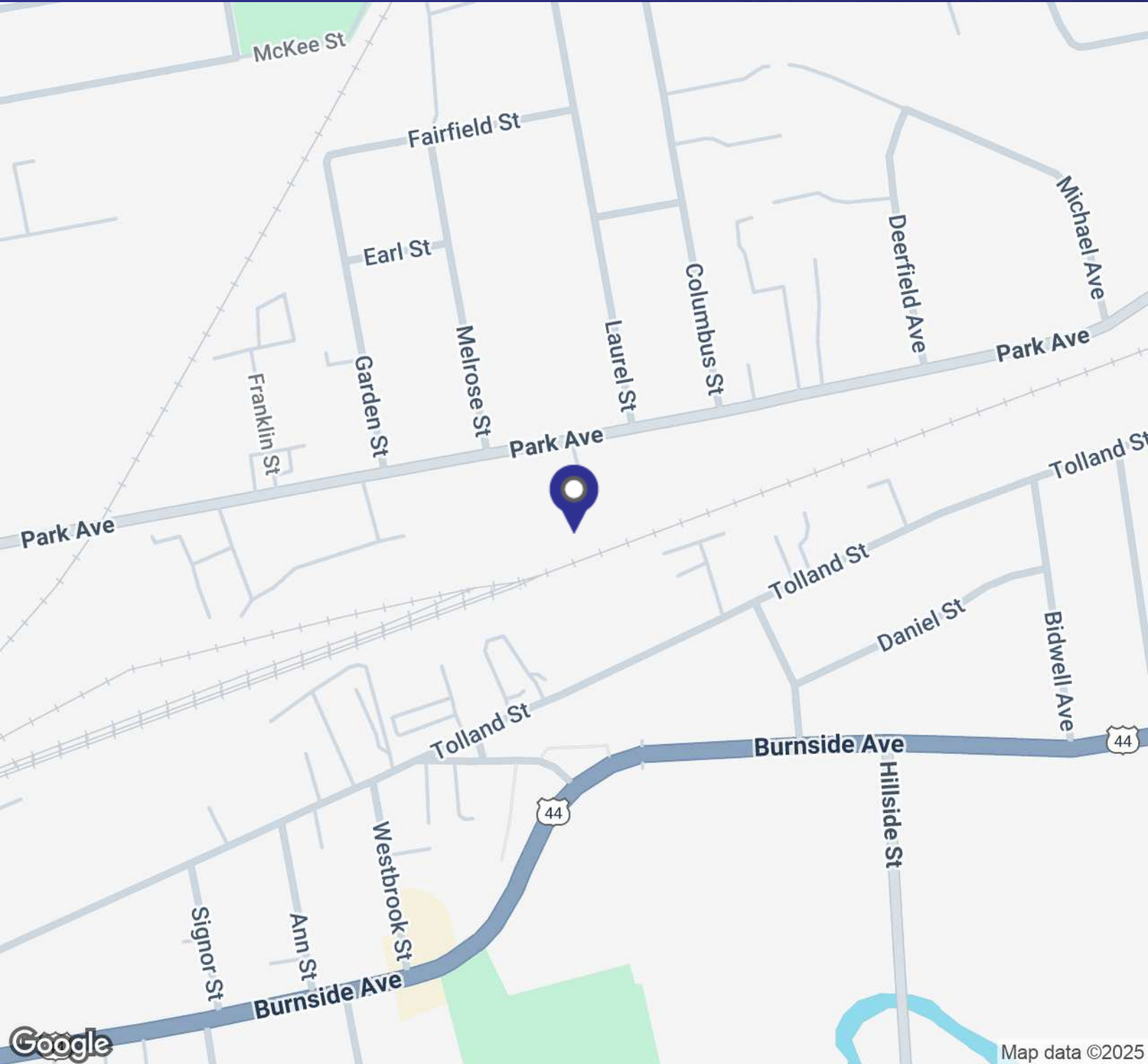


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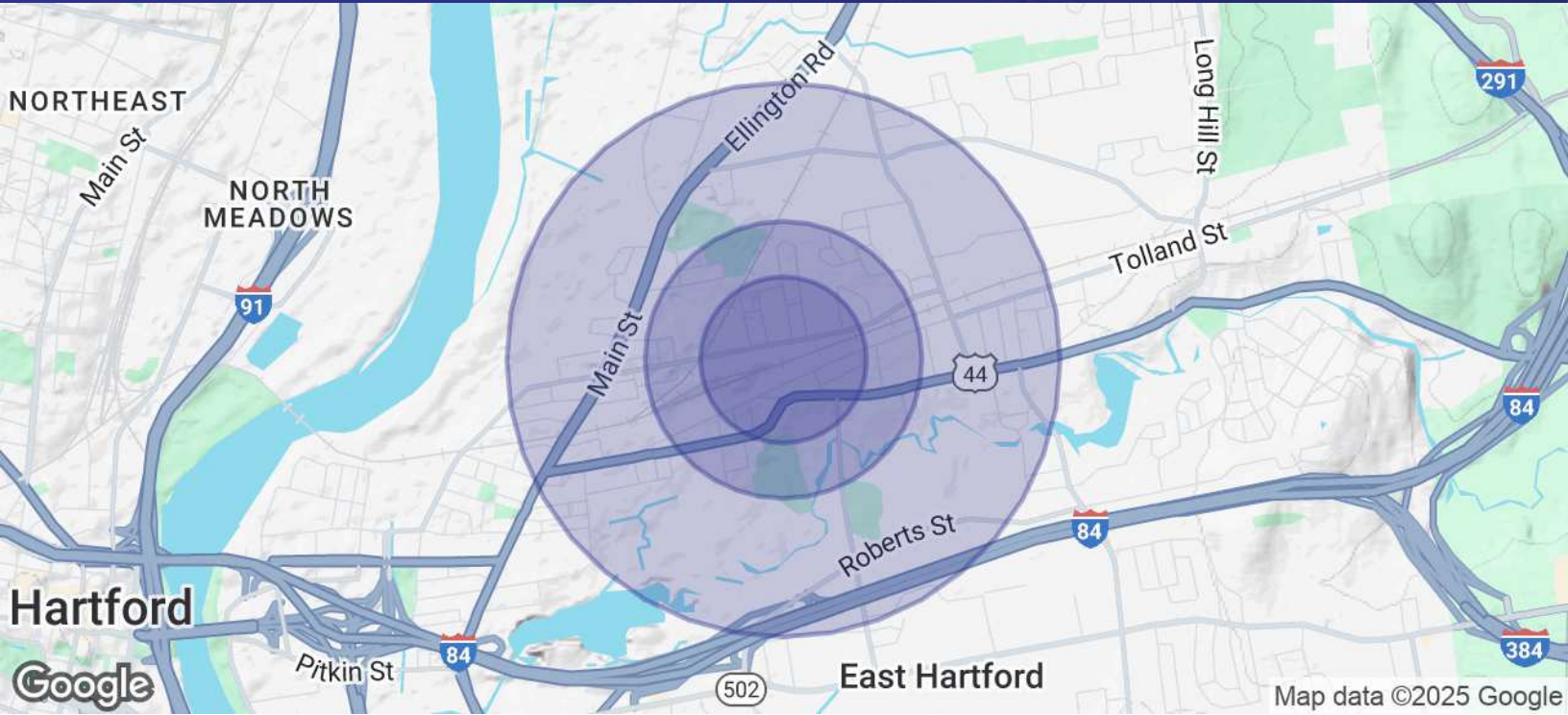
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| POPULATION | 0.3 MILES | 0.5 MILES | 1 MILE |
|----------------------|-----------|-----------|--------|
| Total Population | 1,736 | 4,549 | 12,156 |
| Average Age | 35 | 36 | 38 |
| Average Age (Male) | 34 | 35 | 37 |
| Average Age (Female) | 36 | 37 | 39 |

| HOUSEHOLDS & INCOME | 0.3 MILES | 0.5 MILES | 1 MILE |
|---------------------|-----------|-----------|-----------|
| Total Households | 656 | 1,735 | 4,696 |
| # of Persons per HH | 2.6 | 2.6 | 2.6 |
| Average HH Income | \$55,285 | \$60,502 | \$66,381 |
| Average House Value | \$227,999 | \$229,933 | \$232,331 |

Demographics data derived from AlphaMap



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It turns out, you don't have any Floor Plans Published!

(be sure to tag an image "**Floor Plan**" in the **Media Tab**)



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