

For Lease

## **Commercial Flex**

5000 SF Warehouse 4000 SF Office



# 841 ROUTE 32

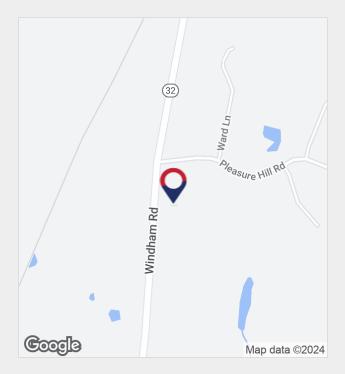
841 ROUTE 32 , North Franklin, Connecticut 06254

#### **Property Features**

- Investment Property 36,964 SF
- 5000 SF Warehouse unit. 4000 SF Office
- Loading Docks and Drive-in Spaces
- 4000 Finished Office Space Could be owner occupied with attached 5000 SF Warehouse. Flex Space

#### Amenities

- Ample Parking
- Large Paved common areas
- Site lighting
- · Highway Signage



#### For more information: Hugh Schnip, MICP 877 327 3755 x702 • hschnip@elite-cres.com

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

Elite Commercial Real Estate Services 901 Farmington Avenue, West Hartford, CT 06119 877 327 3755

#### elite-cres.com



### Property Summary

Lot Size:	5.62 Acres
Building Size:	36,964 SF
Grade Level Doors:	10
Dock High Doors:	5
Ceiling Height:	18.0 FT
Year Built:	2007
Renovated:	2016
Zoning:	C-2
Market:	Eastern Connecticut
Sub Market:	Norwich - New London -Willimantic
Cross Streets:	Route 207
Traffic Count:	10,600

#### **Property Overview**

Investment Property 36,964 SF 2 Buildings - 1250-3750 SF units Loading Docks and Drive-in Spaces 4500 Finished Office Space Could be owner occupied 85% Leased Space Great Location Busy Route 32 Franklin, CT
Location Overview
Busy Route 32 near Route 207
Site located between Norwich and Willimantic
Business Area
Commercial Zoned









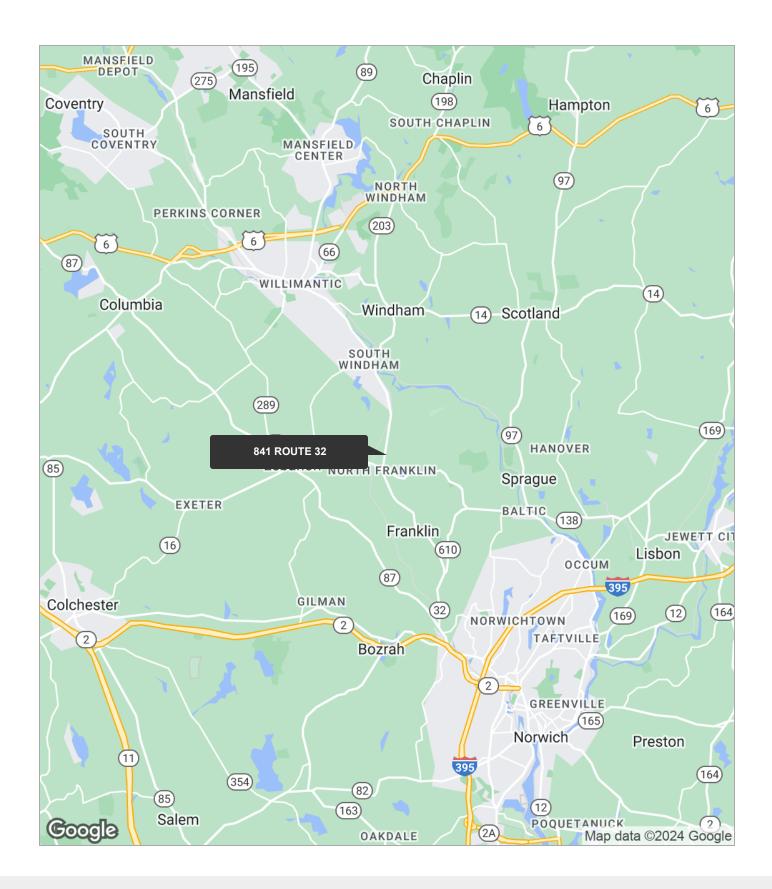






Property Name:	Hilltop Flex Park
Property Address:	841 ROUTE 32 North Franklin, CT 06254
Property Type:	Industrial
Lot Size:	5.62 Acres
Building Class:	C
Zoning:	C-2
Rail Access:	No
Parking Spaces:	50
Parking Ratio:	5.0
Building Frontage:	330
Cross Streets:	Route 207
Year Built:	2007
Construction Type:	Steel
Number Of Stories:	1
Foundation:	Concrete
Walls:	Metal and interior sheetrock
Mezzanine:	Yes
Number Of Units:	11
Ceilings:	Drywall and Metal
Power:	Electric
Roof:	Metal Panel with Gutters
HVAC:	Yes
Column Space:	TBD

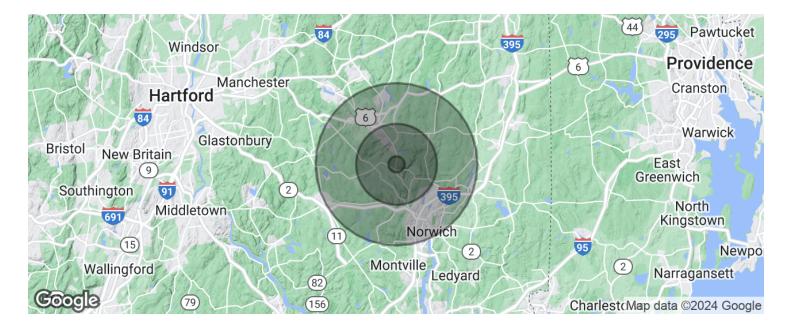












POPULATION	1 MILE	5 MILES	10 MILES
Total population	340	14,780	108,270
Median age	42.2	41.4	37.5
Median age (Male)	41.1	40.6	36.7
Median age (Female)	42.4	41.5	38.1
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	132	5,950	41,709
# of persons per HH	2.6	2.5	2.6
Average HH income	\$84,297	\$70,468	\$72,085
Average house value		\$187,463	\$239,453

\* Demographic data derived from 2020 ACS - US Census