



841 ROUTE 32

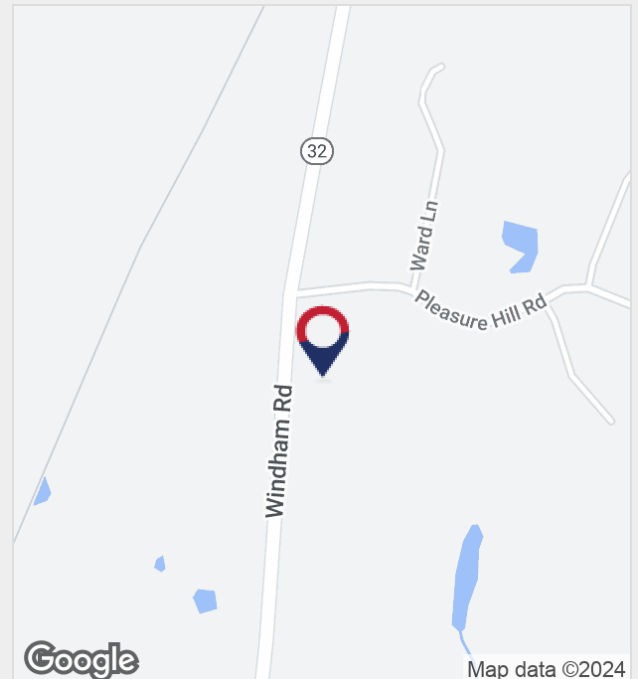
841 ROUTE 32 , North Franklin, Connecticut 06254

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:

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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

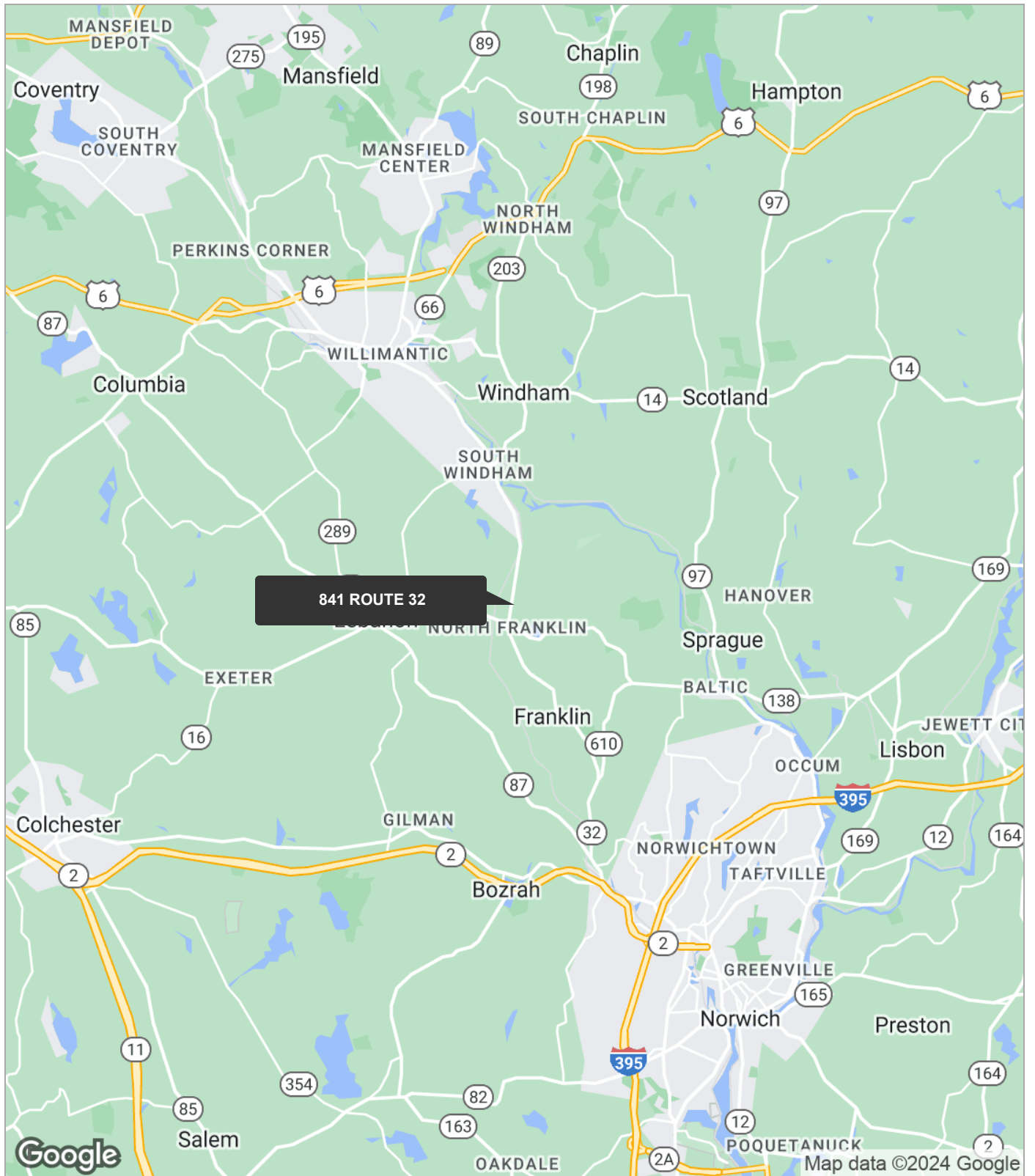
Location Overview

Busy Route 32 near Route 207
Site located between Norwich and Willimantic
Business Area
Commercial Zoned

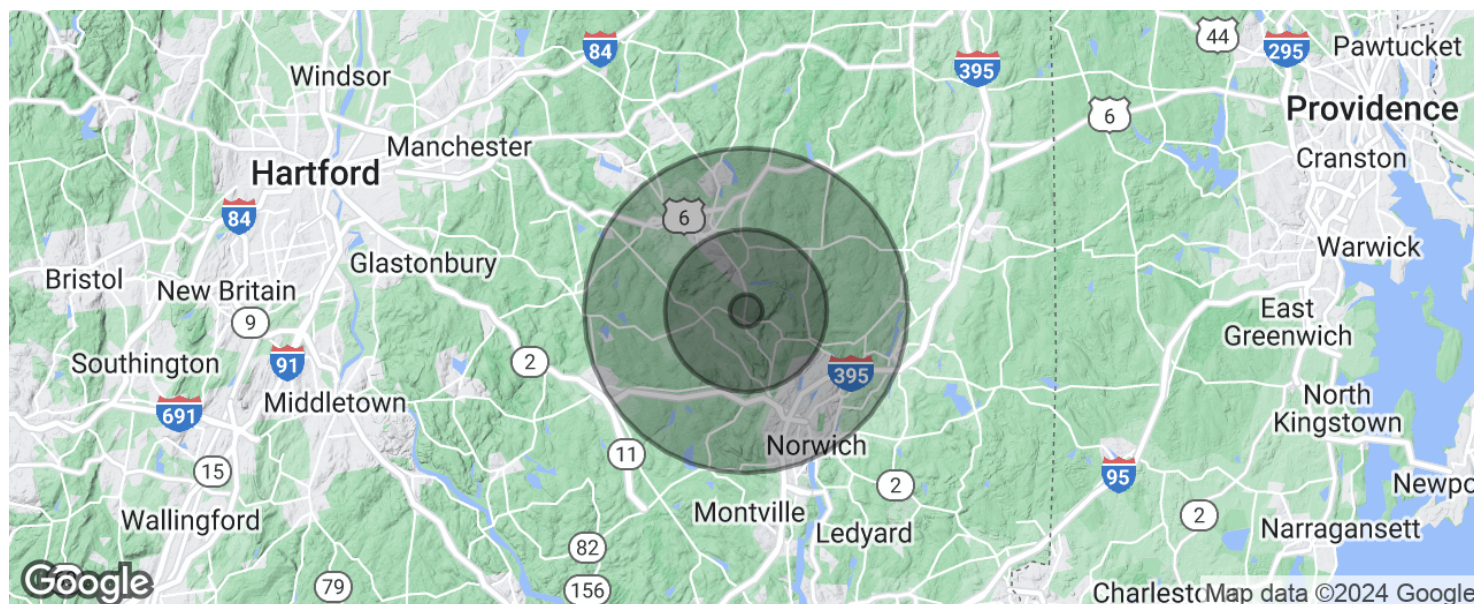




Property Name:	Hilltop Flex Park
Property Address:	841 ROUTE 32 North Franklin, CT 06254
Property Type:	Industrial
Lot Size:	5.62 Acres
Building Class:	C
Zoning:	C-2
Rail Access:	No
Parking Spaces:	50
Parking Ratio:	5.0
Building Frontage:	330
Cross Streets:	Route 207
Year Built:	2007
Construction Type:	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