

FOR SALE | 9,830± SF OFFICE / WAREHOUSE BUILDING

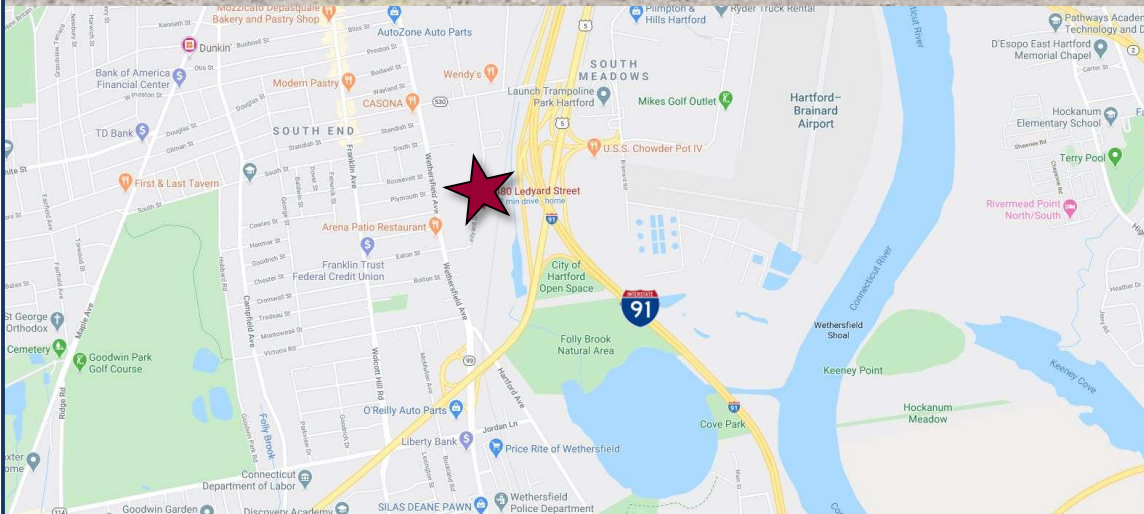
1.90± ACRES IN ID-1 ZONE

480 Ledyard Street, Hartford, CT 06114

SALE PRICE: \$250,000 (\$25.43/SF)



Ranked in Top 50
Commercial Firms in U.S.



Property Highlights

- 9,830± SF building
- 1.90 Acres
- 1 Story
- 2 Drive-in Doors
- Clear Height: 17'
- 2.21/1000 parking ratio
- Traffic: 21,914 ADT
- Zoning: ID-1
- I-91, Exit 27
- Many area amenities

For more information contact:

Thomas Wilks | 860-761-6018 | twilks@orlcommercial.com

O,R&L Commercial Integrated Real Estate Services | www.orlcommercial.com

2 Summit Place, Branford, CT 06450 • Tel: (203) 488-1555 • Fax: (203) 315-4046 | 2340 Silas Deane Highway, Rocky Hill, CT 06067 • Tel: (860) 721-0033 • Fax: (860) 721-7882

While the information contained herein has been obtained from sources deemed to be reliable, no guarantee is made as to its accuracy.

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BUILDING INFORMATION

GROSS BLD. AREA 9,830± SF
AVAILABLE AREA 9,830± SF
OFFICE AREA TBD
SPACE BREAKDOWN TBD
NUMBER OF FLOORS 1
ATTIC/BASEMENT N/A
COLUMN SPACING TBD
CLEAR HEIGHT 17'
LOADING DOCKS N/A
DRIVE-IN DOORS 2 (12' x 14')
CONSTRUCTION Wood Frame / Concrete
ROOF TYPE Flat, Tar & Gravel
YEAR BUILT 1953

SITE

SITE AREA 1.90 acres
ZONING ID-1
PARKING 20 spaces, 2.21/1000 ratio
SIGNAGE On building
VISIBILITY Good
HWY.ACCESS I-91, Exit 27
TRAFFIC COUNT 21,914 ADT (Airport Road)

UTILITIES

SEWER City
WATER City
GAS Yes

TAXES

ASSESSMENT \$196,700
MILL RATE 74.29 (2019)
TAXES \$14,613

MECHANICAL EQUIPMENT

AIR CONDITIONING None
TYPE OF HEAT Gas, Warm Air
SPRINKLERED TBD
ELECTRIC SERVICE TBD

COMMENTS Excellent location, with great highway access.

DIRECTIONS I-91, Exit 27. Left onto Brainard Road. Left onto Airport Road. Left onto Ledyard Street.

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- I-91, Exit 27
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 - Shopping
 - Banking
 - Dining



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