FOR SALE | 171 Murphy Road, Hartford, CT 06114

19,200± SF INDUSTRIAL BUILDING | 1.27 ACRES IN ID-1 ZONE

ADJACENT PROPERTY ALSO FOR SALE

SALE PRICE: $1,000,000

O,R&L COMMERCIAL

Ranked in Top 50 Commercial Firms in U.S.

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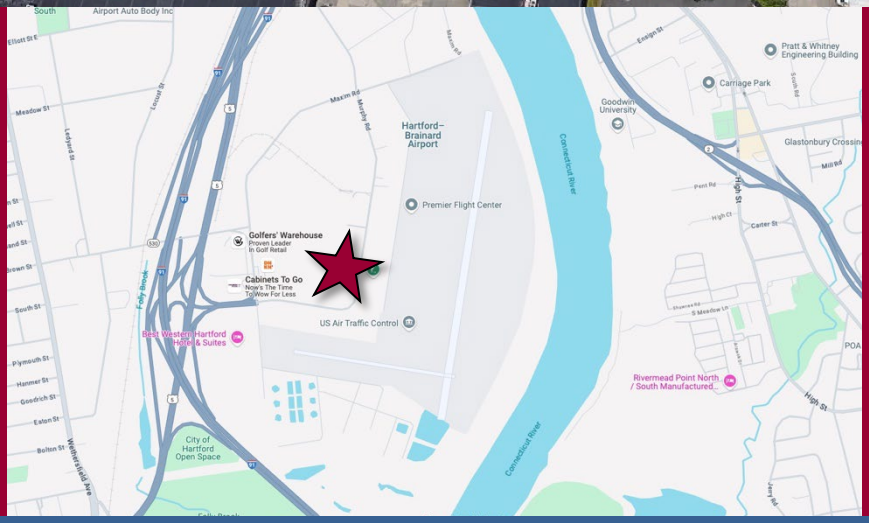

Property Highlights

- 19,200± 1-story building
- 1.27 Acres in ID-1 Zone
- Parking Ratio: 1.04/1000
- Signage: On-Building
- Recent Full Roof Replacement and Asbestos Abatement
- 3 Docks, 1 Drive-in Door
- Phase One Environmental Assessment Available 6/30/24
- 16'-18' Clear Height
- 1 Block from Brainard Airport
- I-91, Exit 27

For more information contact:

Thomas Wilks | 860.761.6018 | twilks@orlcommercial.com or Luke Massirio | 860.761.6016 | lmassirio@orlcommercial.com

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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

Broker of Record: Jay Morris | 860.721.0033 | jmorris@orlcommercial.com | License: REB.0755257

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BUILDING INFORMATION

GROSS BLD. AREA	19,200± SF
AVAILABLE AREA	19,200± SF
MAX CONTIGUOUS AREA	19,200± SF
OFFICE AREA	2,775± SF
NUMBER OF FLOORS	1
CLEAR HEIGHT	16' - 18'
LOADING DOCKS	3
DRIVE-IN DOORS	1
CONSTRUCTION	Steel Frame / Brick / Block
ROOF TYPE	Flat, Tar & Gravel
YEAR BUILT	1970

MECHANICAL EQUIPMENT

AIR CONDITIONING	Office Only (20%)
TYPE OF HEAT	Gas, Hot Water/Hanging Units
SPRINKLERED	Partially
ELECTRIC SERVICE	TBD

SITE INFORMATION

SITE AREA	1.27 Acres
ZONING	ID-1
PARKING	1.04/1000
SIGNAGE	On-Building
VISIBILITY	Excellent
FRONTAGE	157'
HWY.ACCESS	I-91, Exit 27

UTILITIES

SEWER	City
WATER	City
GAS	Yes

TAXES

ASSESSMENT	$520,660
MILL RATE	68.95
TAXES	$35,900

COMMENTS Phase One Environmental Assessment Available by June 30, 2024. Recent Full Roof Replacement and Asbestos Abatement. One Block from Brainard Airport. Adjacent Property (211 Murphy Rd) is also available for sale.

DIRECTIONS I-91, Exit 27. Straight onto Murphy Road. Property is on the left.

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- Many area amenities
  - 1 Block from Brainard Airport
  - Shopping
  - Banking
  - Dining
- Adjacent Property
  - 211 Murphy Rd also Available For Sale

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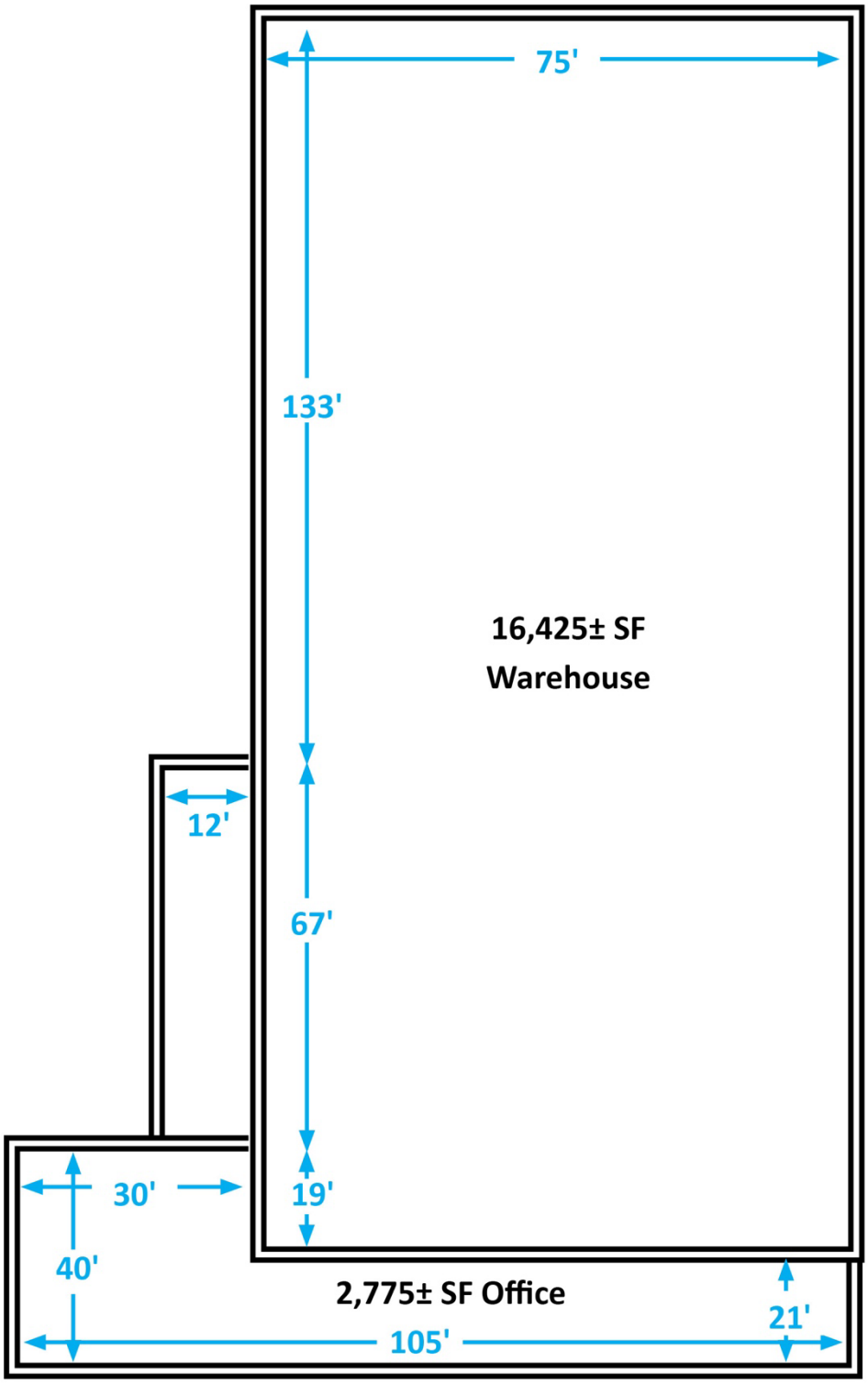

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