



FOR LEASE

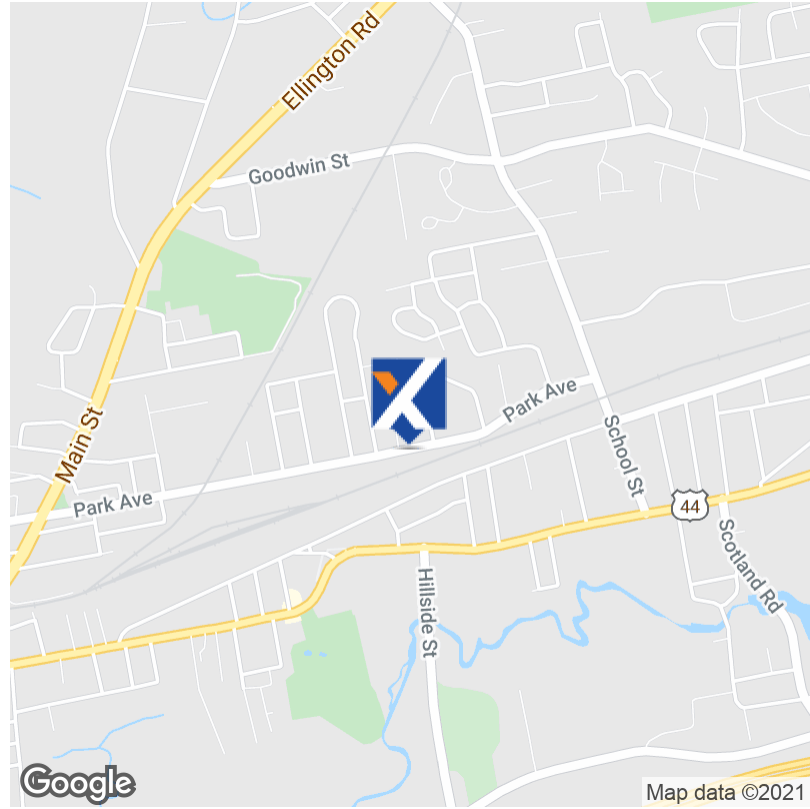
Industrial Space 4,700 and 6,850 SF Prime Location

353 Park Avenue , East Hartford, CT 06108

eXp Commercial | 1266 East Main Street, Suite 700R | Stamford, CT 06902 | expcommercial.com

Michael Beaudry

860.990.3229
michael.beaudry@expcommercial.com
CT #RES.0819214



OFFERING SUMMARY

Lease Rate:	\$9.75 SF/yr (Full Service)
Building Size:	68,410 SF
Available SF:	4,700 - 6,850 SF
Lot Size:	2.35 Acres
Year Built:	1956
Zoning:	Industrial B-3
Traffic Count:	7,495

PROPERTY OVERVIEW

Industrial Space Perfect for distributor, car repair/sales shop, artisan shop, car detailing, supply warehouse, storage, truck terminal, ability to subdivide space to make unique and your own. Easy access to building from the main road, with the ability to drop loads/materials, etc. directly in space. Parking available, well lit area and front street access. B-3 Zoning.

PROPERTY HIGHLIGHTS

- Drive up access
- Loading Docks
- Parking
- Easy Access to Building
- Ability to Subdivide
- Close to Highway
- Lots of Opportunity

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PROPERTY DESCRIPTION

Industrial Space Perfect for distributor, car repair/sales shop, artisan shop, car detailing, supply warehouse, storage, truck terminal, ability to subdivide space to make unique and your own. Easy access to building from the main road, with the ability to drop loads/materials, etc. directly in space. Parking available, well lit area and front street access. B-3 Zoning.

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Building Size:	68,410 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	4,810	22,460	71,360
Total Population	12,548	58,920	184,281
Average HH Income	\$49,348	\$59,524	\$57,130

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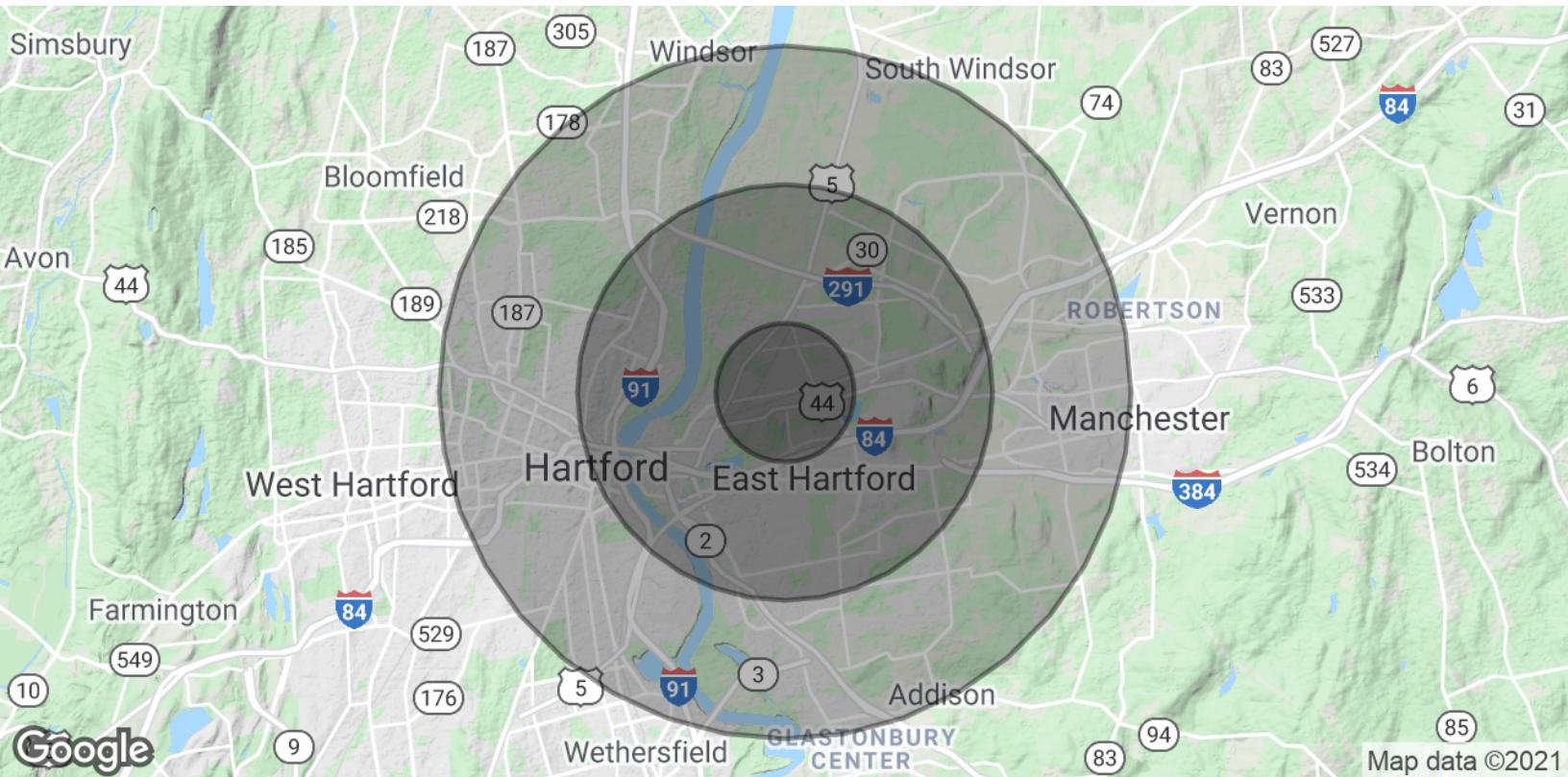
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	12,548	58,920	184,281
Average age	31.9	36.3	34.8
Average age (Male)	30.7	34.7	33.1
Average age (Female)	32.9	37.6	36.1

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	4,810	22,460	71,360
# of persons per HH	2.6	2.6	2.6
Average HH income	\$49,348	\$59,524	\$57,130
Average house value	\$199,662	\$209,754	\$229,773

* Demographic data derived from 2010 US Census

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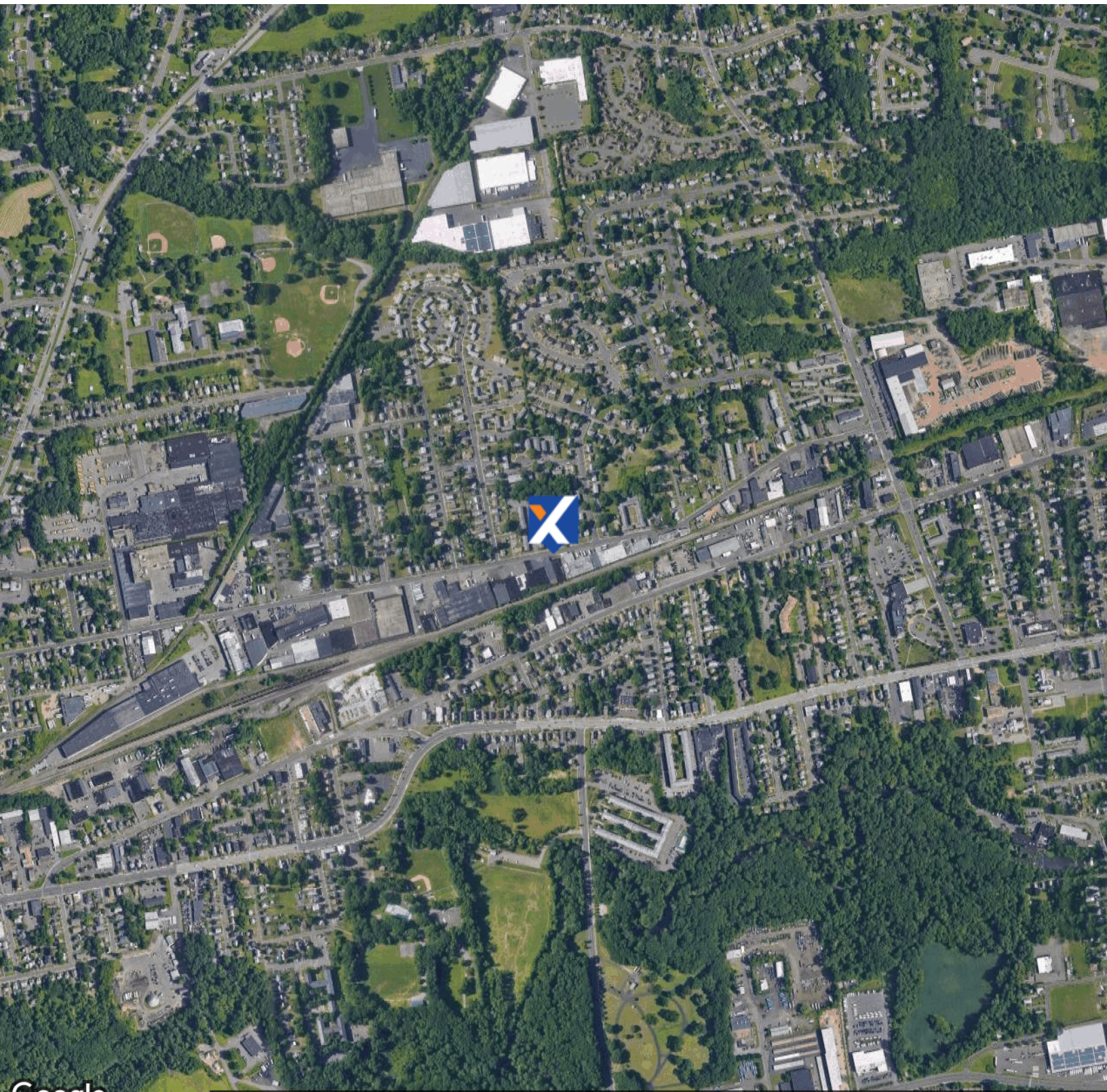
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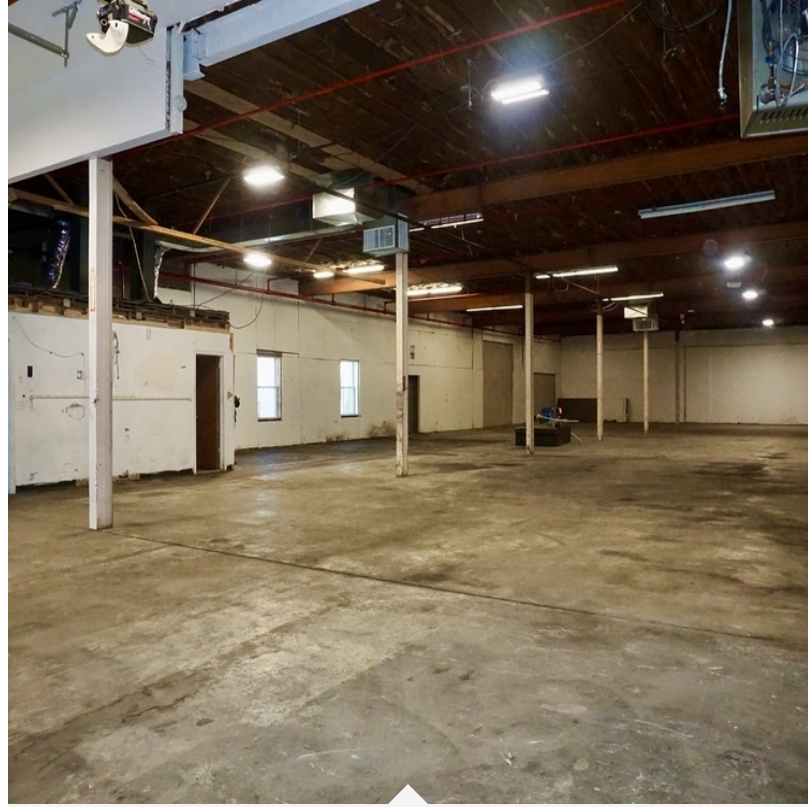
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Property Type	Industrial
Property Subtype	Warehouse/Distribution
APN	APN: EHAR-000037-000000-000042
Building Size	68,410 SF
Lot Size	2.35 Acres
Year Built	1956
Free Standing	No

Industrial Space Perfect for distributor, car repair/sales shop, artisan shop, car detailing, supply warehouse, storage, truck terminal, ability to subdivide space to make unique and your own. Easy access to building from the main road, with the ability to drop loads/materials, etc. directly in space. Parking available, well lit area and front street access. B-3 Zoning.



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Lease Rate	\$9.75 SF/YR
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LOCATION INFORMATION

Street Address	353 Park Avenue
City, State, Zip	East Hartford, CT 06108
County	Hartford
Road Type	Paved
Nearest Highway	I-84
Nearest Airport	Bradley International Airport

BUILDING INFORMATION

Building Size	68,410 SF
Tenancy	Multiple
Year Built	1956
Free Standing	No
Ceilings	17

PROPERTY INFORMATION

Property Type	Industrial
Property Subtype	Warehouse/Distribution
Zoning	Industrial B-3
Lot Size	2.35 Acres
APN #	APN: EHAR-000037-000000-000042
Traffic Count	7495
MLS #	170388323
Power	Yes
Rail Access	Yes

PARKING & TRANSPORTATION

Parking Type	Surface
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UTILITIES & AMENITIES

Central HVAC	Yes
Broadband	Cable
Gas / Propane	Yes

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LEASE INFORMATION

Lease Type:	Full Service	Lease Term:	12 months
Total Space:	4,700 - 6,850 SF	Lease Rate:	\$9.75 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
353 Park Avenue, East Hartford CT	Available	4,700 SF	Full Service	\$9.75 SF/yr	Industrial space with 1 bathroom and 3 loading docks! Perfect for distributor, car repair/sales shop, artisan shop, car detailing, supply warehouse, storage, truck terminal, ability to sub divide space to make unique and your own. Easy access to building from the main road, with the ability to drop loads/materials, etc. directly in space. Parking available, well lit area and front street access. B-3 Zoning.

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SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
385 Park Avenue, East Hartford CT	Available	6,850 SF	Full Service	\$9.75 SF/yr	Industrial space with divided office, 2 bathrooms and 2 loading docks! Perfect for distributor, car repair/sales shop, artisan shop, car detailing, supply warehouse, storage, truck terminal, ability to sub divide space to make unique and your own. Easy access to building from the main road, with the ability to drop loads/materials, etc. directly in space. Parking available, well lit area and front street access. B-3 Zoning.

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Signal Intersection	No
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BUILDING INFORMATION

Tenancy	Multiple
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**MICHAEL BEAUDRY**

Commercial Real Estate Advisor

michael.beaudry@expcommercial.com

Direct: 860.990.3229 | Cell: 860.990.3229

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PROFESSIONAL BACKGROUND

With over 20 years of Commercial Real Estate experience you can be confident I will be working hard, keeping your best interests in mind. I am an innovative, out of the box thinker, utilizing strategies and high value advice to meet every clients unique demands. I have the ability to utilize numerous sales platforms and resources to meet your needs. I am passionate about building long lasting relationships and providing customized, cutting edge solutions.

Experience you can count on! I have owned and continue to invest in commercial real estate. For over 5 years I owned a property management company and personally managed over 400 units (residential and commercial). I owned several retail and online businesses, in addition to providing business consulting to over 100 clients.

Commercial Real Estate:

Sales

Leasing

Consulting

Advisory Services

Property Management

Business Sales

EDUCATION

Associates Degree

MEMBERSHIPS

Board of Directors | Vice Chairman - Chairman - Past Chairman | 2008-20016

West of the River Chamber of Commerce

Commercial Alliance of MA | 2016

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