Industrial Facility for Sale or Lease 506 Hayden Station Road • Windsor, Connecticut



6,000 SF to 60,000 SF Available

Sentry Commercial is pleased to offer 506 Hayden Station Road, Windsor CT for sale or lease. This 60,000 square foot building is located within minutes from I-91 and can be leased in 6,000 SF increments, making this the ideal building for most companies.

Property Features

- Fenced yard
- Can be subdivided in 6,000 SF increments
- 9 docks, 2 drive-in doors
- Heavy power

Lease Rate: \$3.95 nnn

Sale Price: \$2,200,000

David P. Murdock 860.983.0029 murdock@sentrycommercial.com



Sentry Commercial 190 Trumbull Street Hartford, CT 06103 860.528.0884 www.SentryCommercial.com

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Lease Rate\$3.95 nnnSales Price\$2,200,000

Building Specifications

Total Square Feet: 60,000 SF

Office Area: BTS

Minimum SF Available: 6,000 SF Building Dimensions: 500' x 120'

Ceiling Height: 18'
Dock Doors: 9
Drive In Doors: 2

Floors: Concrete slab Roof: Tar and gravel

Column Spacing: 40' x 50' Construction: Block Date Built: 1980

Mechanicals

Power: 1,200 amps, 480

volts, 3 phase

Heat: Gas

Air Conditioning: Office area

Sprinkler: Yes

Utilities

Water: City
Sanitary Sewer: Septic
Gas: CNG

Land

Acres: 5.75
Parking: 90
Rail: No
Zoning: I1

Taxes

Total taxes: \$37,582.65

Taxes Per Square Foot: \$0.63

Assessment: \$1,215,480

Year Assessed: 2015 Mill Rate: 30.92





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