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# ±19,360 SF Industrial Building Located At

# A Light With Great Visibility in Newington, CT

## 280 Hartford Avenue | Newington, CT 06111

280 Hartford Avenue is a ±19,360 SF industrial building on 2.02 acres for sale in Newington, Connecticut. The property is located at a light with great visibility. This is an ideal location for redevelopment.

### FEATURES

- ±19,360 SF building on 2.02 acres
- ±2,000 SF office space
- 1 loading dock
- 2 (8'x10') drive in doors
- Traffic Count: 8,838 VPD
- Wet sprinkler system
- Parking for 50 cars
- Located at a light with great visibility

Contact:

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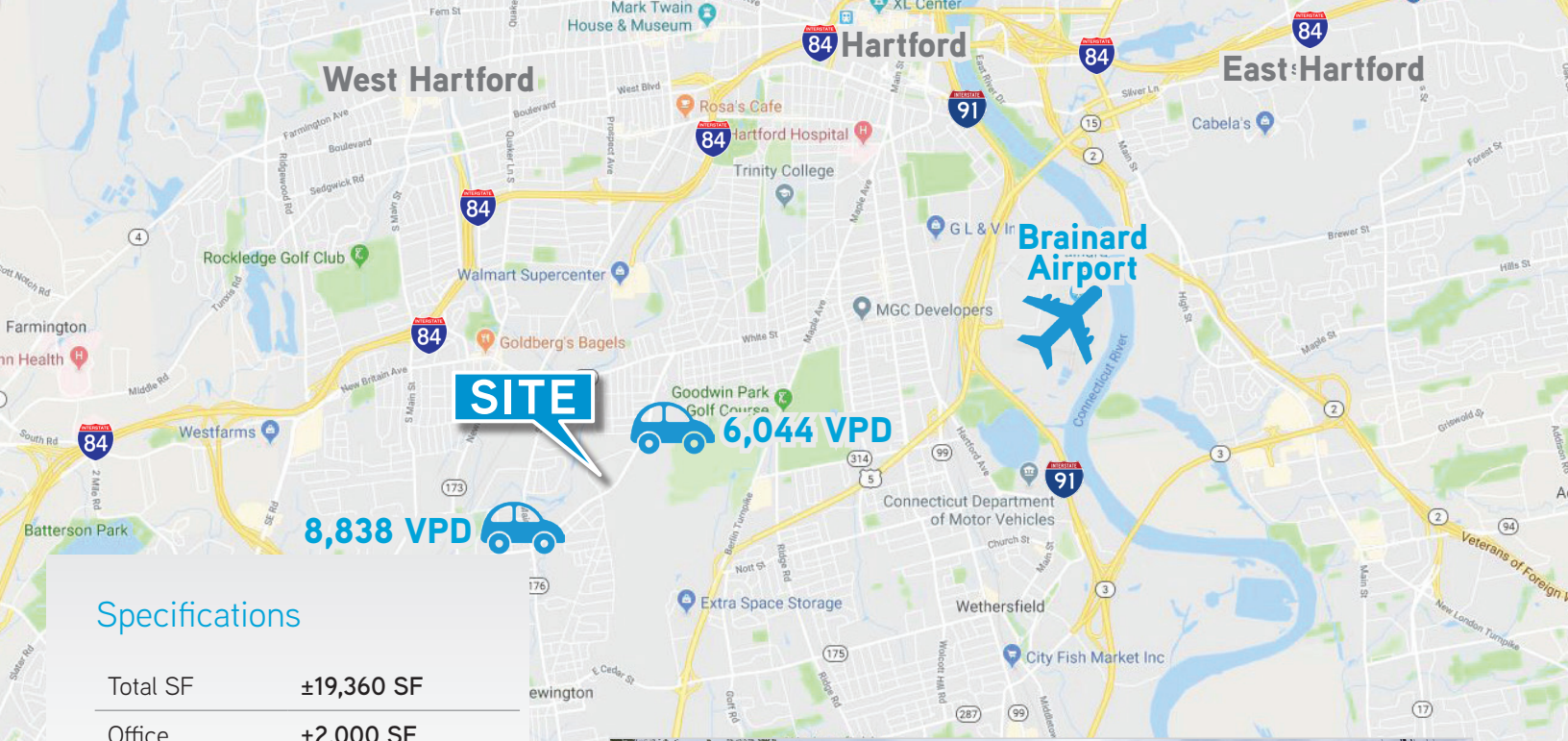
SALE PRICE:

# \$795,000



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## Specifications

Total SF	±19,360 SF
Office	±2,000 SF
Docks	1
Drive-ins	2 (8'x10')
Sprinklers	Yes; Wet System
Ceiling Height	14'
Construction	Tar & steel
Roof	Tar & gravel
Year Built	1956
Land Area	2.02 acres
Zoning	Industrial
Parking	50 cars
Taxes	\$19,377.06
Traffic Count	8,838 VPD
Sale Price	\$795,000



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