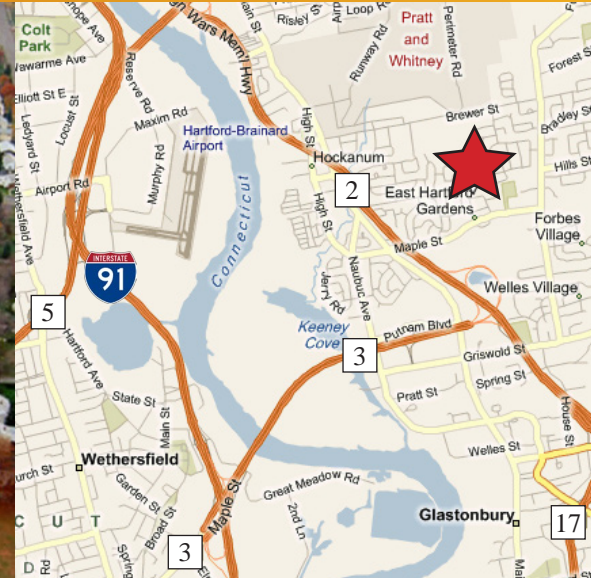


FOR SALE OR LEASE > INDUSTRIAL SPACE

# 88 Long Hill Street

EAST HARTFORD, CT 06118



## 88 Long Hill Street > Industrial Space

88 Long Hill Street is a 515,000sf industrial facility investment property located along the CT Southern Railroad in East Hartford, CT. There is 250,000sf of industrial space available for lease. This property is ideal for a manufacturing/warehouse facility with its rail siding, docks, bays, heavy power and ceiling heights.

88 Long Hill Street is located off I-84. Take I-84 to Tolland Street. Turn right onto Long Hill Street. The property will be ¼ mile on the right.

## Building Amenities

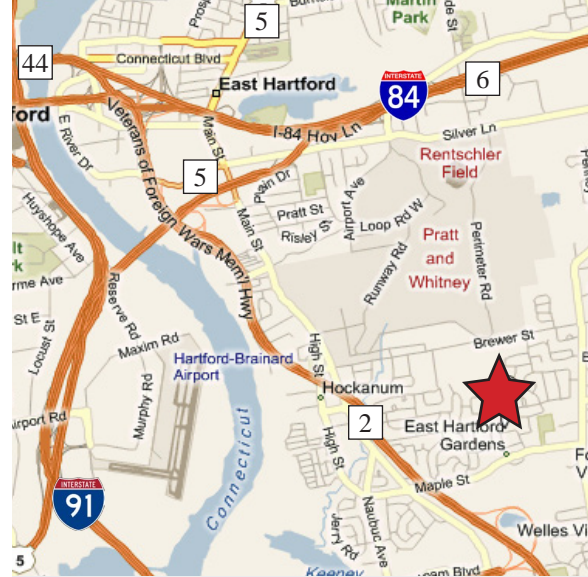
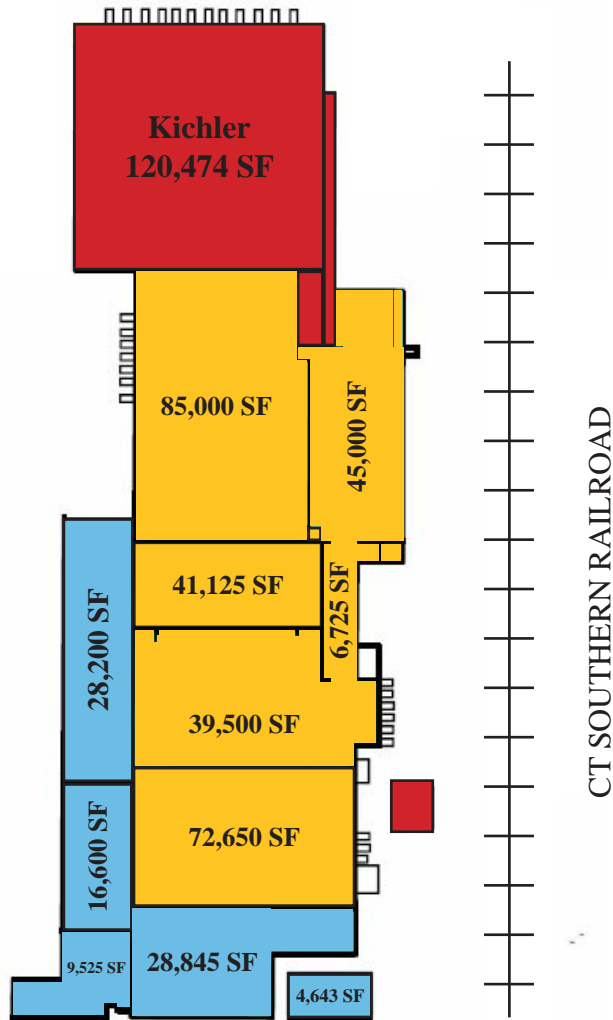
- > 250,000sf warehouse space for lease
- > Will sub-divide to 45,000sf
- > 18' - 40' clear with no columns
- > 25 truck & 3 internal rail docks
- > 42'x50' & 40'x40' bays
- > Industrial (I-2) zoning
- > Mostly air-conditioned
- > 4,000 amps / 480 volts
- > New roof on most of bldg
- > Within 1/2 mile of I-291
- > Sale Price: \$13,200,000
- > Lease Rate: \$3.75/SF

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# 88 Long Hill Street > Floor Plan

- Leased Space
- Vacant Office Space
- Vacant Industrial Space



## Contact Us

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