

241 Park Ave, East Hartford, CT 06108

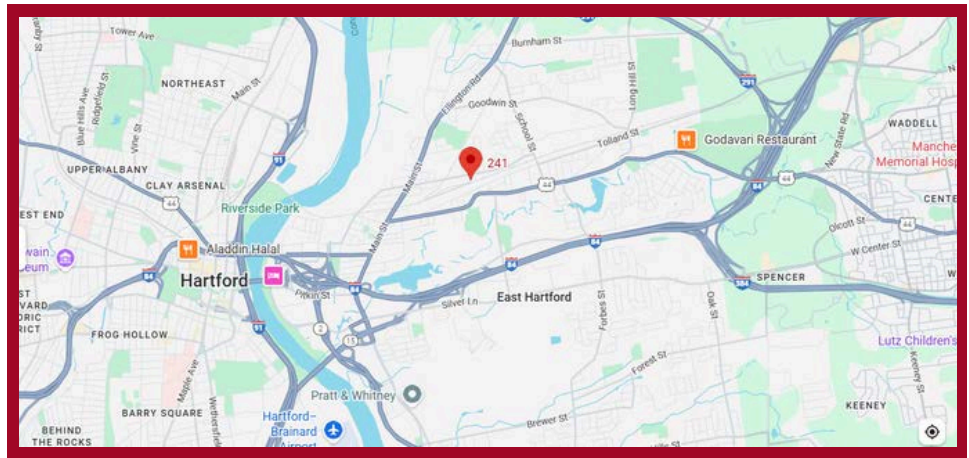
58,400 SF AVAILABLE FOR SALE \$4,490,000



- 58,400 SF Industrial
- B-3 zone allowing for multiple uses
- 9 loading docks
- 1 drive-in door
- New roof installed in 2024
- Heavy 3 phase, 800 amps power
- Paved parking

Centrally located industrial property in desirable East Hartford Industrial Park, within the Greater Hartford Submarket. Easy access to I-84, I-91 and 291, and 20 minutes from Bradley airport.

- Potential uses include warehouse, cannabis cultivation, cold storage/freezer, distribution or manufacturing.
- Previously approved for Cannabis Cultivation/ Manufacturing
- Existing railroad access could be restored.
- Recent zoning changes allow for use as a sports facility.



- Former freezer space could be re-established as freezer or refrigerated space.
- Potential for offices or showroom to be built if necessary.
- New gas line available and stubbed to the building for heat.
- Additional columns have been installed to be able to sustain heavy HVAC equipment
- The unit is part of a Condo Association including one other unit under a separate ownership.
- A new sprinkler system to be installed based on new user's needs and associated sprinkler design.

Great people, solid investments, integrity and creativity in real estate transactions.

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