

Industrial Facility for Sale or Lease

22 Rumsey Road, East Hartford CT



30,000 Square Feet Available

Hart Group International is pleased to offer 22 Rumsey Road, East Hartford CT for sale or lease. This 30,000 square foot industrial building has great highway access, an active Connecticut Southern Rail line and is available immediately.

Property Features

- 3 dock doors; 2 drive-in doors
- 2,500 SF finished office space
- Active rail line; room for 2 cars
- CT Railroad Depot Zone benefits possible

**For more information
please contact:**

Art Ross, SIOR
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860.983.5630
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22 Rumsey Road • East Hartford Connecticut

Sale Price: \$650,000
Lease Rate: \$3.00 nnn

Building Specifications

Total Square Feet: 30,000
Office Area: 2,500
Ceiling Height: 14'
Drive In Doors: 1 @ 12' x 12'
1 @ 9' x 10'
Dock Doors: 3 @ 9' x 10'
Floors: Reinforced concrete
Roof: Trocal & EPDM
Construction: Concrete block
Column Spacing: 40' x 30'
Date Built: 1972/1978

Mechanicals

Power: 800 amp, 208/120
volt, 3 phase
Heat: Gas
Air Conditioning: None
Sprinkler: None
Lighting: Fluorescent &
exterior halogen
units

Utilities

Water: MDC
Sanitary Sewer: MDC
Gas: CNG

Land

Acres: 1.20
Parking: 25
Rail: Active
Zoning: Industrial (I-2)

Taxes

Total taxes: \$28,659
Assessment: \$669,770
Year Assessed: 2012
Mill Rate: 42.79



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