

Industrial Facility for Sale or Lease

33 Leggett Street, East Hartford CT



43,983 Square Feet Available

Hart Group International is pleased to offer 33 Leggett Street, East Hartford CT for sale or lease. This 43,983 square foot industrial facility has plenty of loading, an active CT Southern Rail line and is available immediately.

Property Features

- 5 tailgate dock doors
- 1,950 SF finished office space
- Active rail line; 2 rail doors
- CT Railroad Depot Zone benefits possible
- Minutes from I-84, I-91 and Route 5

**For more information
please contact:**

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33 Leggett Street • East Hartford Connecticut

Sale Price: \$1,250,000

Lease Rate: \$3.75 nnn

Building Specifications

Total Square Feet: 43,983
Office Area: 1,950
Ceiling Height: 16'
Dock Doors: 4 @ 8' x 8'
1 @ 12' x 14'
Floors: Reinforced concrete
Roof: Carlisle membrane;
installed 2007
Construction: Block & concrete
panels
Column Spacing: 20' x 30'
Date Built: 1952/1990/2008

Mechanicals

Power: 400 amp, 240
volt, 3 phase
Heat: Gas boiler installed
in 2009
Air Conditioning: Offices only
Sprinkler: Yes, wet system
Lighting: Fluorescent &
exterior halogen
units

Utilities

Water: MDC
Sanitary Sewer: MDC
Gas: CNG

Land

Acres: 2.04
Parking: 70 spaces; 35
spaces reserved for
permanent use by
abutting property
owner
Rail: Active
Zoning: Industrial

Taxes

Total taxes: \$37,449.64
Assessment: \$875,196
Year Assessed: 2012
Mill Rate: 42.79



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