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6,320 SF Air-conditioned Industrial Building

201 Dexter Avenue | West Hartford, CT 06110

201 Dexter Avenue is a 6,320 SF industrial building for sale or lease in West Hartford, CT. This property was renovated in 2004. At that time a 30-year tar & gravel built up roof was installed. New Carrier air-conditioning equipment added for 100% a/c building. Power service is 400 amps. The production area has bright lighting, multiple electrical power drops and compressed air-lines. There is 1,180 sq. ft. of office space. The building has 2 loading docks.

FEATURES

- 6,320 SF industrial building
- 1,180 SF office
- 2 (8'x8') overhead doors at tailboard height
- Built in 1960; Renovated in 2004
- Fully air-conditioned
- Electrical power drops
- Compressed air-lines
- Bright lighting
- 400 amp power supply
- Replaced roof with 30-year tar & gravel built up roof

Reduced Sale Price:

\$499,000

Lease Rate:

\$4,477

PER MONTH + NNN OPERATING EXPENSES

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201 DEXTER AVENUE

Specifications

Total SF	6,320
Office Space	1,180
Column Spacing	27' x 21'
Loading Dock	1 (8'x8') OHDs
Ceiling Height	13' front; 13'9" rear
Roof Type	Tar & Gravel
Floors	1
Year Built	1960; Ren 2004
Electric	208 volts / 400 amps
Land Area	0.27 acre site
Zoning	IG
Parking	12+ spaces

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Accelerating success.