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# One loading dock, ample parking and an air-conditioned office

## 47 Airport Road | Hartford, CT 06114

47 Airport Road is a 6,222 SF industrial building on a 0.51 acre site in Hartford, Connecticut. There is currently 5,400 SF available for lease.

### FEATURES

- 6,222 SF industrial building
- 5,400 SF for lease
- 1 loading dock
- Air-conditioned office
- 0.5 acre site
- 24 parking spaces
- Convenient for many users
- Traffic count: 20,000 vpd
- Good visibility with easy access to I-91
- Freestanding signage

### REDUCED SALE PRICE:

**\$395,000**

### LEASE RATE:

**\$6.00** PSF NNN

### Contact

**Philip Gagnon, SIOR**

Principal

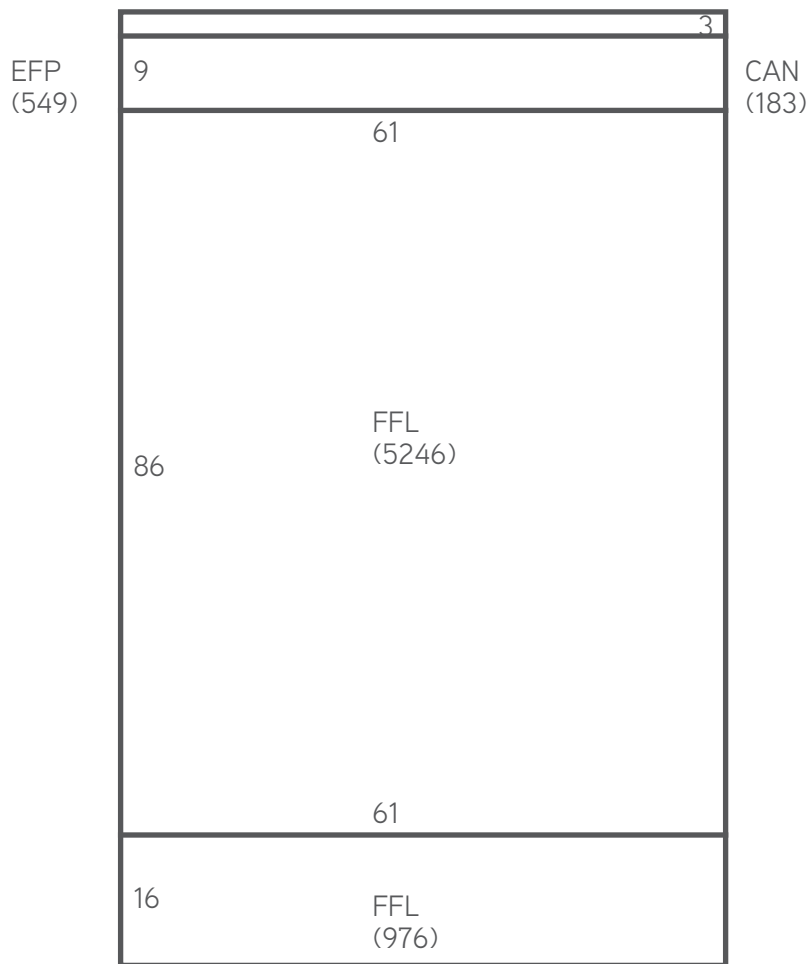
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## FLOOR PLAN

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