



# Commercial Flex Building For Sale

221 Quinebaug Road  
North Grosvenordale (Thompson), CT

PHILIP GAGNON. SIOR  
860 616 4016  
philip.gagnon@colliers.com

PETER LANGE  
860 428 0454  
peter.lange@colliers.com

COLLIERS INTERNATIONAL  
864 Wethersfield Avenue  
Hartford, CT 06114  
860 249 6521  
[www.colliers.com/hartford](http://www.colliers.com/hartford)



## KEY FEATURES/HIGHLIGHTS

- > 15,500<sup>+/-</sup> SF commercial flex building
- > Separate storage building
- > Backup generator
- > 9 acres
- > Many potential uses
- > 10 minutes from I-395
- > 25 minutes from I-84
- > **Sale Price: \$375,000**

# FOR SALE > Commercial Flex Property

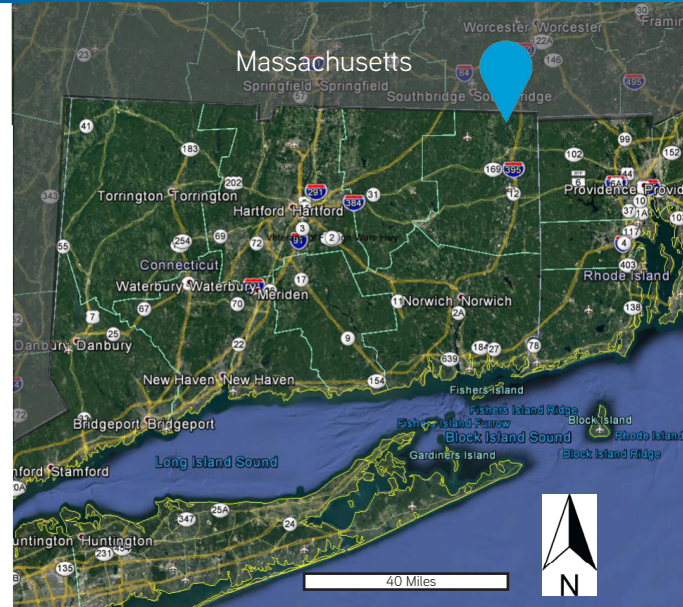
## DEMOGRAPHICS

	Population	HH	Med. HH \$
1 mile	654	264	\$75,167
3 miles	11,348	4,294	\$68,215
5 miles	34,936	13,964	\$58,090

## TRAFFIC COUNT

Street 1	Cross Street	ADT (2015)
Quinebaug Rd	Corttis Rd	3,796
Riverside Dr	Anderson Rd	2,182

## AERIAL



Distance From Quinebaug Road	
Hartford	50 Miles
New Haven	95 Miles
Providence	50 Miles
Springfield	47 Miles
Boston	63 Miles
Worcester	22 Miles

## CONTACT US

PHILIP GAGNON, SIOR  
860 616 4016  
[philip.gagnon@colliers.com](mailto:philip.gagnon@colliers.com)

PETER LANGE  
860 428 0454  
[peter.lange@colliers.com](mailto:peter.lange@colliers.com)

This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). ©2016. All rights reserved.



**COLLIERS INTERNATIONAL**  
864 Wethersfield Avenue  
Hartford CT 06114  
+1 860 247 6521  
[www.colliers.com/hartford](http://www.colliers.com/hartford)