

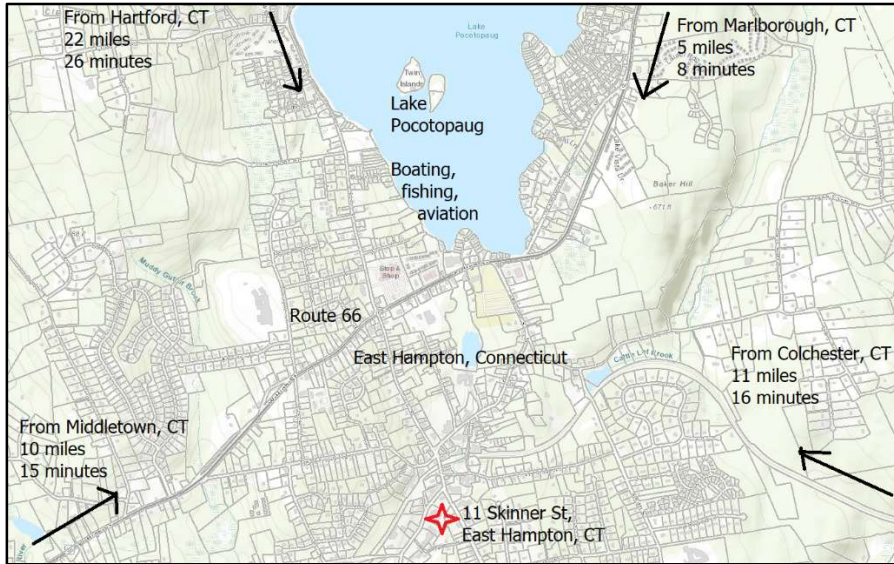
11 Skinner Street, East Hampton, CT - Real Estate – For Lease – 30,660 sf on 2.24-acres – Occupancy 5/2023

Town of East Hampton, County of Hartford, State of Connecticut

2.24 Acres of Land; 30,660 square feet of Building; Use – Industrial; Storage and Workshops; Year Built: 1967; Renovation 2023

Current Zoning – Village Commercial (VC) - **UNDER NEW OWNERSHIP AND MANAGEMENT**

MIX OF SUITE SIZES TO BE BUILT ON SPEC AND ON SELECT REQUESTS FOR SUITE SIZE BASED ON RATE AND TERM



Location – Located 1 mile south of Route 66 in central East Hampton, Connecticut. The property is 22 miles southeast of Hartford; 10 miles east of Middletown, 11 miles northwest of Colchester and 5 miles southwest of Marlborough. Nearby development includes gas convenience, offices, library, coffee shops, post office, lumberyard, mill industrial space, industrial buildings and village commercial shops.

Building Use: Vacant; The building is to be vacated for adaptive reuse construction in April 2024; Thereafter, the plans call for adding overhead doors on the east and west sides of the building, demising the building into smaller units and offering suites for lease with leases ranging from 1-10 years.

Zoning – Village Commercial; Storage use is planned as a primary use with select shop spaces available. Grandfathering of the prior use applies.

21 Skinner Street, East Hampton, CT - Real Estate – For Lease – 11,200 sf on 1.28-acres – Occupancy 5/2023

Town of East Hampton, County of Hartford, State of Connecticut

1.28 Acres of Land; 11,200 square feet of Building; Use – Industrial; Storage and Workshops; Year Built: 1967; Renovation 2023

Current Zoning – Industrial (I) - **UNDER NEW OWNERSHIP AND MANAGEMENT**

MIX OF SUITE SIZES TO BE BUILT ON SPEC AND ON SELECT REQUESTS FOR SUITE SIZE BASED ON RATE AND TERM



11 Skinner Street, East Hampton, CT - Real Estate – For Lease – 30,660 sf on 2.24-acres - Occupancy 5/2023

Planned Capital Expenditures at Owner's Discretion

New roof

New overhead doors

Demising of units and building areas

New lighting

New interior overhead doors

Units delivered with electricity to the suite

Upgrades in building heating

Upgrades to cooling in select building areas

Pavement patching and slurry coats

Paving upgrades

Interior paint

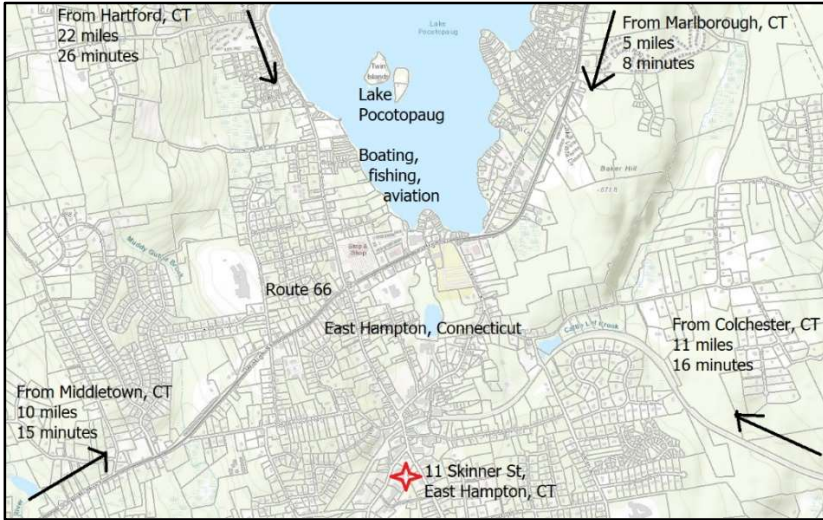
Exterior paint

Landscaping

11 Skinner Street, East Hampton, CT - Real Estate – Photographs

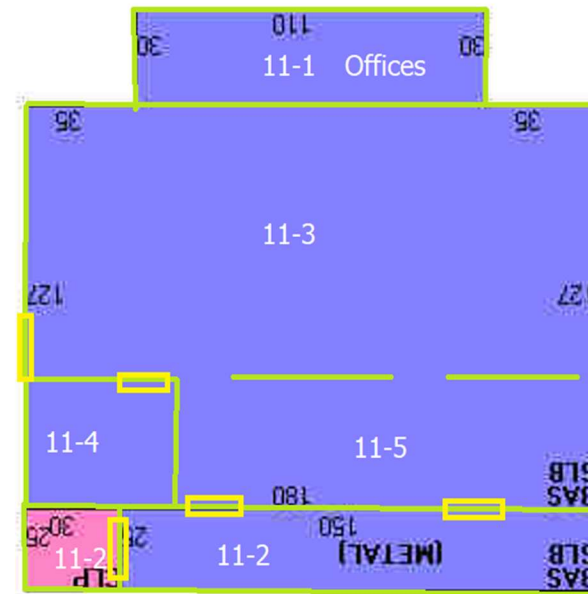


11 Skinner Street, East Hampton, CT - Real Estate – Approximate Occupancy Cost of Occupancy Per Month- Suites from 1,000 square feet to 3,456 square feet plus - Renovated Occupancy 5/2023-12/2023



As Built

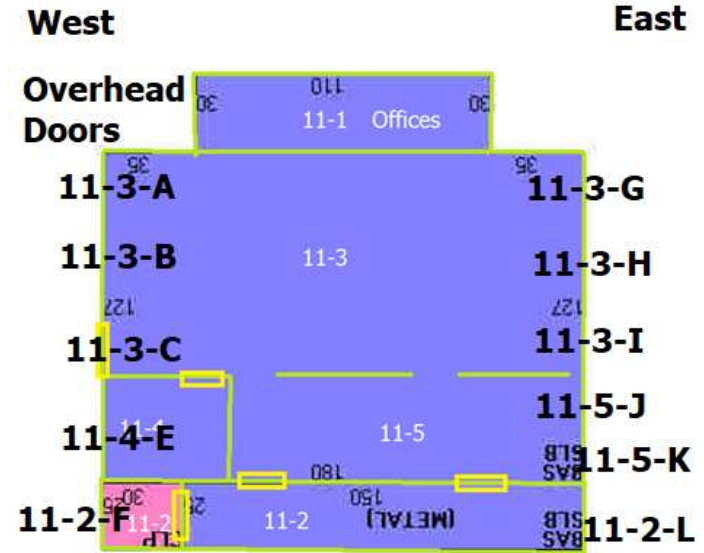
Demising "As Built"	SF
Suite 11-3 - Warehouse/Manufacturing	15,660
Suite 11-5 - Warehouse/Manufacturing	5,600
Suite 11-4 - Sub-Warehouse/Manufacturing	1,600
Suite 11-6 - Back Hall Warehouse	3,750
Suite 11-2 - Covered Loading Platform	750
Suite 11-1 - Offices	3,300
Total	30,660



11 Skinner Street, East Hampton, CT - Real Estate – Approximate Occupancy Cost of Occupancy Per Month- Suites from 1,000 square feet to 3,456 square feet plus - Renovated Occupancy 5/2023-12/2023

Concept for Further Demising and Overhead Doors

Demising "Concept-Further Demising and OHDs	SF Loaded	Industrial
Corridor to Restrooms		
West overhead Door - 11-3- A - West	2,623	1
West overhead Door - 11-3 - B - West	2,623	2
West overhead Door - 11-3 - C - West	2,623	3
West overhead Door - 11-4 - D - West	838	4
West overhead Door - 11-4 - E - West	838	5
West overhead Door - 11-2 - F - West	1,963	6
West overhead Door - 11-3 - G - East	2,623	7
West overhead Door - 11-3 - H - East	2,623	8
West overhead Door - 11-3 - I - East	2,623	9
West overhead Door - 11-5 - J - East	2,932	10
West overhead Door - 11-5 - K - East	2,932	11
Office Space - 11-2 - L - East	1,963	12
Suite 11-2 No OHD - Covered Loading Area	-	Office
Suite 11-1 -No OHD - Offices	3,456	1
Total	30,660	
Average Industrial User/Tenant	2,267	



21 Skinner Street, East Hampton, CT - Real Estate – For Lease – 11,200 sf on 1.28-acres - Occupancy 9/2023



Planned Capital Expenditures at Owner's Discretion

New lighting

Addition of plumbing and restrooms, at least one restroom per suite

Upgrades in building heating as needed

Pavement patching and slurry coats

Paving upgrades

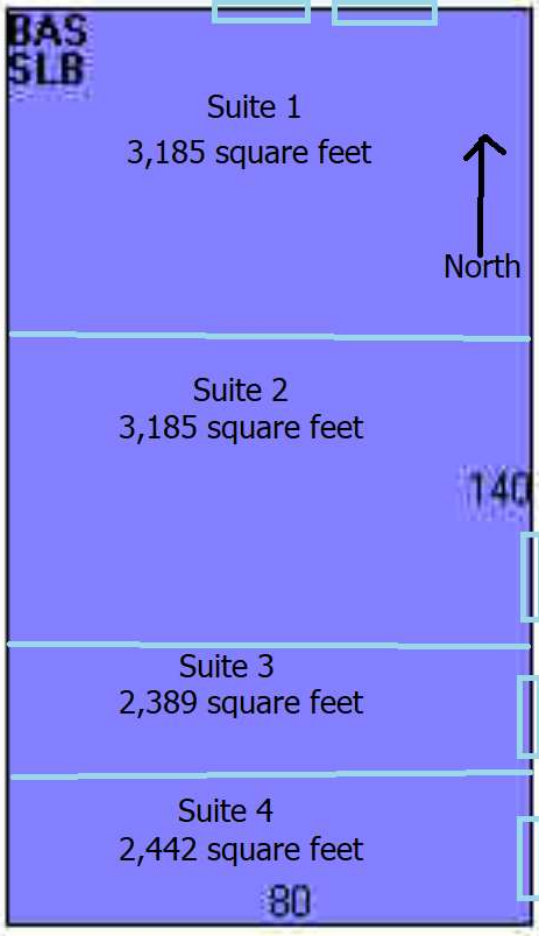
Interior paint

Exterior paint

Landscaping

21 Skinner Street, East Hampton, CT - Real Estate – Town Reported Building Dimensions Suites from 2,389 square feet to 3,185 square feet - Renovated Occupancy 9/2023

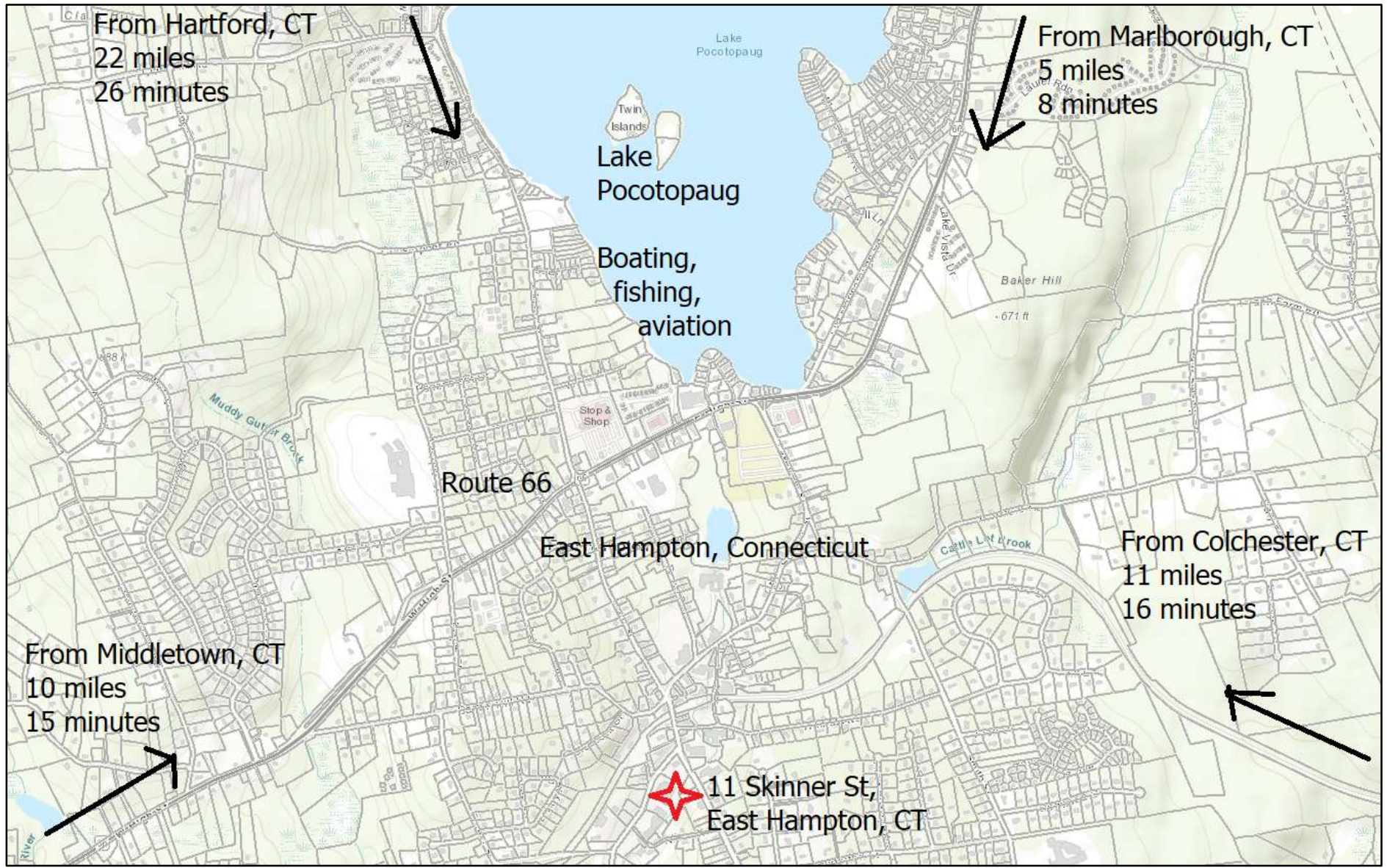
As Built



Highlights

- East Hampton, CT is a suburb of the cities of Middletown, Hartford and Colchester
- Nearby use prevalence – retail, dining, gas convenience residential and industrial uses
- Utilities – Water – Municipal water
- Utilities – Sewer – Municipal sewer
- Utilities – Electric – Publicly available
- Utilities – Gas – – Publicly available
- Historic Occupancies – Originally built as a manufacturing building; Recent use for machine wholesale sales
- Planned Use – Indoor storage with select job shops
- Electric Infrastructure – Very good; 4000 amps; New Service
- Heating Infrastructure – Gas Forced Air; Suspended units in the warehouse; HVAC in the office areas

11 Skinner Street, East Hampton, CT - Real Estate – Location Map



Time Distance Relationships - Driving

- 15 minutes from East Hampton, CT westbound to Middletown, CT
- 16 minutes from East Hampton, CT southeast bound to Colchester, CT
- 26 minutes from East Hampton, CT northwest to the city of Hartford, CT, State capitol

- 50 minutes from East Hampton, CT southwest to New Haven, CT
- 2 hours 5 minutes from East Hampton, CT northeast to Boston, Massachusetts
- 2 hours 50 minutes from East Hampton, CT southwest to New York City

Town of East Hampton, CT: Population – 12,717 (2020); Area Square Miles – 36.8 sq. mi; 357 persons per square mile; Median Household Income - \$66,326

11 Skinner Street, East Hampton, CT - Subject Property – Exterior Photos – Front of Building



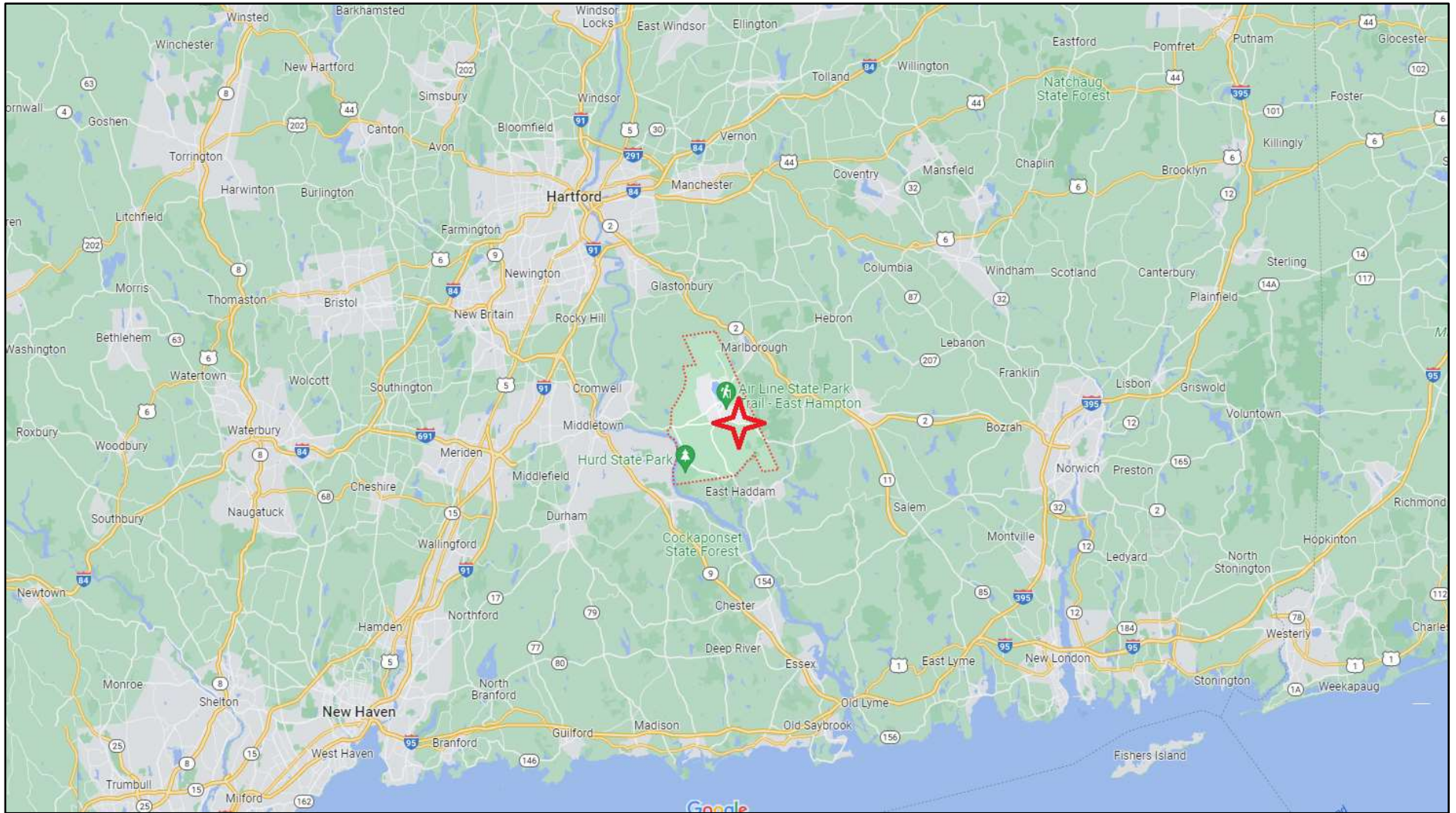
11 Skinner Street, East Hampton, CT - Subject Property – Exterior Photos – View of West Side of Building



21 Skinner Street, East Hampton, CT - Subject Property – Exterior Photos



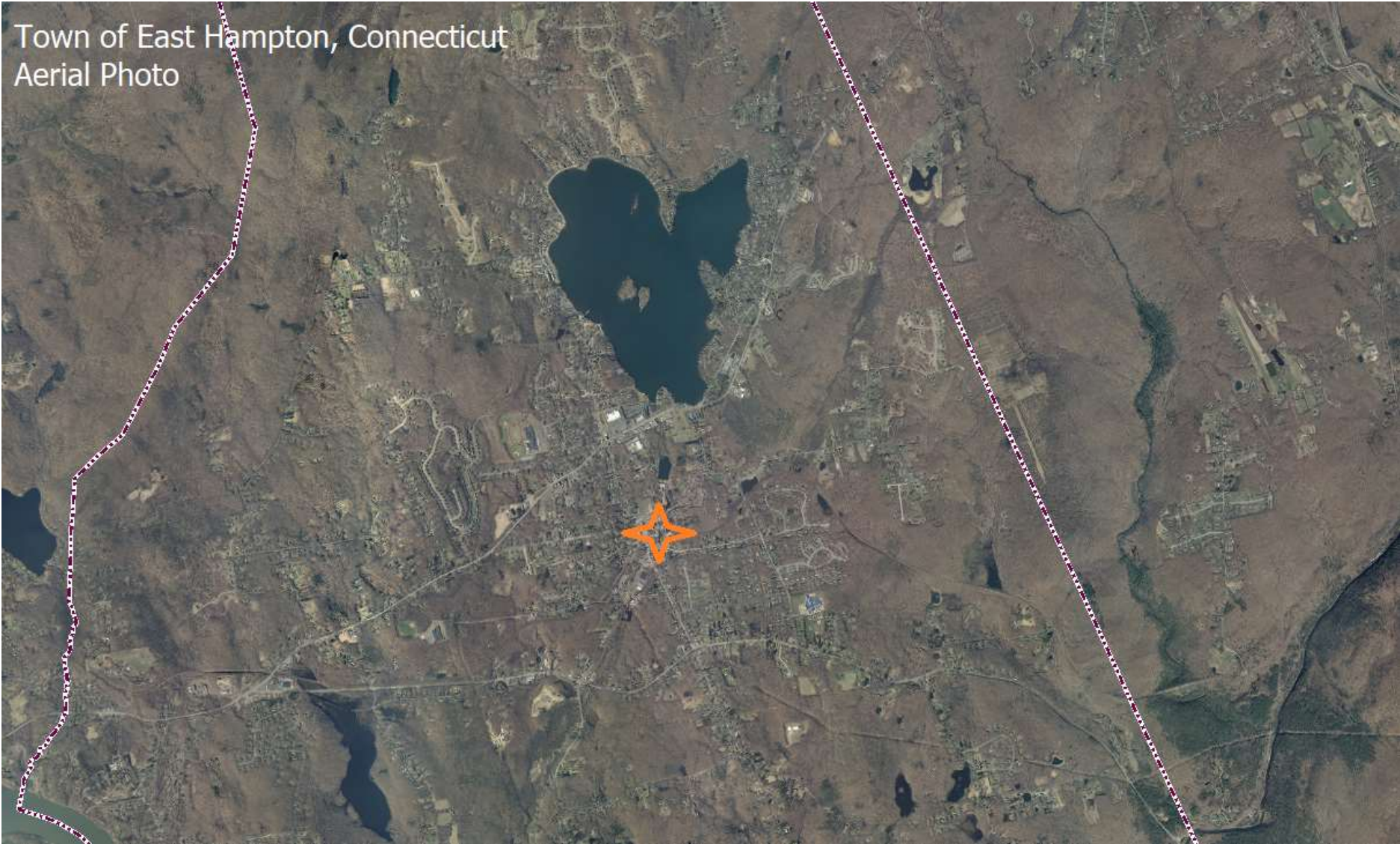
11-21 Skinner Street, East Hampton, CT – Regional Map



11-21 Skinner Street, East Hampton, CT - Assessor's Map



11-21 Skinner Street, East Hampton, CT – Aerial Map



11 Skinner Street, East Hampton, CT - Subject Property – Interior Photos – View West through Overhead Door



11 Skinner Street, East Hampton, CT - Subject Property – Interior Photos – View East



11 Skinner Street, East Hampton, CT - Subject Property – Interior Photos – View East



11 Skinner Street, East Hampton, CT - Subject Property – Exterior Photos – Main Warehouse Area – View South



11 Skinner Street, East Hampton, CT - Subject Property – Exterior Photos – Main Warehouse Area – View South



11 Skinner Street, East Hampton, CT - Subject Property – Interior Photos – Sub-warehouse at Southwest Corner to Back Section



11 Skinner Street, East Hampton, CT - Subject Property – Exterior Photos – Main Warehouse Area – View East



11 Skinner Street, East Hampton, CT - Subject Property – Exterior Photos – Back Corridor of the Warehouse Behind Wall



11 Skinner Street, East Hampton, CT - Subject Property – Interior Photos – Front Section of the Building Facing Skinner Street



11 Skinner Street, East Hampton, CT - Subject Property – Interior Photos – Main Office at Northeast Corner of the Building



Our Team

Susan Howard



Susan Howard, the Designated Broker, joined U.S. Properties in 1993. She is a licensed real estate Broker in Connecticut, Rhode Island and Massachusetts. Ms. Howard's Connecticut Broker's license is #120731. Previously, she was an independent agent specializing in the sales and marketing of luxury condominiums...

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[More Details](#)

Connie Howard



Connie Howard is a Commercial & Investment Real Estate Certified Realtor on the U.S. Properties sales and leasing team. She received her B.A. from Stanford University in Political Science & International Relations. She is conversant in Spanish, French and German, an asset to U.S. Properties...

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[More Details](#)



Kenneth R. Labbe



Kenneth Labbe is a veteran of full-service real estate in over a decade in valuation and advisory services, another decade in deal formation in development and structured finance, then working on a third decade in full-service real estate with a Business Development Manager and Owner's Representative including as association with a Wall Street firm. His range of experience is wide from mark-to-market bank loan portfolio workouts to supporting leading teams in small- and large-scale mixed-use development in a value-add approach to profits. Mr. Labbe is a Connecticut licensed real estate salesperson, #RES-0806307 with Signature Group, LLC #REB-0754921. Mr. Labbe is a graduate of Agricultural Resource Economics from the University of Maine at Orono and a graduate of Real Estate and Urban Economics from the University of Connecticut.

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