

Available for sale



~37,671 SF Industrial facility

Investment opportunity | NNN lease until 2029

329 Cooke Street
Plainville, Connecticut

Location and demographics:



Metric	15 miles	30 miles	45 miles
Warehouse labor	36,425	82,152	126,814
Total population	1,010,909	2,186,700	3,690,847
Total labor force	534,858	1,179,062	1,969,189
Labor / Total labor force	6.8%	7.0%	6.4%
Median warehouse hourly salary (National median is \$19.53)	\$18.52	\$18.37	\$18.98
Median household income (US median is \$79,068)	\$83,491	\$90,441	\$88,091
Unemployment rate (US is 4.2%, April 2025)	5.2%	4.9%	4.9%
Percent blue collar workers (US is 21%)	19%	18%	19%
Cost of living	126	129	124

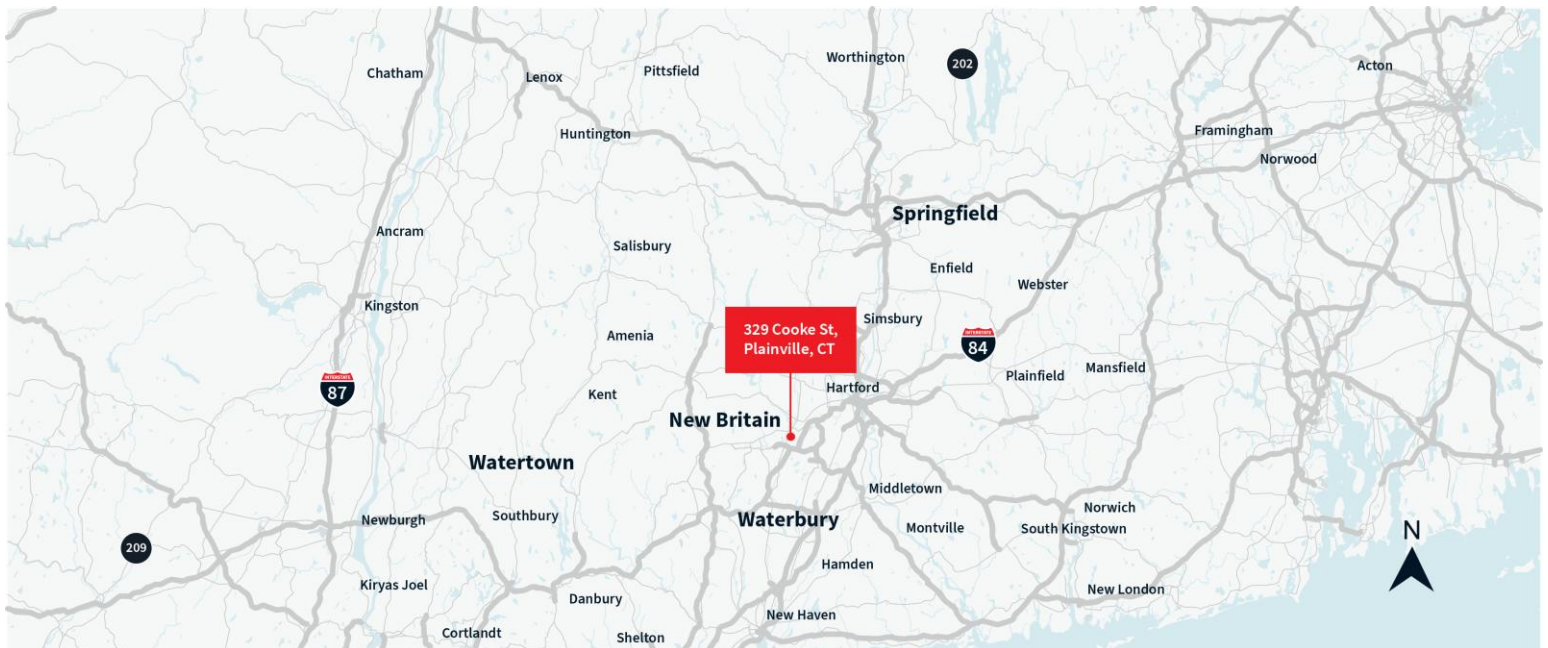
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Property specifications:

Total building size:	37,671 square feet	Acreage:	2 acres
Office area:	2,600 square feet (two stories)	Column spacing:	Varies
Warehouse area:	35,071 square feet	HVAC:	<ul style="list-style-type: none">Fully air-conditionedFully heated
Year built:	1967; renovated 1990	Roof:	<ul style="list-style-type: none">Membrane installed 201720-year warranty through 2037
Construction:	Block and steel	Sprinkler:	100% wet system
Ceiling height:	12' clear	Utilities:	<ul style="list-style-type: none">Municipal waterMunicipal sewerNatural gas
Loading:	Two (2) dock high doors: <ul style="list-style-type: none">10'w x 12'h8'w x 10'h (with leveler)	Zoning:	RI (Restricted industrial)
Drive-in doors:	Three (3) drive-in doors: <ul style="list-style-type: none">6'w x 9'h6'w x 10'h10'w x 10'h		

Location map:



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