

**241 PARK AVENUE
EAST HARTFORD, CT**



FOR SALE: 58,400 SF



TRUE Commercial is pleased to present for sale 241 Park Avenue, a highly flexible industrial condominium located in the Greater Hartford industrial submarket with convenient access to I-84, I-91, Route 291, and Bradley International Airport.

The property is well suited for a wide range of industrial and specialty uses, including warehouse, distribution, manufacturing, cold storage, freezer/refrigerated operations, showroom, and specialty production. Building features include 22'–24' clear heights, nine loading docks, one drive-in door, loading access on two sides, paved parking, and heavy three-phase power with 800 amps available and potential for significant additional power.

Previously approved for cannabis cultivation/manufacturing, the property includes structural upgrades designed to support substantial HVAC loads. Recent improvements include a new roof installed in 2024 and a gas line stubbed to the building for heat. The former insulated freezer slab has been removed, compacted, and prepared for a new floor, with engineering and pricing available. The area may also be reconfigured to accommodate freezer or refrigerated use.

The property is located in a B-3 zone, allowing for a broad range of potential uses. Existing rail access may be restorable, and office or showroom space can be added as needed. Available immediately, this offering provides users and investors with a rare opportunity to acquire a well-located industrial asset with substantial infrastructure, flexible layout options, and value-add potential.

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