



# For Lease

~326,751 SF Industrial Facility Available

550 Research Parkway  
Meriden, Connecticut

 **JLL** SEE A BRIGHTER WAY

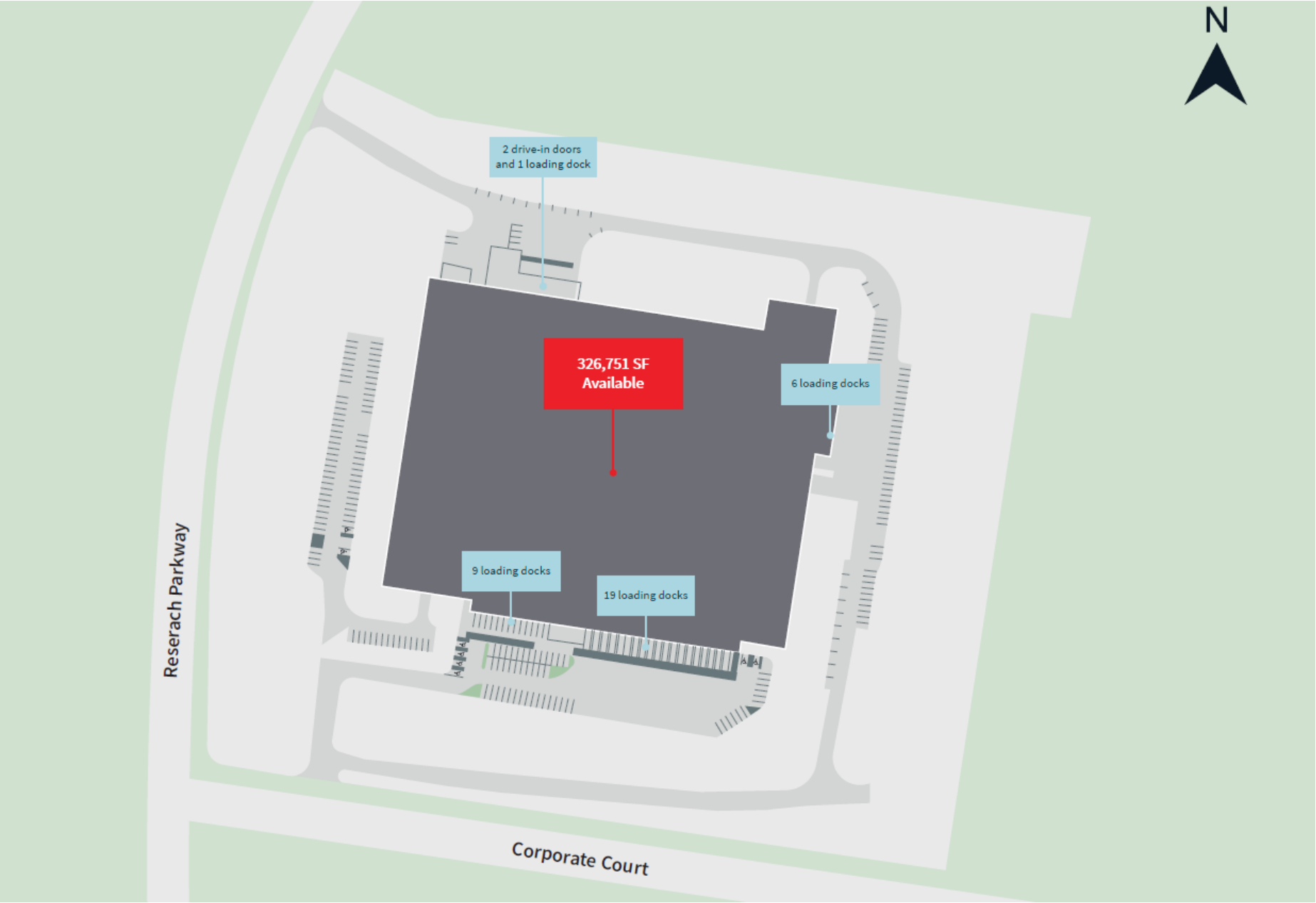
Outstanding  
energy efficiency  
with  
rooftop solar

# Building specifications

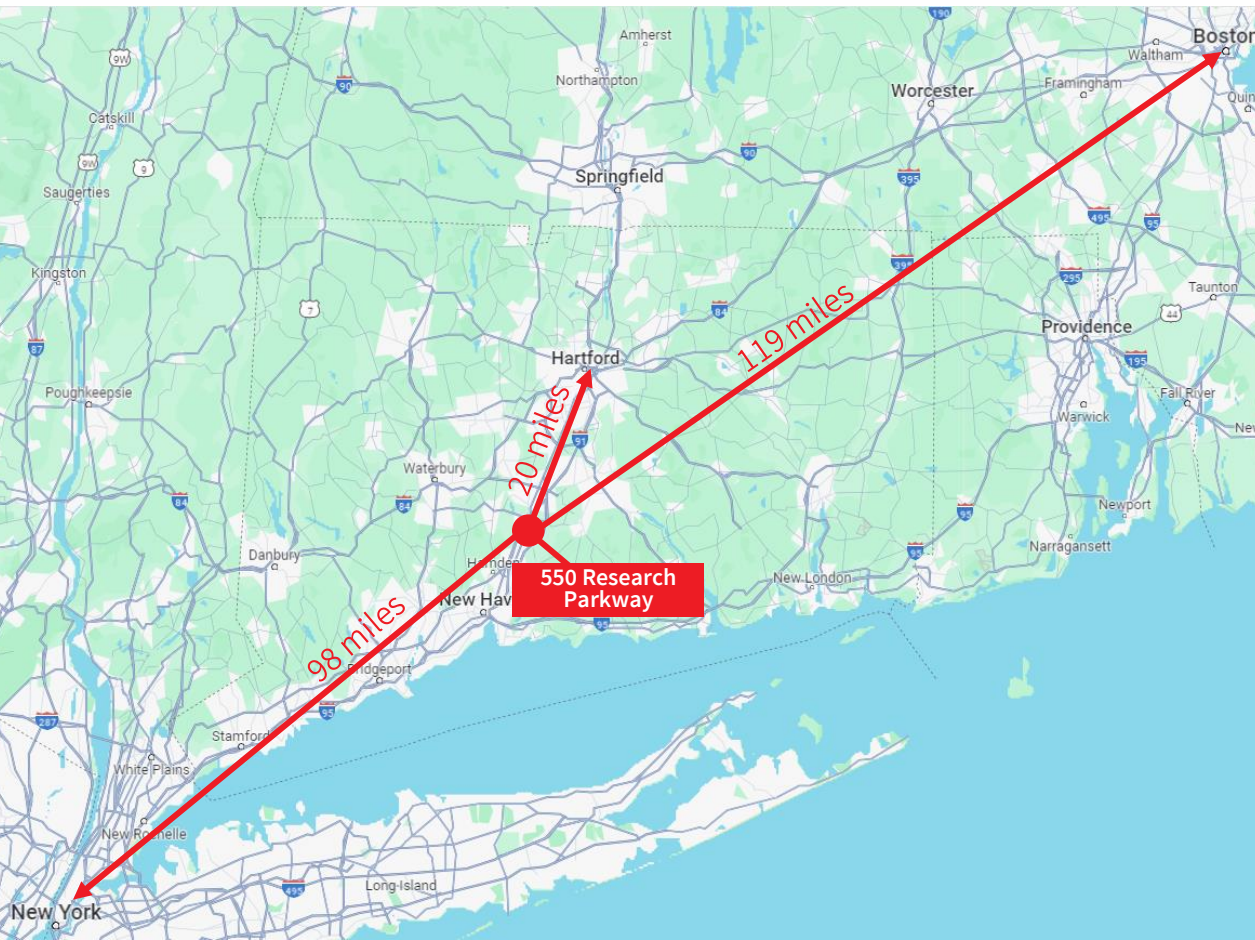
<b>Location</b>	550 Research Parkway Meriden, CT
<b>Total Size</b>	~ 326,751 sf
<b>Office:</b>	~ 14,000 sf including ~10,000 sf of primary office space
<b>Manufacturing</b>	~ 312,751 sf
<b>Acreage</b>	25.19 acres
<b>Construction</b>	<b>Walls:</b> Concrete panel <b>Columns:</b> 12" steel H <b>Floors:</b> Minimum 6" concrete <b>Roof:</b> Rubber membrane with solar install
<b>Age</b>	Circa 1969 and 2019
<b>Ceiling Heights</b>	19' – 20' clear
<b>Lighting</b>	LED with motion sensors
<b>Sprinkler</b>	100% wet system protected
<b>Loading</b>	<b>South Wall:</b> Twenty-Eight (28) dock high loading doors sized 8'x10' <b>East Wall:</b> Six (6) dock high loading doors sized 8'x10' <b>North Wall:</b> Two (2) drive in loading doors and one (1) dock high loading position sized 10'x12' via loading platform
<b>Clean Room</b>	Approximately ~13,400 sq. ft. of ISO Class 8 clean room space
<b>Miscellaneous</b>	~3,550 chemical mixing room with dedicated ventilation and spill control; multiple GMP rooms; chemistry lab; backup generators on site



# Site plan



# Location maps



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