

110 W DUDLEY TOWN ROAD
BLOOMFIELD, CT
06002



±521,886 S.F.
DISTRIBUTION FACILITY

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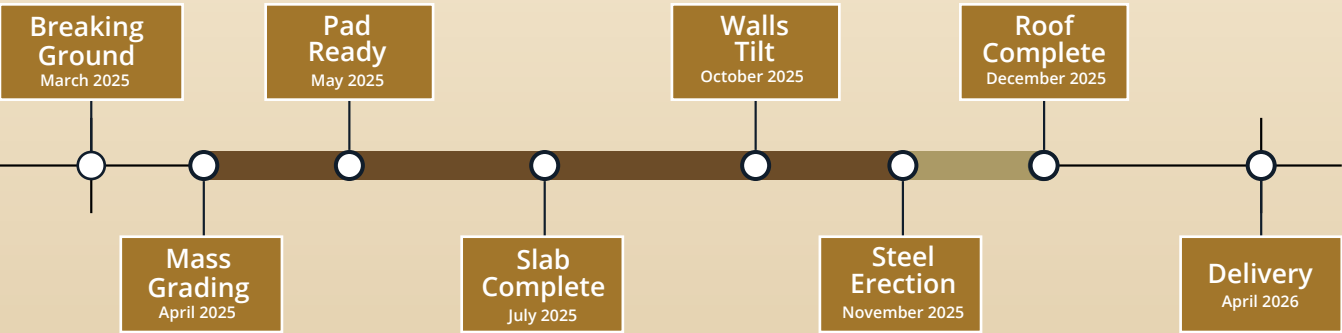


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OVERVIEW



CONSTRUCTION SCHEDULE



LOCATION

This Class A, ±521,886 S.F. industrial facility is located conveniently at the intersection of W Dudley Town Rd & US-187.



Fully-entitled Class A warehouse space with 40-ft clear height



Located in an established industrial area with household name users

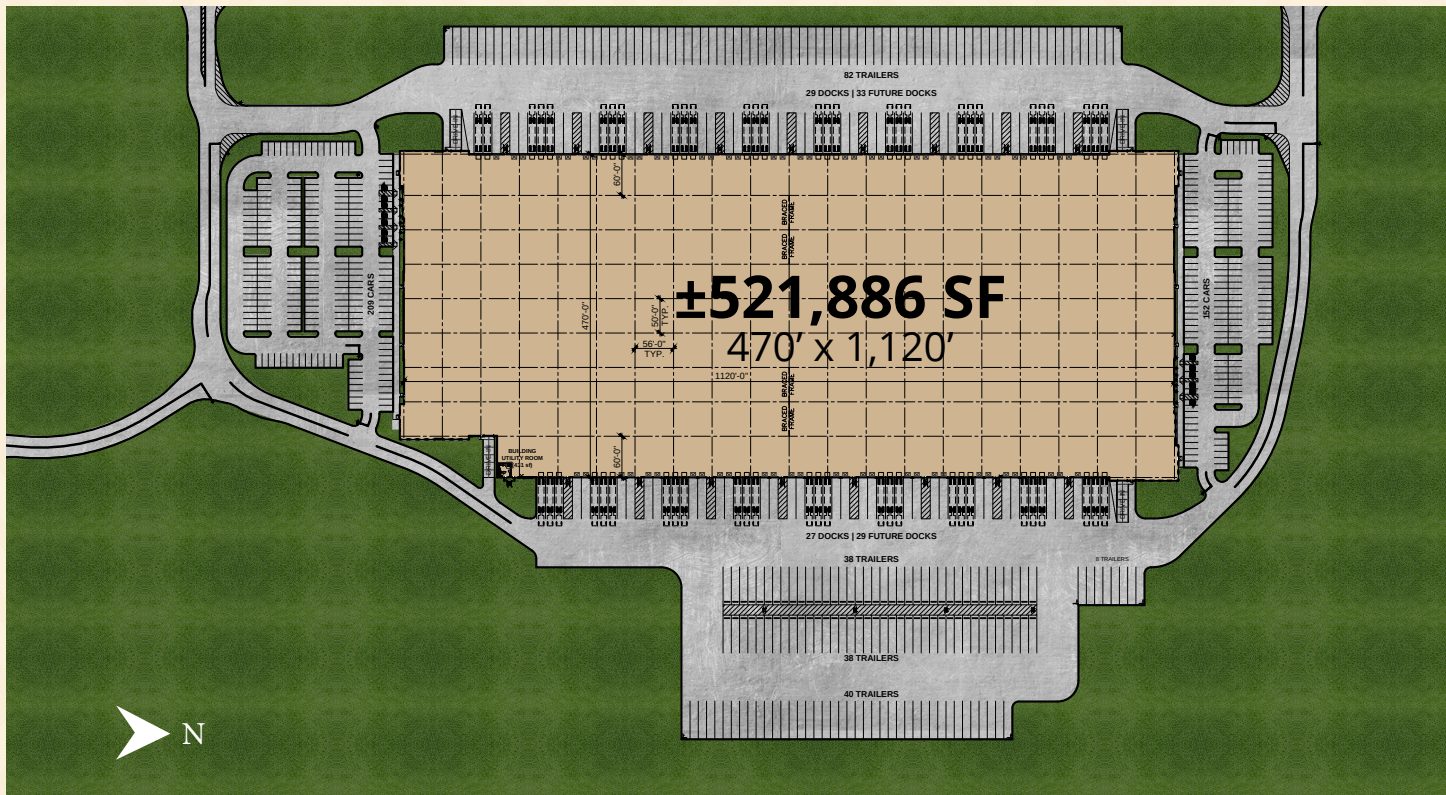


Convenient access to Interstate 91 approximately 3 miles away



Robust trailer parking accommodations and excellent site circulation with three driveways

SITE PLAN



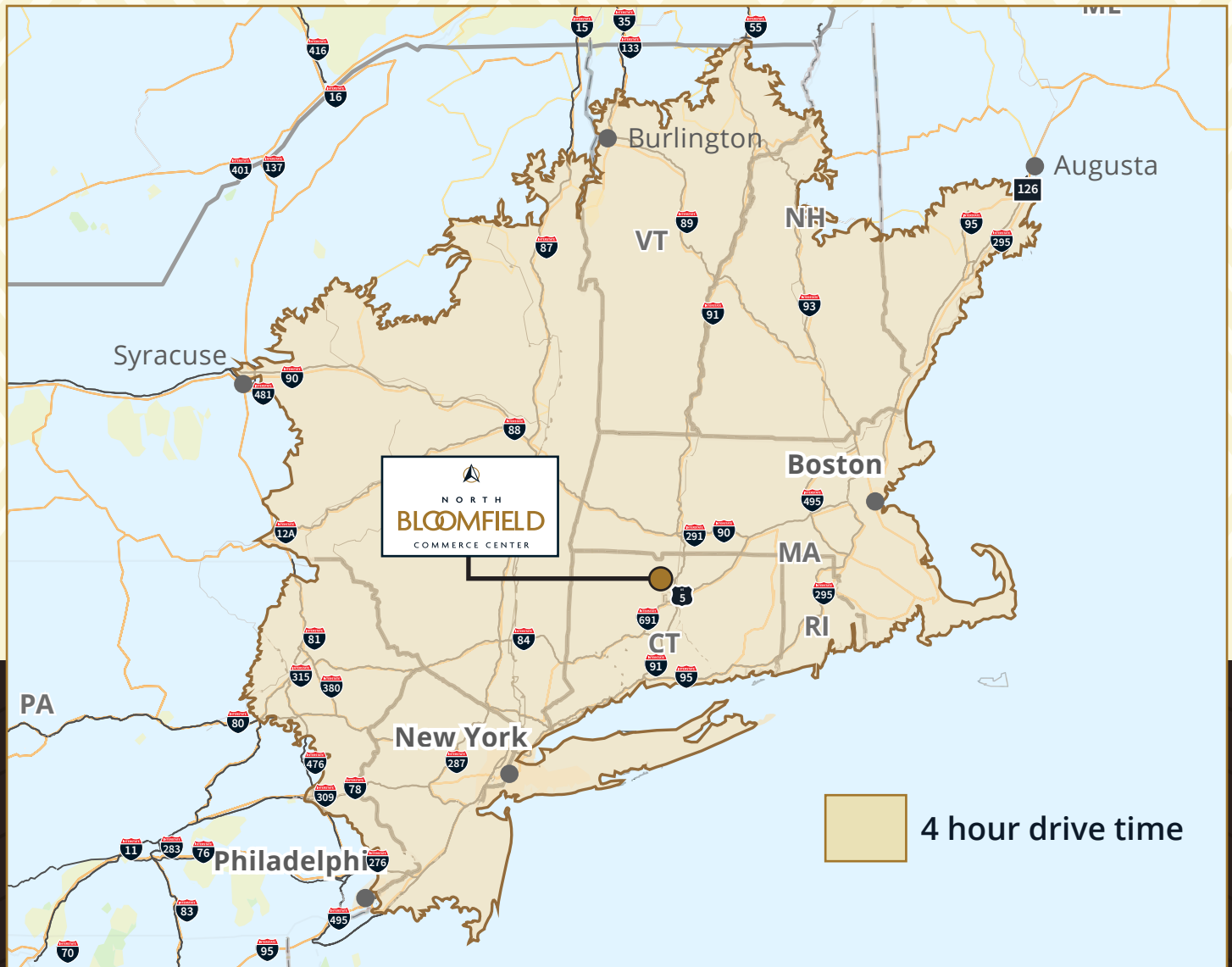
	Property Area	±56 acres'		Floor	7" non-reinforced concrete, 4,000 PSI
	Dimensions	470' x 1,120'		Drive-ins	4 Doors (12'x14')
	Column Spacing	56' x 50'		Car Parking	361 Cars
	Clear Height	40'		Trailer Parking	206 Trailers
	Truck Court	130' (185' with trailer parking)		Lighting	LED with motion sensors, 30 FC average; measured at 30" AFF
	Docks	56 docks (expandable to 118), 45,000 # Mechanical Pit levelers with 7'x8' platform, 16" lip, operating range toe guards, night locks, brush weather seals, and two (2) 10"x4" projection laminated rubber bumpers. No lights, Cross-dock loading.		Roof	45 mil TPO roof with R20 insulation, 15-yr warranty
	LEED Certified	Yes		HVAC	50° F at -0° F, 0.25 ACH
	Solar	Solar-ready roof		Construction	Interior steel frame (columns, girders, joist, metal deck); with load bearing site cast tilt-up concrete wall panels
				Electrical service	3000 amps, 480V 3-phase
				Sprinkler system	ESFR

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UNPARALLELED CONSUMER REACH

Strategically situated in the NYC/CT metro area, this prime location offers unparalleled access to the entire Boston-Philadelphia consumer corridor.



Population Stats for 4-hr Drive Time

Bloomfield, CT	40.9 Million
Worcester, MA	35.5 Million
Providence, RI	34.1 Million

