



**Building 1**  
334,000 SF

**Building 2**  
78,344 SF Available

**Building 3**  
82,950 SF

**Leased**

Deerfield Rd

Deerfield Rd

Interstate 291

Interstate 291

Bristol St

Lyme St

Saville St

Vietnam Veterans Memorial Hwy



# PROPERTY SPECIFICATIONS

495,294 SF TOTAL  
AVAILABLE FOR LEASE  
3 BUILDING SITE

## BUILDING 1 – 334,000 SF



<b>AVAILABLE PROPERTY</b>	334,000 SF Industrial facility - Divisible
<b>OFFICE SPACE</b>	20,000 SF offices
<b>CEILING HEIGHT</b>	14'10" clear
<b>COLUMN SPACING</b>	24' x 30'
<b>LOADING DOCKS</b>	South side of building has 5 tailgate docks, rear south side train shed with overhead hoist. West side consists of two overhead access load/entry doors.
<b>CAR PARKING</b>	758 spaces
<b>LIGHTING</b>	Combination of fluorescent and LED fixtures

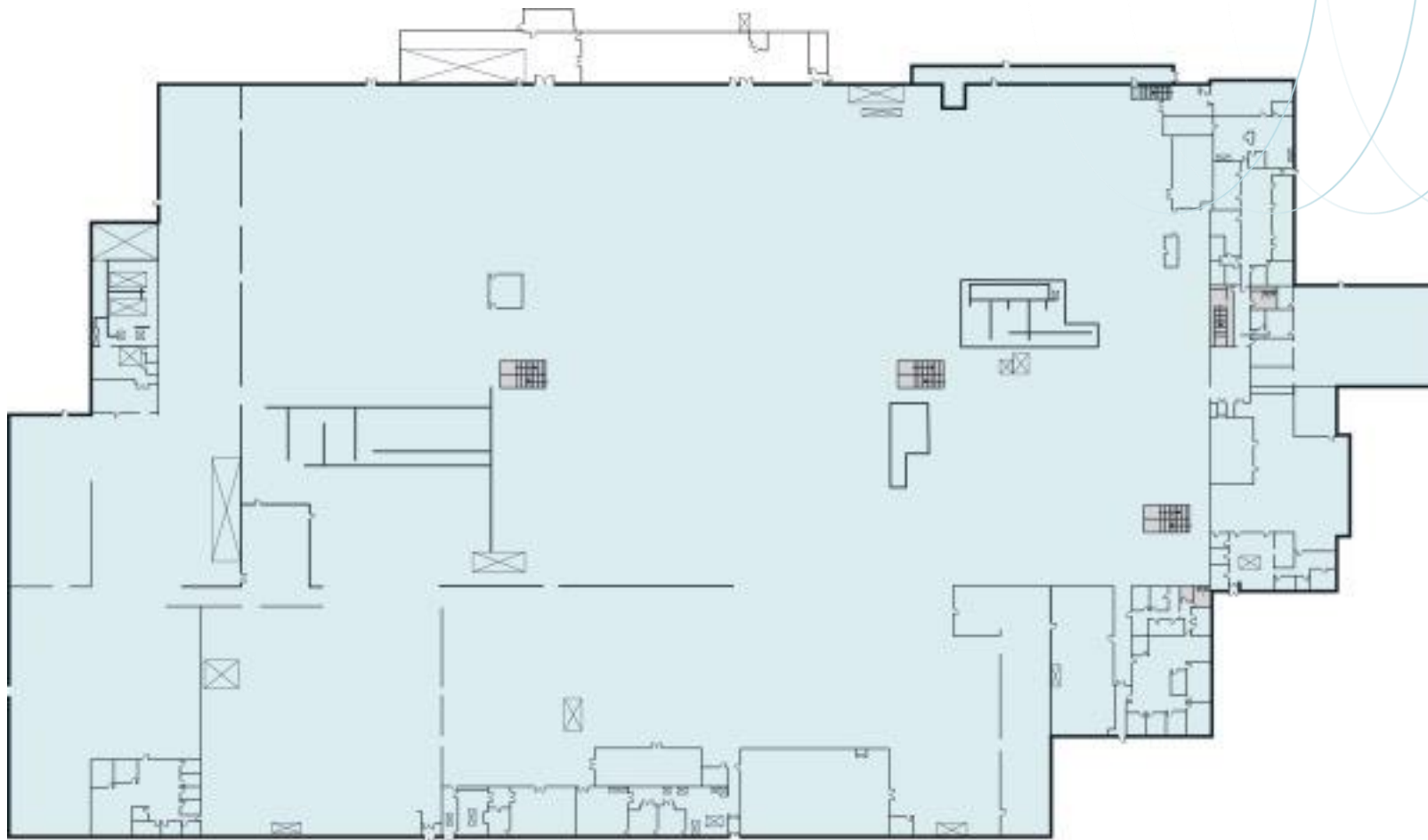
<b>DIMENSIONS</b>	Irregular
<b>SPRINKLERS</b>	Combination wet and dry systems
<b>ELECTRICAL</b>	2,000 amps, 480 volts, 3 phase (14,000 amps available on site)
<b>UTILITIES</b>	Gas – Natural, supplied by Connecticut Natural Gas Water – Supplied by MDC – 10" line, dual feed Sewer – Supplied by MDC – 8" line HVAC – 3 large one million BTU oil fired steam boilers, two operational, one being utilized. 50 roof top electric cooling (some heating) systems. 2 <sup>nd</sup> floor renovated office provided with new electric heat units and mini-splits



# SITE PLAN

BUILDING 1 – 334,000 SF

495,294 SF TOTAL  
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3 BUILDING SITE



# PROPERTY SPECIFICATIONS

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## BUILDING 2 - 78,344 SF



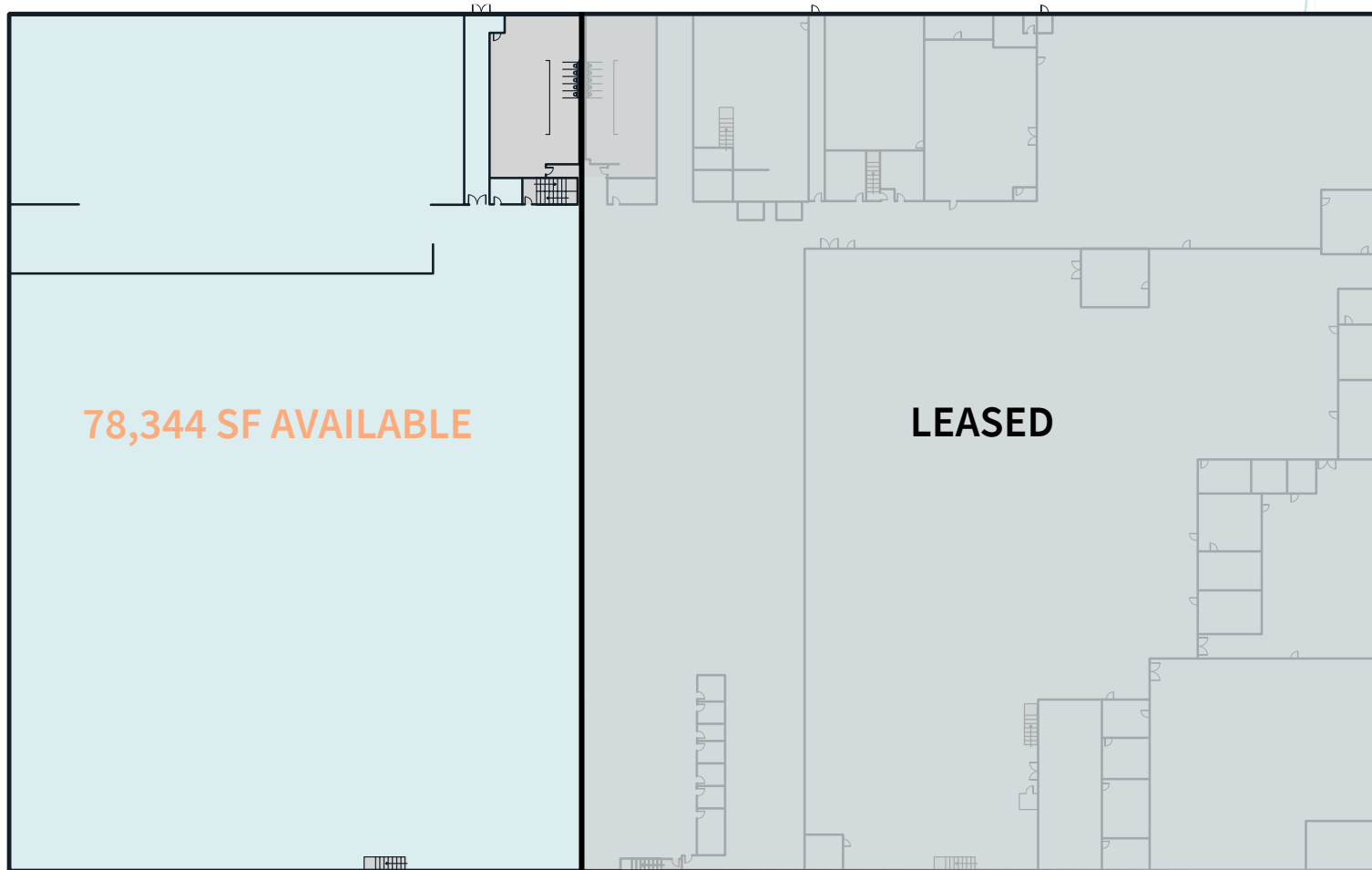
<b>AVAILABLE PROPERTY</b>	78,344 SF Available
<b>OFFICE SPACE</b>	East end: 18,600 SF first floor office
<b>CEILING HEIGHT</b>	Northeast section of 14,400 SF – 30' clear Balance of facility – 19' clear
<b>COLUMN SPACING</b>	40' x 30'
<b>LOADING DOCKS</b>	3 interior tailgate dock doors equipped with load levelers and dock lights. 60' bay 1 (12' x 12') drive-in door
<b>CAR PARKING</b>	540 spaces (shared between buildings 2 and 3)

<b>LIGHTING</b>	Combination of fluorescent and metal halide units
<b>DIMENSIONS</b>	300' x 480'
<b>SPRINKLERS</b>	Wet sprinkler system rated at 80 psi
<b>ELECTRICAL</b>	2,000 amps, 480 volts, 3 phase (14,000 amps available on site)
<b>UTILITIES</b>	Gas – Natural, supplied by Connecticut Natural Gas Water – Supplied by MDC – 10" line, dual feed Sewer – Supplied by MDC – 8" line HVAC – Approx 144,000 SF is air-conditioned

# SITE PLAN

495,294 SF TOTAL  
AVAILABLE FOR LEASE  
3 BUILDING SITE

BUILDING 2 - 78,344 SF





# PROPERTY SPECIFICATIONS

495,294 SF TOTAL  
AVAILABLE FOR LEASE  
3 BUILDING SITE

## BUILDING 3 – 82,950 SF



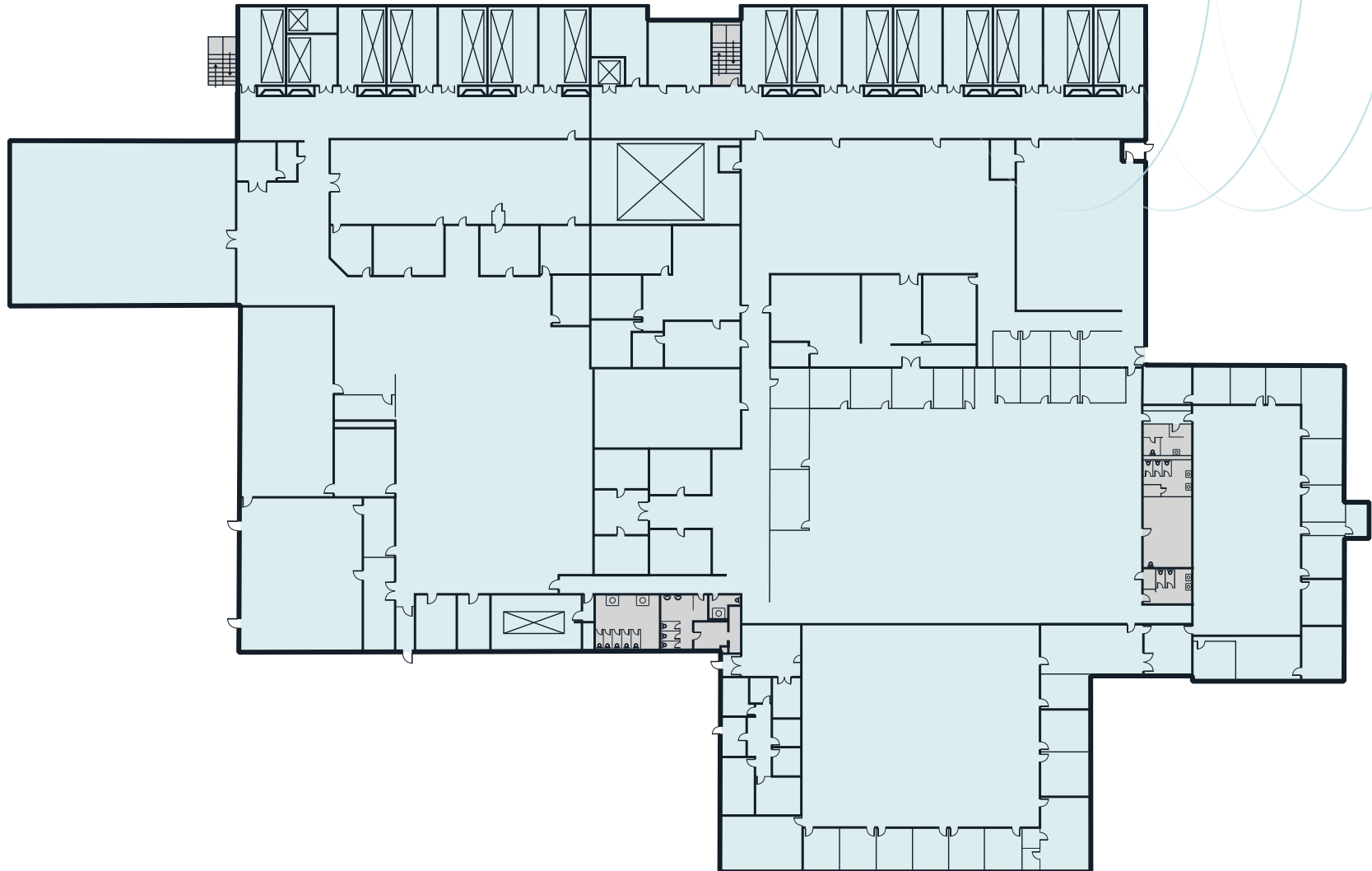
<b>AVAILABLE PROPERTY</b>	82,950 SF Industrial facility - Divisible
<b>OFFICE SPACE</b>	44,000 SF offices
<b>CEILING HEIGHT</b>	12' clear
<b>COLUMN SPACING</b>	South End: 22'7" x 31'11"; 29'11" x 21'3" North End: 29'11" x 24'
<b>LOADING DOCKS</b>	(1) 9' x 13' loading platform provides access to a 9' x 9' overhead door
<b>CAR PARKING</b>	540 spaces (shared between buildings 2 and 3)

<b>LIGHTING</b>	Combination of fluorescent and metal halide units
<b>DIMENSIONS</b>	Irregular
<b>SPRINKLERS</b>	Wet sprinkler system rated at 80 psi
<b>ELECTRICAL</b>	3,000 amps, 480 volt, 3 phase, 4 wire service (14,000 amps available on site)
<b>UTILITIES</b>	Gas – Natural, supplied by Connecticut Natural Gas Water – Supplied by MDC – 10" line, dual feed Sewer – Supplied by MDC – 8" line HVAC – South end air-conditioned

# SITE PLAN

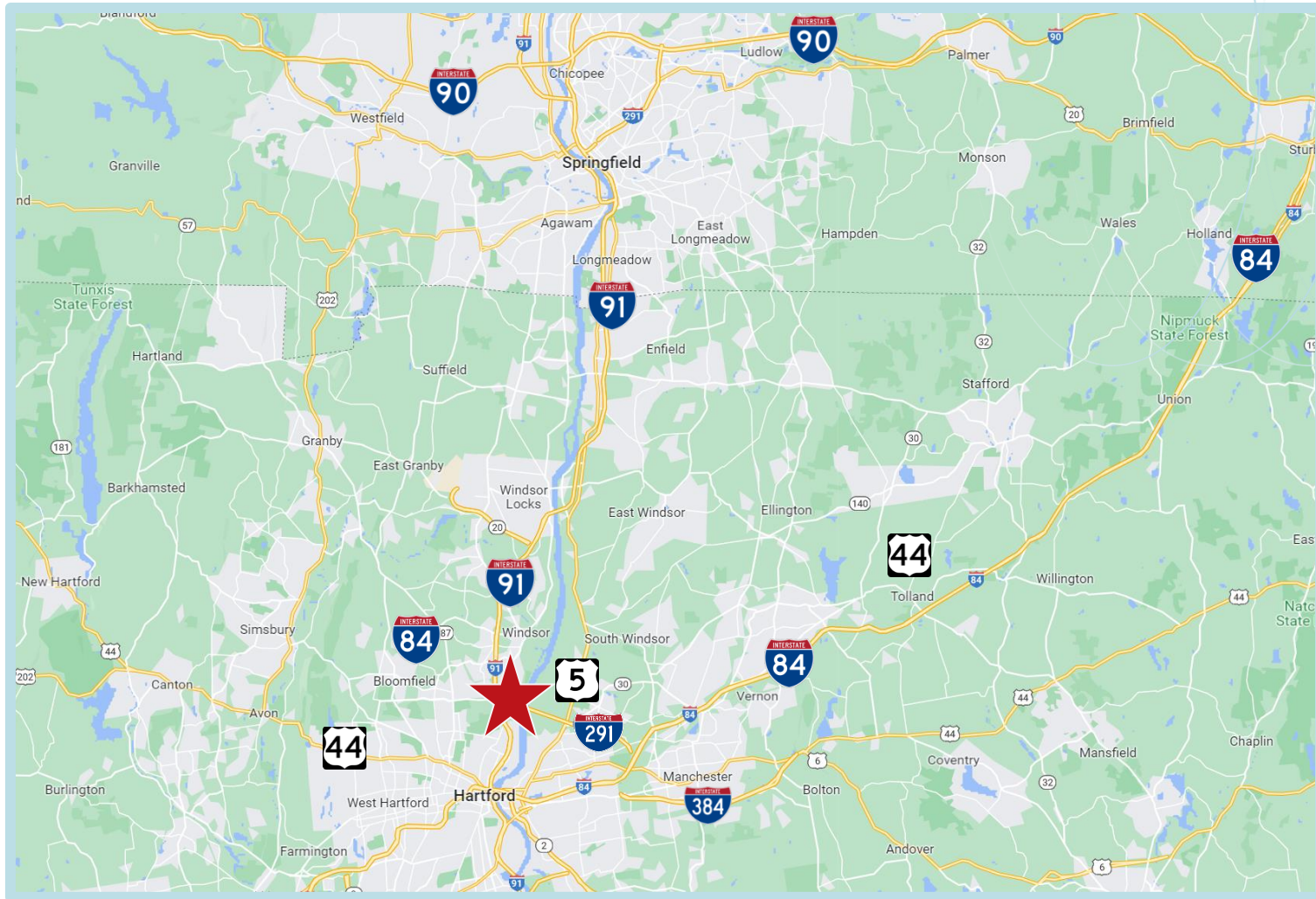
495,294 SF TOTAL  
AVAILABLE FOR LEASE  
3 BUILDING SITE

BUILDING 3 – 82,950 SF



# LOCATION OVERVIEW

495,294 SF TOTAL  
AVAILABLE FOR LEASE  
3 BUILDING SITE



EXCLUSIVE **AGENT**



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