



160 CORPORATE COURT | MERIDEN, CT

For Lease

241,333 SF Industrial Facility

Recent / Upcoming Improvements:

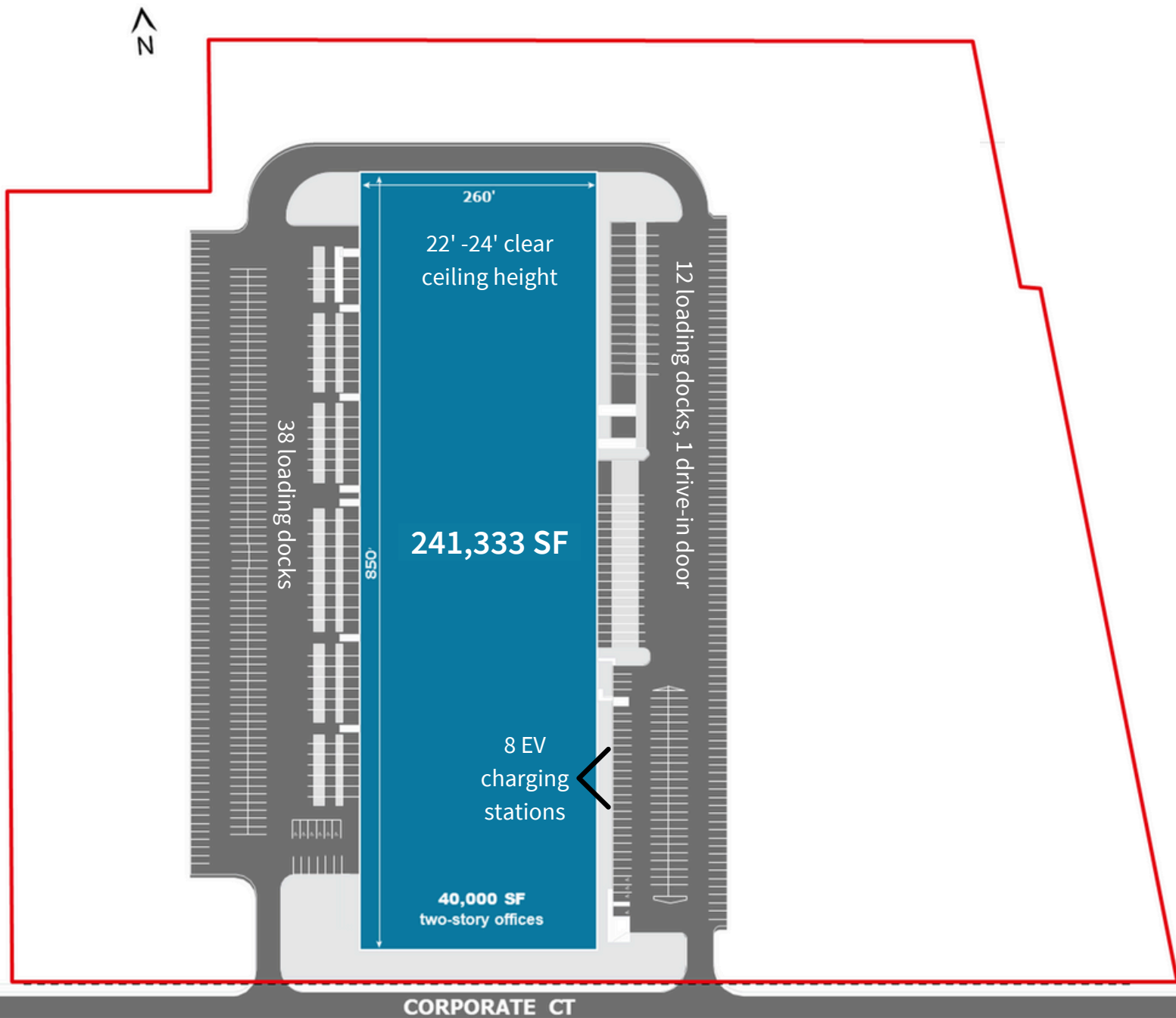
- New exterior & interior paint
- Upgraded LED lighting
- Replacement of all loading dock doors

BUILDING SPECIFICATIONS



Total Building / Availability:	241,333 SF
Office:	~40,000 SF on 2 stories
Acreage:	27.01 acres
Built:	1987, renovated 2019
Construction:	Walls insulated metal panel Roof standing seam metal Slab 6" concrete Columns circular steel
Ceiling Height:	22' - 24' clear
Column Spacing:	40' x 50'
Lighting:	LED with motion sensors
Sprinkler:	100% wet system protected
Loading:	Fifty (50) 8' x 10' dock high loading doors equipped with seals and dock plates One (1) 8' x 12' dock high loading door equipped with seals and dock plate One (1) 8' x 12' drive-in door
Electric:	Supplied by Eversource 277/480V, 2000 amp service 3,828 solar panel install on roof
Air-conditioning:	100% air-conditioned
Heat:	Natural gas fired ceiling hung units
Parking:	258 car spaces 40 trailer spaces
EV Charging:	8 EV charging stations on site





LOCATION MAP



JLL: **James Panczykowski**
Vice Chairman
+1 203 705 2248
james.panczykowski@jll.com

William Zachary “Zach” Antonucci
Vice President
+1 860 817 1402
zach.antonucci@jll.com