 JLL SEE A BRIGHTER WAY

# Available

30 Forbes Road, Dayville, CT  
First Class Distribution Center  
460,000 SF Available

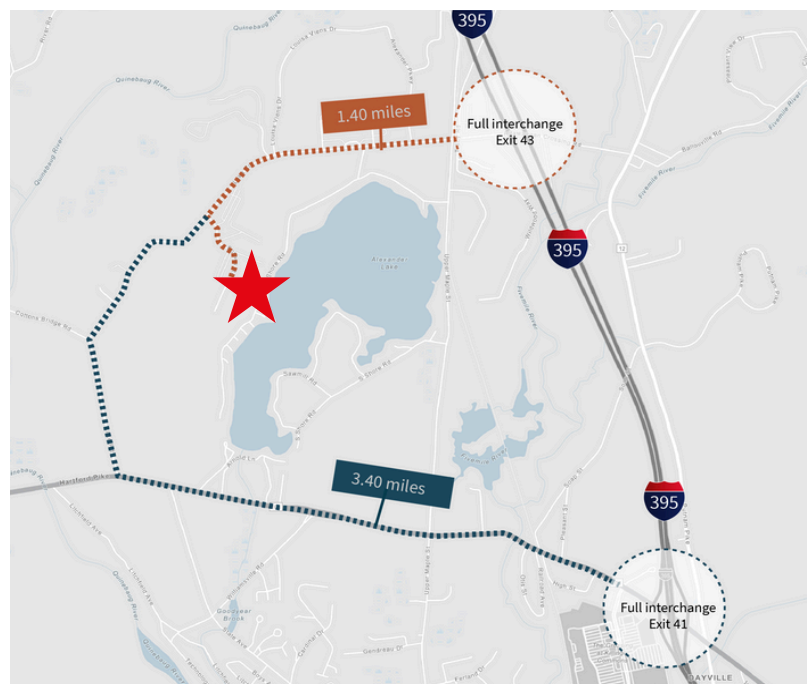
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## Features

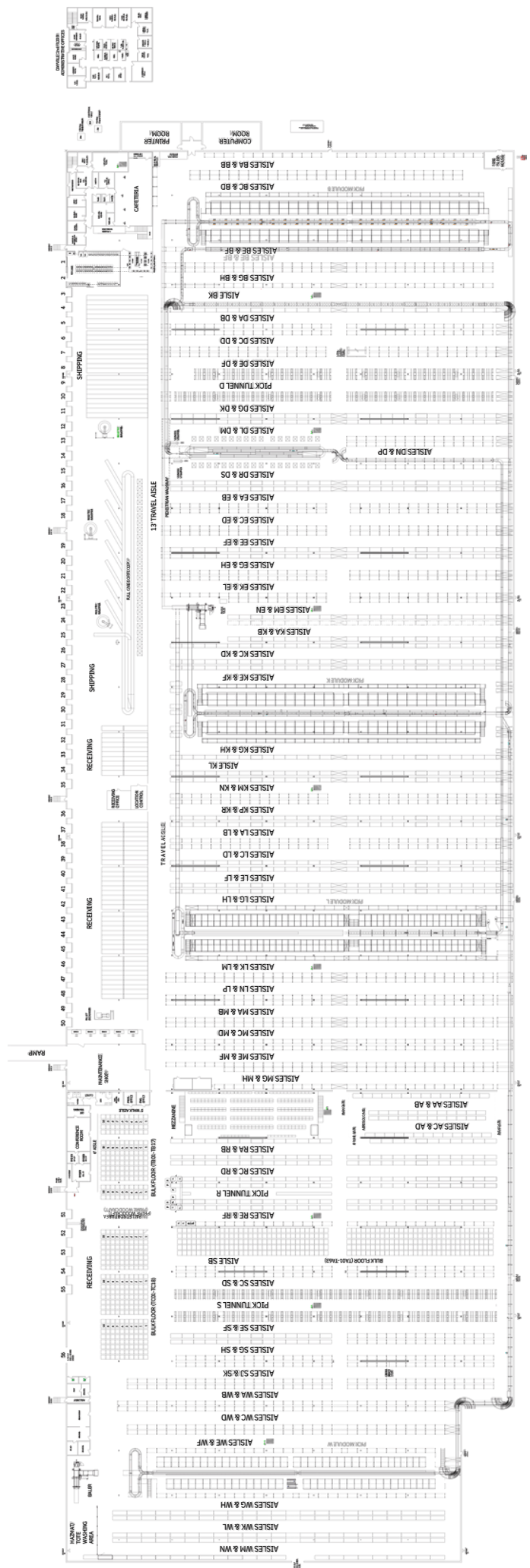
- Well-maintained Fortune 50 distribution center, including racking, conveyor, and pick modules
- Located 1.4 miles from full I-395 interchange from full I-395
- Heavy power 4,600 amps with 1,000-gallon diesel generator
- Fully air-conditioned
- Available for sublease through Q1 2038
- Located within the I-395 economic development corridor with potential for real estate and personal property tax abatements

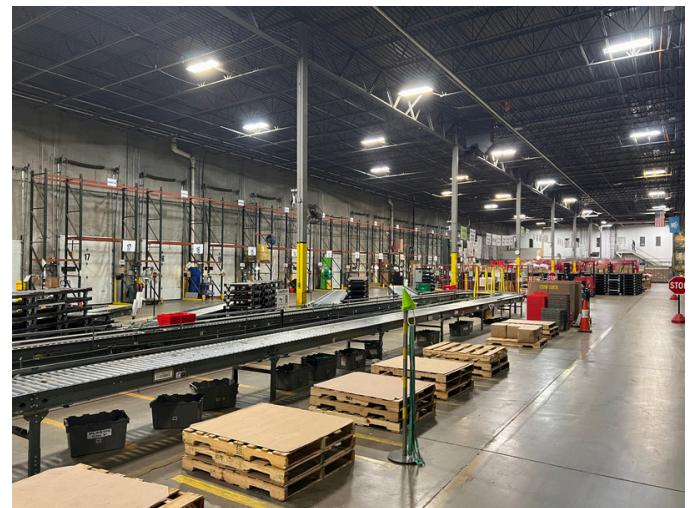
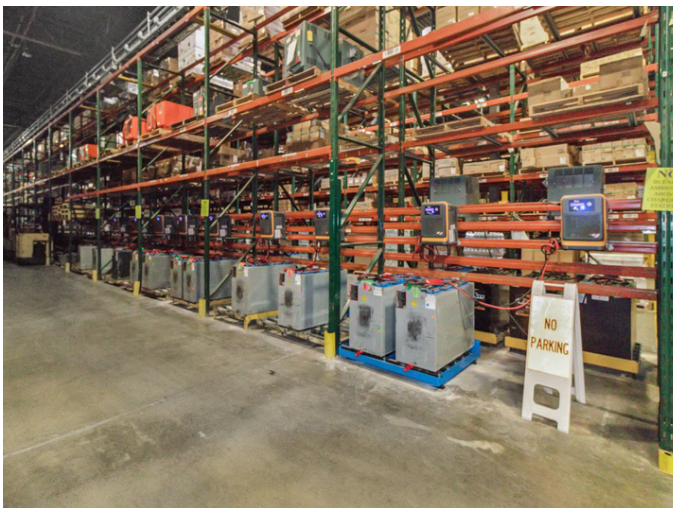
<b>Address</b>	30 Forbes Road, Dayville, CT
<b>Size</b>	460,000 SF on 32.08 AC
<b>Office</b>	16,000 SF across three areas with restrooms in each
<b>Dimensions</b>	1,200' x 380'
<b>Clear Height</b>	24' - 26'
<b>Column Spacing</b>	38'x 45'; 38' x 40'
<b>Loading</b>	56 dock doors with full dock packages (2) 12'x14' drive in doors
<b>Auto Parking</b>	+/- 200 stalls
<b>Trailer Parking</b>	+/- 100 stalls



## Building / Racking Plan Notes and Specifications

- **Pick modules**
  - Approximately 20,000 item/facings in four (4) double-level pick modules
  - Carton flow allowable load: 25 PSF / shelf
  - Catwalk allowable live load: 60 PSF
- **Rack supported conveyor**
  - 114" wide bays with 3.5" high beams; allowable load per level 3,000 lbs
  - 96" wide bays with 4" high beams; allowable load per level 5,000 lbs
- **Reserve pallet rack**
  - Approximately 25,000 pallet positions in reserve locations
    - 60% at 3,000 lbs / beam level
    - 30% at 4,900 lbs / beam level
    - 10% varies 2,500-5,300 lbs / beam level





## JLL

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