



For Lease

~326,751 SF Industrial Facility Available

550 Research Parkway
Meriden, Connecticut

 **JLL** SEE A BRIGHTER WAY

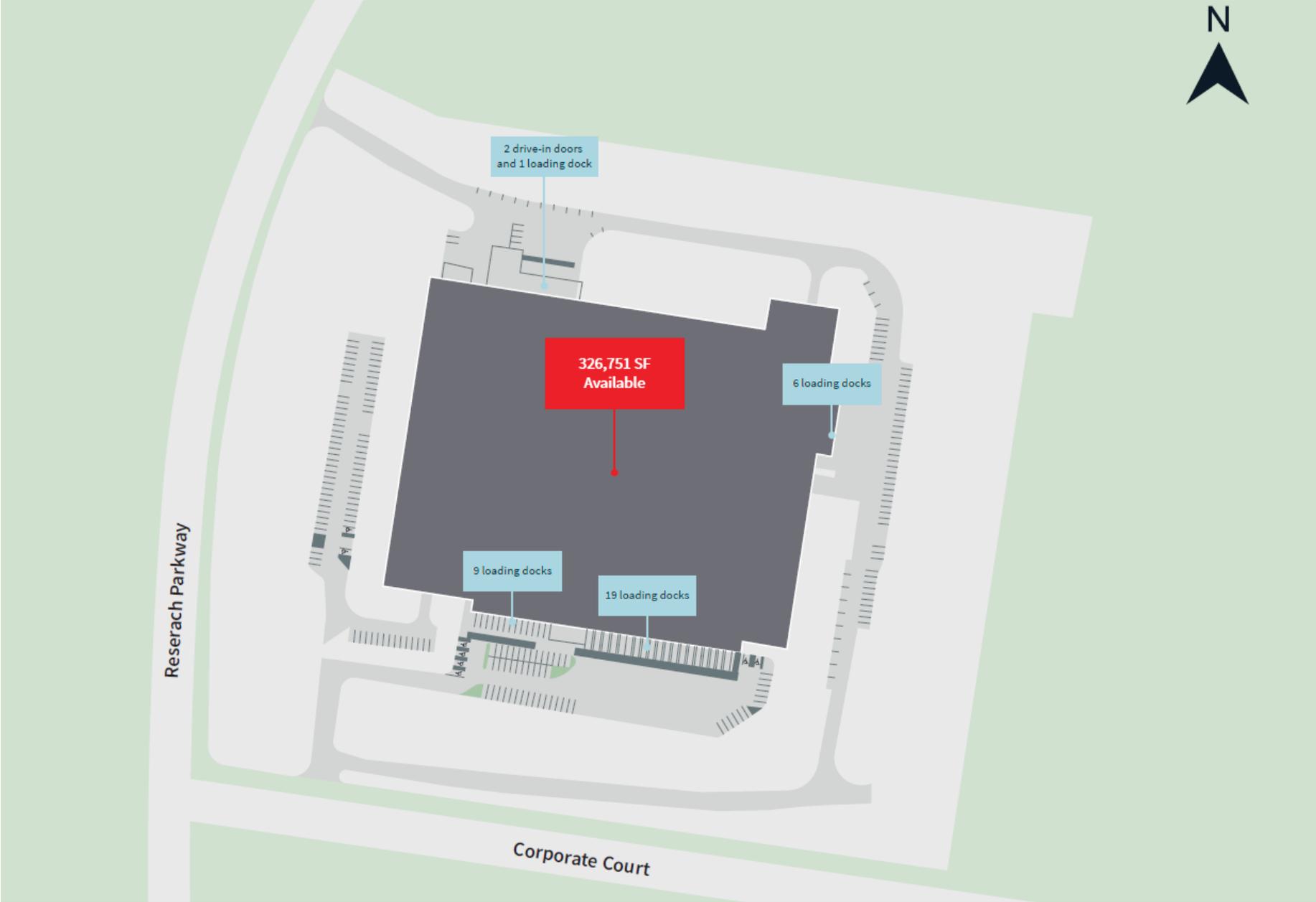
Outstanding
energy efficiency
with
rooftop solar

Building specifications

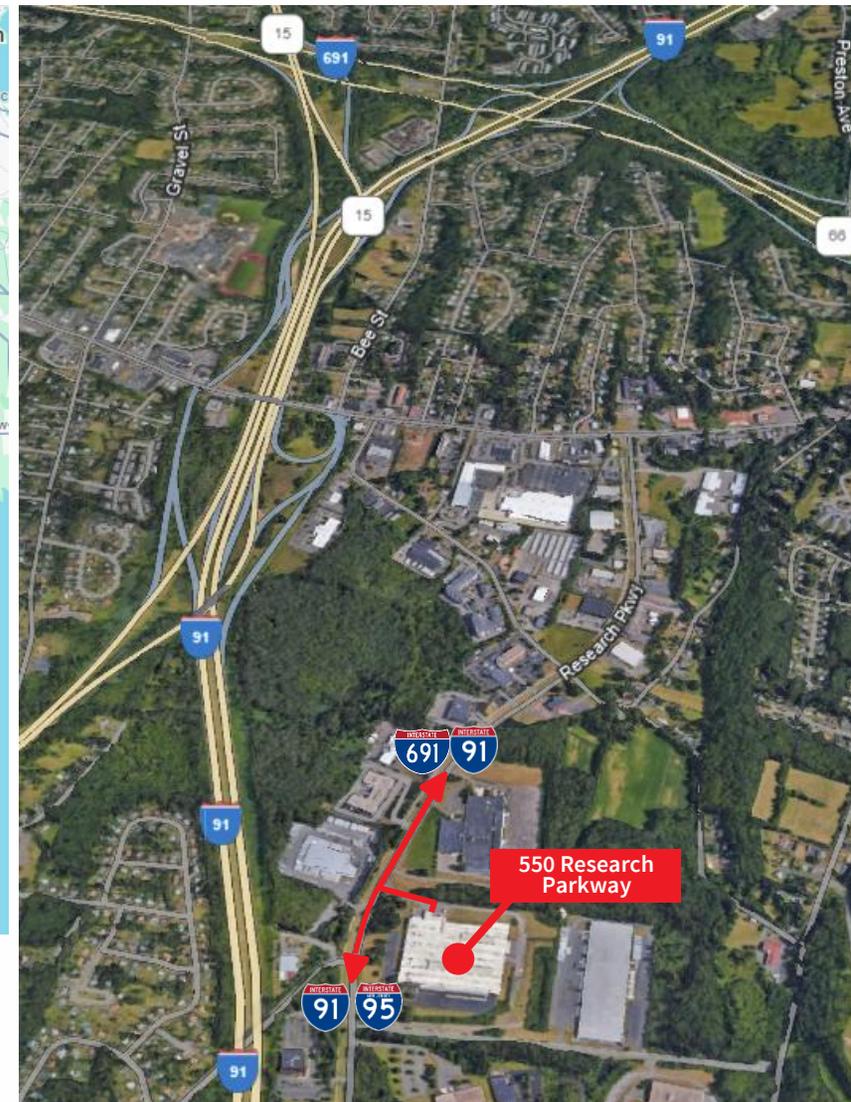
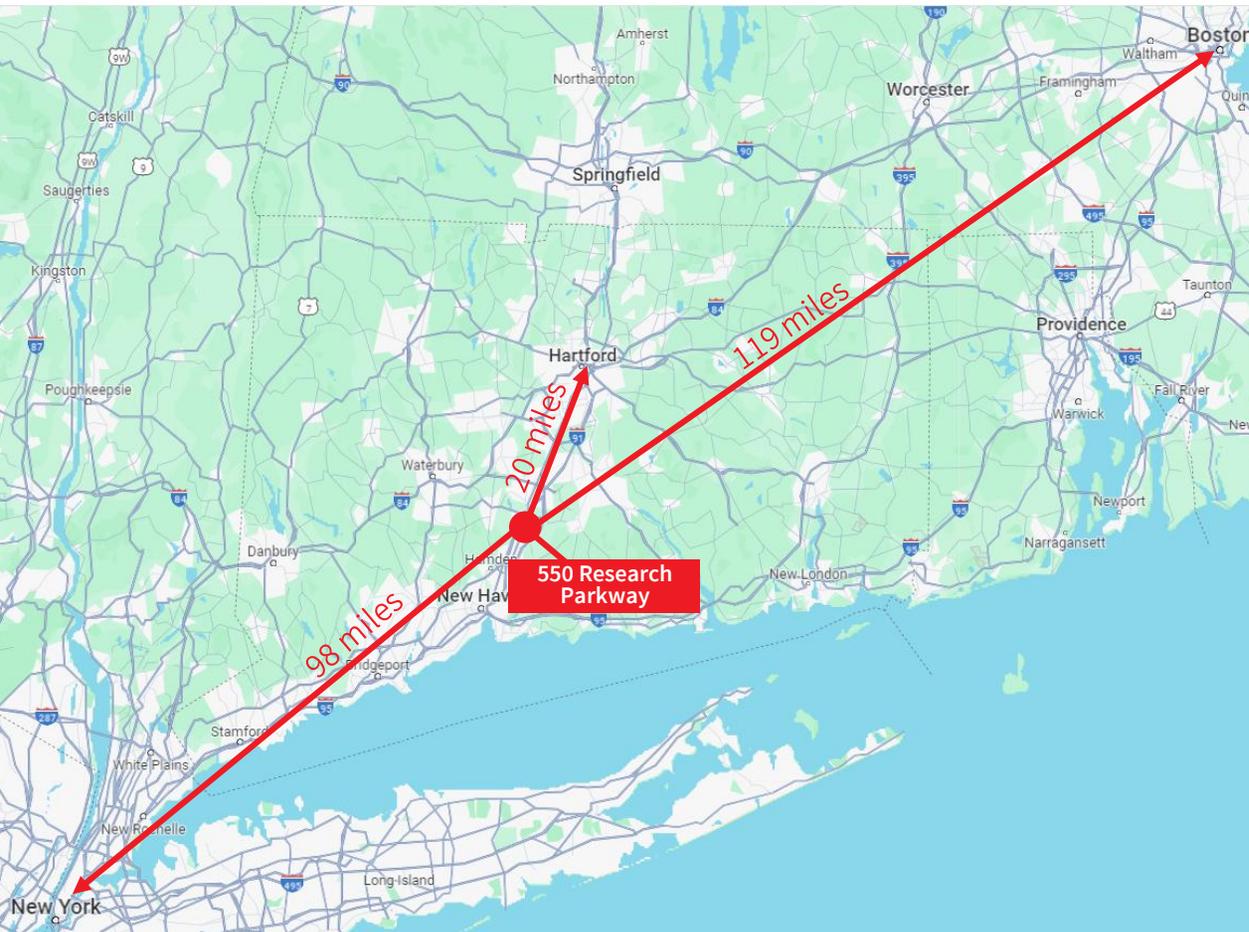
Location	550 Research Parkway Meriden, CT
Total Size	~ 326,751 sf
Office:	~ 14,000 sf including ~10,000 sf of primary office space
Manufacturing	~ 312,751 sf
Acreage	25.19 acres
Construction	Walls: Concrete panel Columns: 12" steel H Floors: Minimum 6" concrete Roof: Rubber membrane with solar install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