

+/- 668,615 SF | 16'-36' Clear | 120 Docks | Abundant Trailer Parking



For Lease

Suffield Industrial Center

1120 Harvey Lane, Suffield, CT

Recently Renovated 668,615 SF Industrial Facility on 120+ Acres



GFI PARTNERS



JLL

Suffield Industrial Center

1120 Harvey Lane, Suffield, Connecticut

Property Overview

Suffield Industrial Center is a premiere 668,615 SF industrial facility situated on 120+ acres with up to 572,000 SF available for lease. The building features a ceiling heights of 16'-36' clear, efficient column spacing, front load and cross dock options, heavy power, and abundant auto and trailer parking. The property is also conveniently located with excellent access to I-91 via Exits 42 or 47W.

Property Specifications and Recent Renovations

- +/- 668,615 SF on 120+ acres
- Up to 572,000 SF of contiguous space available
- Will subdivide to approximately 50,000 SF
- Ceiling heights range from 16' - 36' clear
- Front load and cross dock options | 120 docks
- 167 existing trailer spaces | can be expanded
- Efficient column spacing throughout
- Wet, dry and ESFR sprinklers depending on section
- New roofs recently installed
- Portions of the space recently upgraded
- LED lighting with motion sensors throughout
- Heavy power with 8,400 amps 277/480 volts
- Heavy floor loading
- Rail sided with a spur and interior rail car bay
- Secured industrial campus with fencing and guard shack
- Additional land to the east to accommodate building or trailer parking expansion.

Lease Rate: Call for Details



Area 1



Area 2



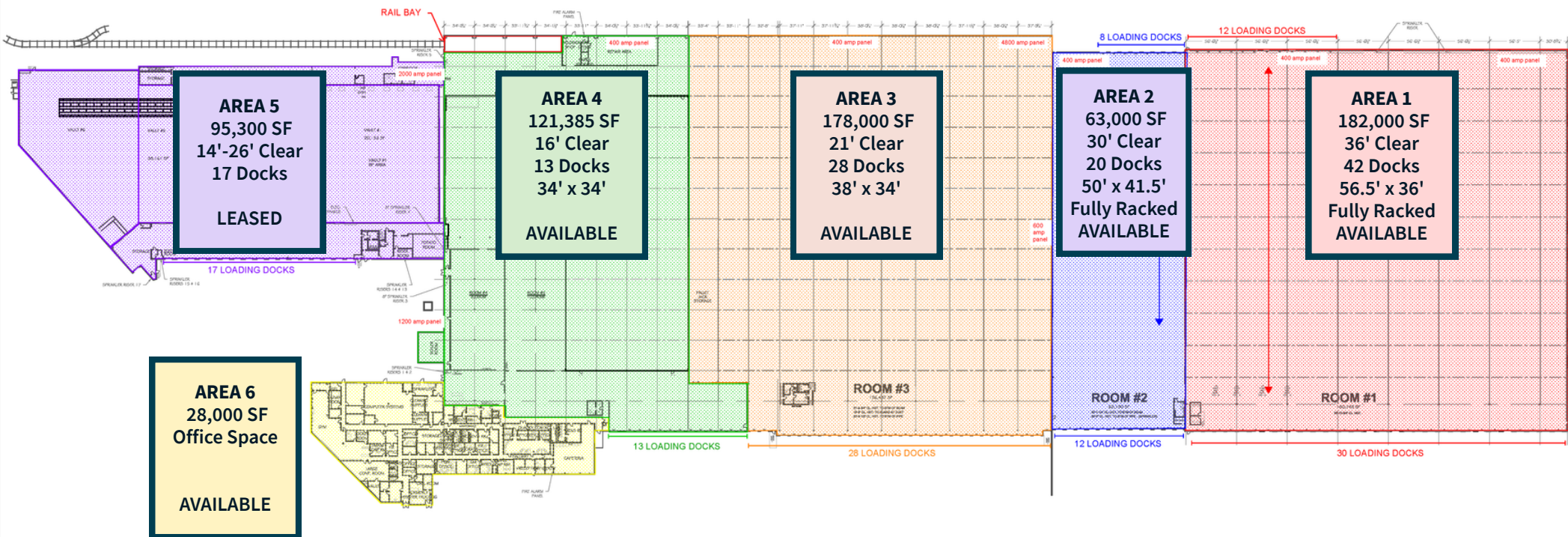
Area 3

Building Plan

Suffield Industrial Center
Suffield, Connecticut

- 16'-36' Clear Ceiling Height
- Efficient Column Spacing
- 120 Loading Docks
- 167 Trailer Spaces and 170 Auto Spaces
- Subdividable to 50,000 SF
- Outdoor Storage Permitted
- Expansive Truck Courtyard Area
- Recent Building Upgrades

Up to 572,000 SF of Contiguous Space Available



Proven Logistics Location

1120 Harvey Lane, Suffield, Connecticut

First Class Distribution/Logistics Facilities

★ Suffield Industrial Hub, Suffield | 668,000 SF

1 Parksite, East Windsor | 160,000 SF

2 Primo Brands, East Windsor | 275,000 SF

3 Mattress Firm, East Windsor | 126,000 SF

4 Blue Bell Mattress, East Windsor | 144,000 SF

5 Brooks Brothers, Enfield | 400,000 SF

6 Aldi's, South Windsor | 660,000 SF

7 Coca-Cola, South Windsor | 210,000 SF

8 Home Depot, South Windsor | 430,000 SF

9 C&S Wholesale, Windsor Locks | 1,000,000 SF

10 Eversource, Windsor Locks | 268,000 SF

11 FedEx, Windsor Locks | 146,000 SF

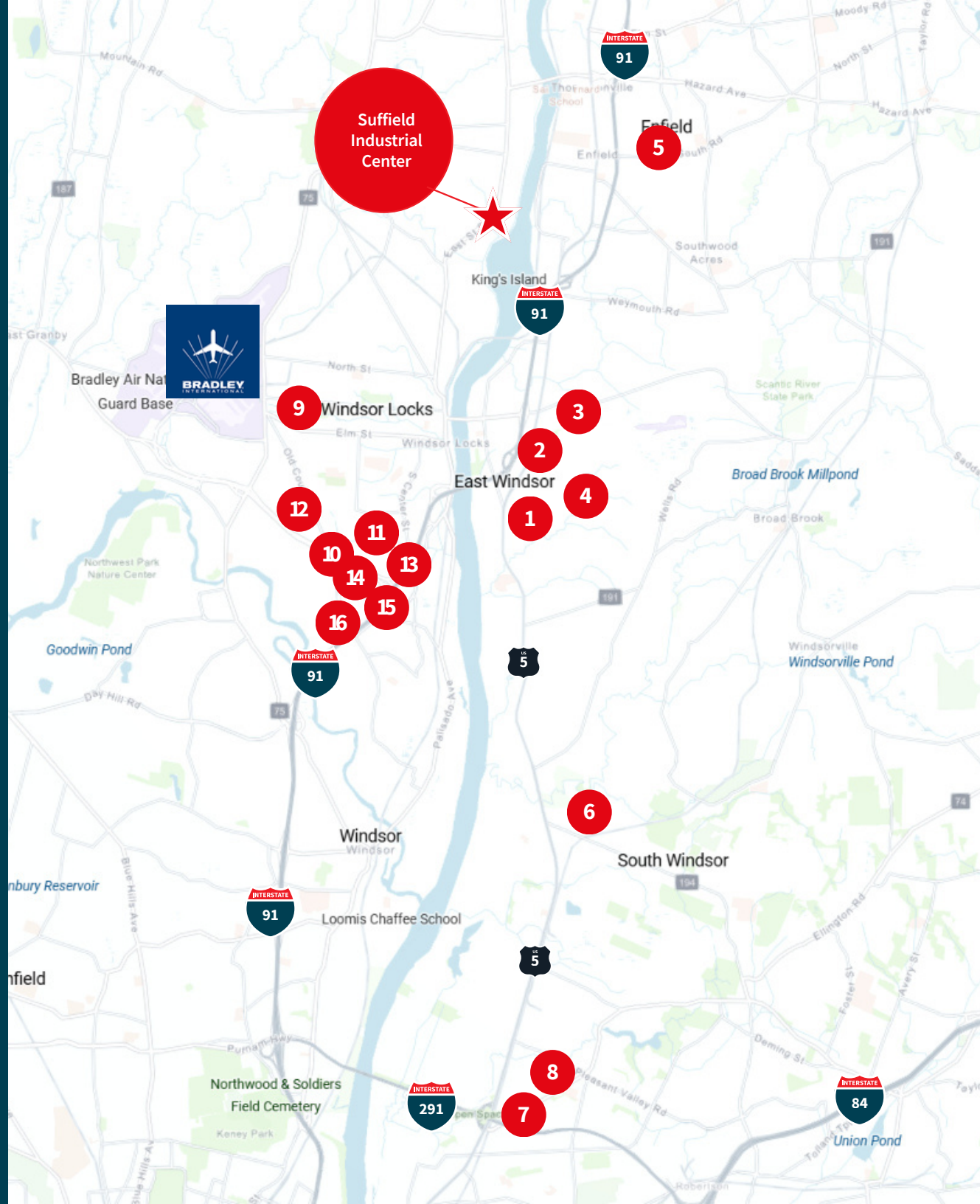
12 Parts Authority, Windsor Locks | 226,000 SF

13 UPS, Windsor Locks | 86,000 SF

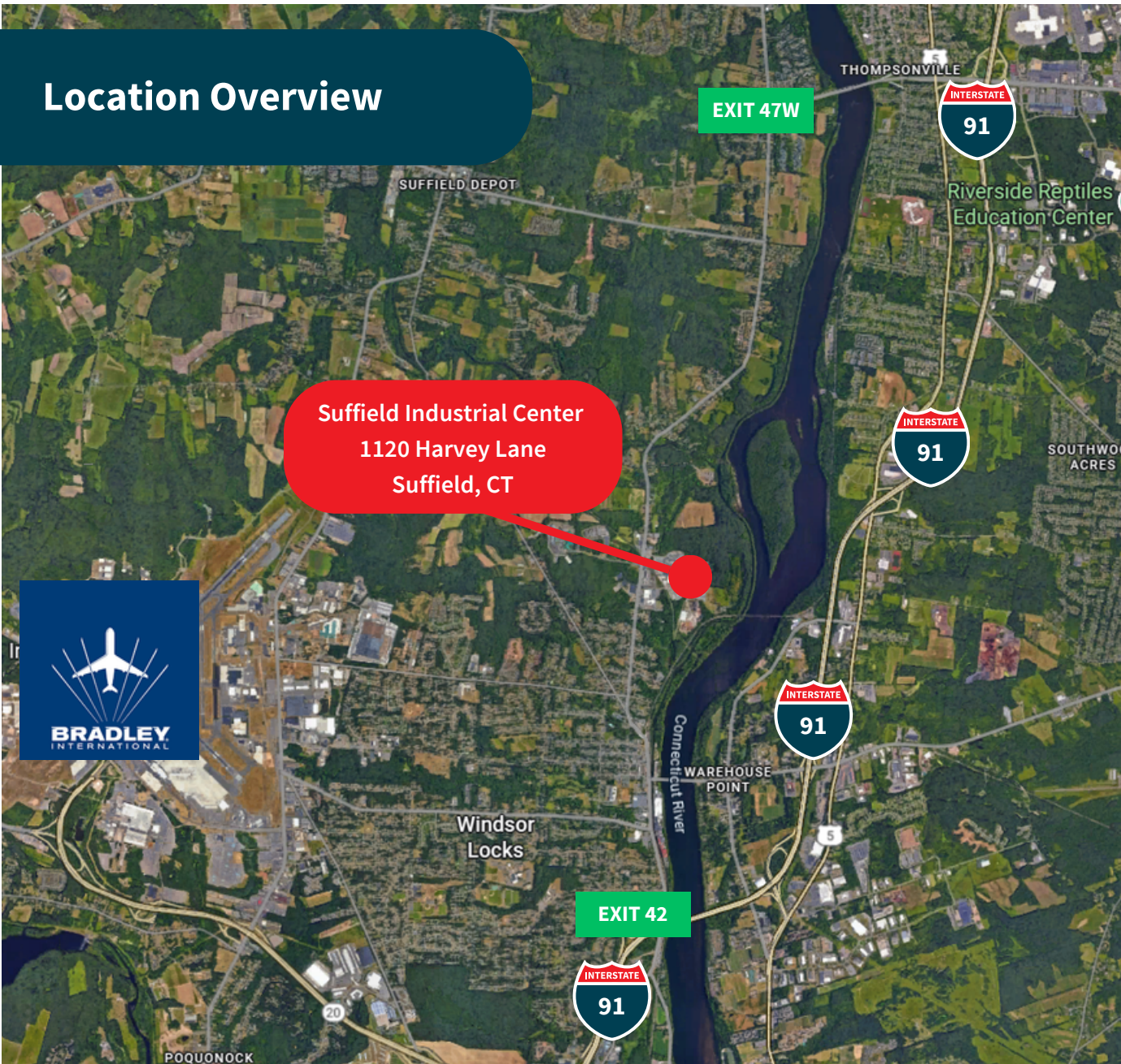
14 Amazon BDL4, Windsor | 3.8MM SF

15 LifeScience Logistics, Windsor | 500,000 SF

16 Iron Mountain, Windsor | 224,000 SF



Location Overview



Suffield Industrial Center
1120 Harvey Lane
Suffield, CT



Labor Population

Transportation & Warehouse Employees

5 Miles	5,193 Blue Collar Workers
10 Miles	10,193 Blue Collar Workers
15 Miles	26,965 Blue Collar Workers

Drive Miles and Times

Location	Miles	Time
Bradley Intl Airport	6	11 mins
Springfield, MA	13	18 mins
CSX Intermodal	13	18 mins
Hartford, CT	14	19 mins
New Haven Harbor	55	56 Minutes
Worcester, MA	72	79 mins
Boston, MA	104	110 mins
New York, NY	130	165 mins

For more information, please contact:

Shawn P. McMahon
Managing Director
shawn.mcmahon@jll.com
+ 1 860 214 2828

Jones Lang LaSalle Americas, Inc.
90 State House Square, 11th Floor
Hartford, CT 06103

