



# For Sale

## Building specifications

- Acres: +/-37.33
- Ceiling heights: Approximately 14' - 22' clear
- Truck Loading: Six (6) exterior loading docks  
Six (6) 12' x 16' drive-in doors
- Sprinkler: Wet sprinkler system
- Rail: Rail access with one active rail spur  
Freight service provided by  
Providence & Worcester (Genesee & Wyoming)
- Zoning: I-1

## Construction

- Combination of masonry construction with an IMP addition
- Steel columns
- EPDM roof over main building; metal roof over addition

## Utilities

- Building is in "shell" state with no interior distribution of utilities
- Electric: Northeast Utilities Services Co.
- Gas: Southern Connecticut Gas Co.
- Water & Sewer: Connecticut Water Company

## +/-175,000 SF

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Clinton, Connecticut**

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## Property overview

The Clinton property offers a purchaser the unique opportunity to develop around an existing foundation footprint on a site that is located in immediate proximity to I-95 and serviced by an active rail spur in a desirable Shoreline location. Originally the home of BOSTICH, the Clinton property is ideal for manufacturing and regional distribution uses.

## Location

- Located immediately off Interstate 95, Exit 62 & 63
- +/- 2 hour drive times to New York City and Boston
- Less than 30 minutes from New Haven, CT

