

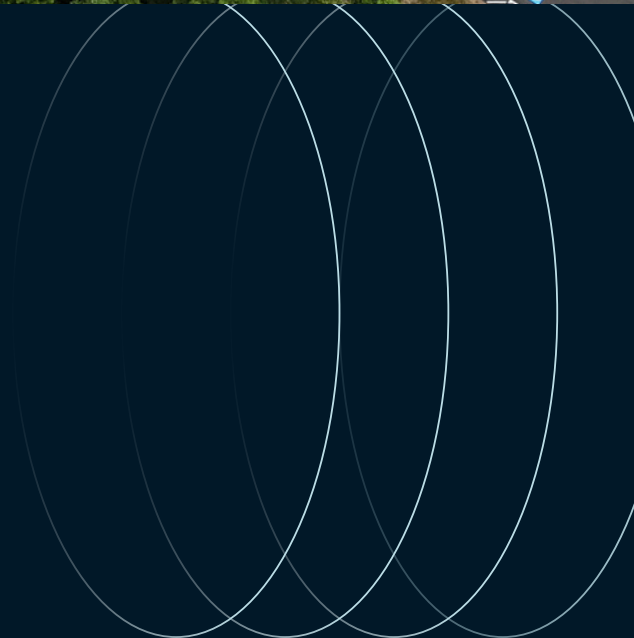


- +/- 50,400 SF on 5.09 acres
- 18'-20' ceiling heights
- 30' x 40' column spacing
- Heavy power
- 7 loading docks
- 25+ trailer spaces
- Attractive office space
- Ample auto parking
- Industrial / Business Park
- Convenient to I-91

Available

1 Niblick Road, Enfield, CT

First Class, +/- 50,400 SF Industrial Facility on 5.09 acres



First Class Industrial Facility

1 Niblick Road, Enfield, Connecticut

1 Niblick Road, Enfield, CT is a first class industrial facility situated on 5.03 acres. The building features 18'-20' ceiling heights, 30' x 40' column spacing, concrete panel construction, seven (7) loading docks, 25+ trailer spaces and heavy power. The property is also conveniently located just under a mile from I-91 at Exit 47E

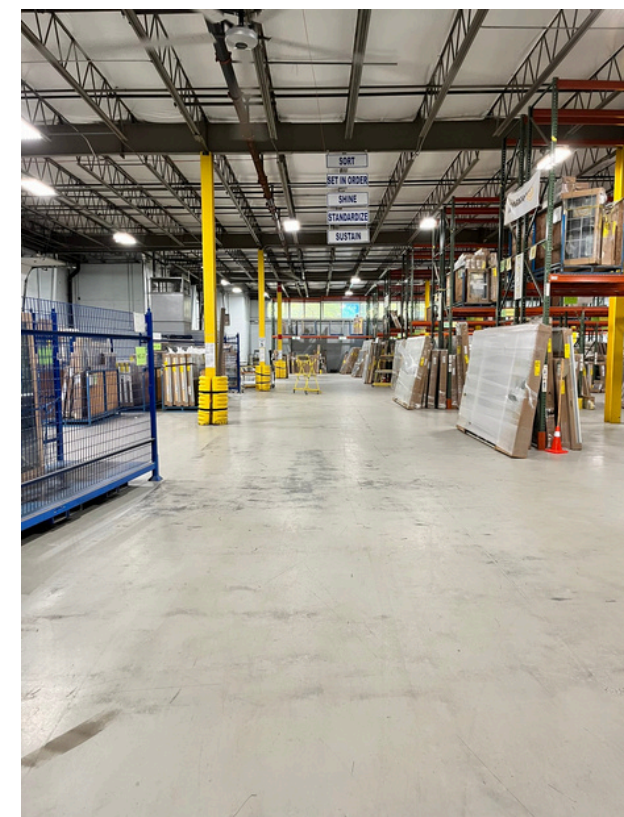
Property specifications

- +/- 50,400 SF (180' x 280') on 5.09 acres
- 5.09 acres zoned I-P (Industrial Park)
- Built in 1983 - Concrete panel construction
- Ceiling height of 18'-20' clear
- 7 loading docks and 1 ramped dock
- 25+ trailer spaces and ample auto parking
- 30' x 40' column spacing
- 3500+ SF of attractive office space
- 600 amps at 277/408v with backup generator
- Annual Real Estate Taxes: \$53,383.60

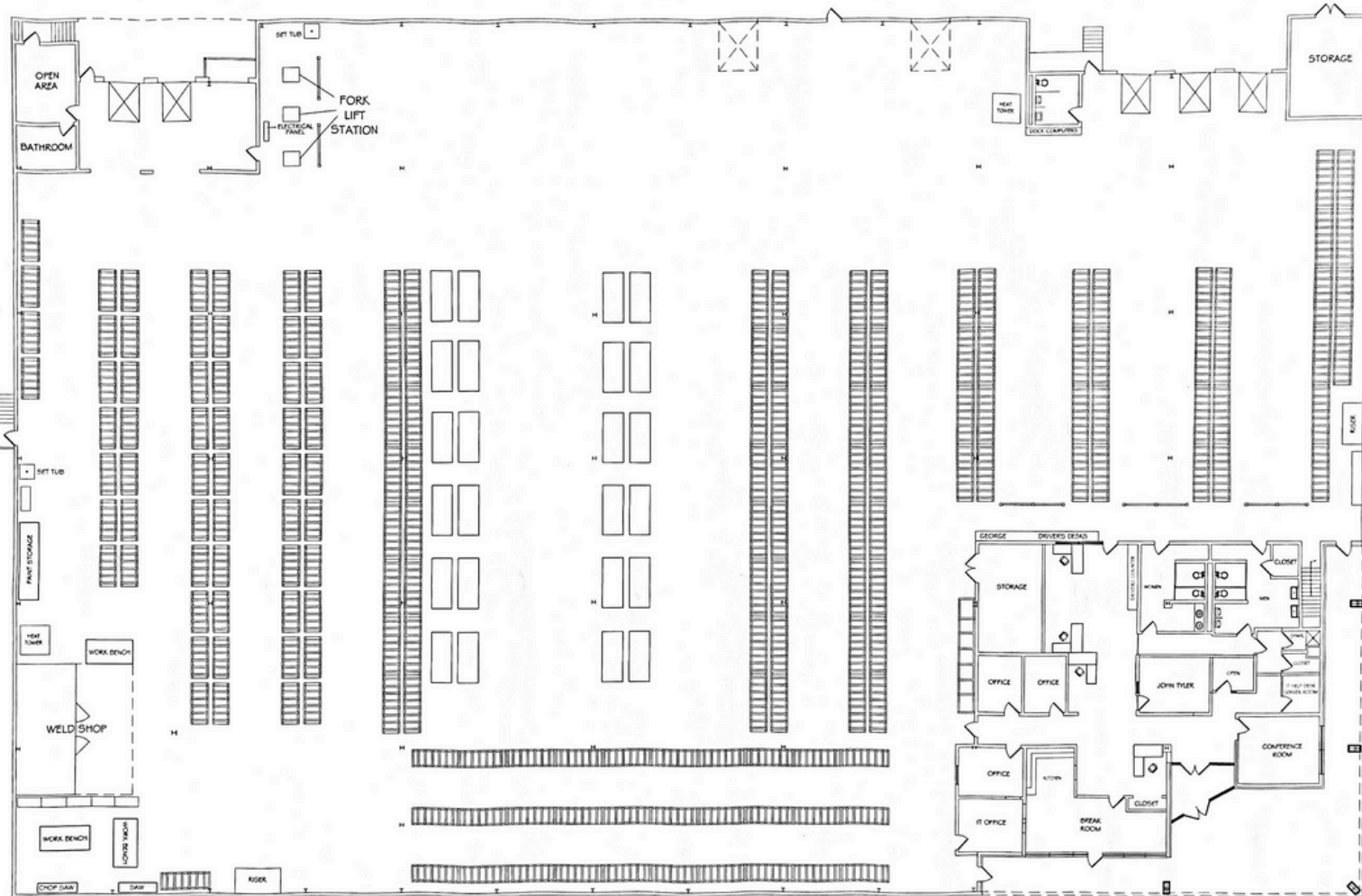
Advantages and amenities

- Less than one mile from I-91 at Exit 47E
- Located in an industrial/business park
- Excellent access to labor (Hartford/Springfield)
- Business friendly municipality

Asking Price: Call for Details



Building Plan



18'-20' Clear Heights
30' x 40' Column Spacing
7 Docks and a Ramped Dock
Racking Available with Building

3500+ SF of Attractive Office Space
Large Break Room with Outdoor Patio
Mezzanine Storage Area
Ample Auto Spaces and 25+ Trailer Spaces

Location Overview

0.9 miles to
I-91 at Exit 47E

1 Niblick Road
Enfield, CT

Drive Miles and Times

| Location | Miles | Time |
|-----------------|-------|----------|
| Springfield, MA | 9.1 | 13 mins |
| Hartford, CT | 17.5 | 21 mins |
| Worcester, MA | 61.1 | 82 mins |
| Boston, MA | 100 | 101 mins |
| New York, NY | 134 | 159 mins |

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