

Former Raytheon Data Center

📍 25 Holly Drive, **NEWINGTON**, CT 06111



Joseph Sullo

✉ joseph@staypoint.com

☎ 860-882-9631

 **STAYPOINT**®

288 Murphy Road, Hartford, CT 06114
860-246-5555 | www.staypoint.com

For Lease

1.57
AC LOT

DATA CENTER

2.5
AC LOT

FENN RD 27,500 VPD

PROPERTY INFORMATION

Address	25 Holly Drive, Newington, CT
GLA	60,480 SF
Lot Size	2.50 AC
Built/Renovated	1985/2012
Parking Spaces	163
Stories	2
Type	Data Center

UTILITY SPECIFICATIONS

- 1- 2500 KVA Transformer can be increased to 10,000 KVA.
- 1- 4000 AMP & 3000 AMP Switchgear.
- 17- Cap Stone Micro Turbines.
- 2- Liebert 1000 KVA UPS Systems.
- 1- 2000 KVA Generator With Day Tank.
- 1- 930 KVA Generator With Day Tank.
- 1- 4000 Gallon Fuel Oil Tank.
- 2- 150 Ton ABS Chillers Primary Source.
- 4- 30 Ton Carrier Chillers Redundant Source.
- 10- AHU Liebert CRAC Units For Data Center.
- 20- DX Liebert CRAC Units For Data Center.
- 2- 10 DX Liebert CRAC Units For UPS Room.
- 1- AHU Liebert for UPS Room.
- Carrier Web Control BMS System.

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POPULATION (2024)

1 mi	3 mi	5 mi
5,927	95,978	237,193

AVERAGE HOUSEHOLD INCOME

1 mi	3 mi	5 mi
\$108,426	\$105,470	\$117,575

TRAFFIC COUNT

Fenn Rd	27,500 VPD
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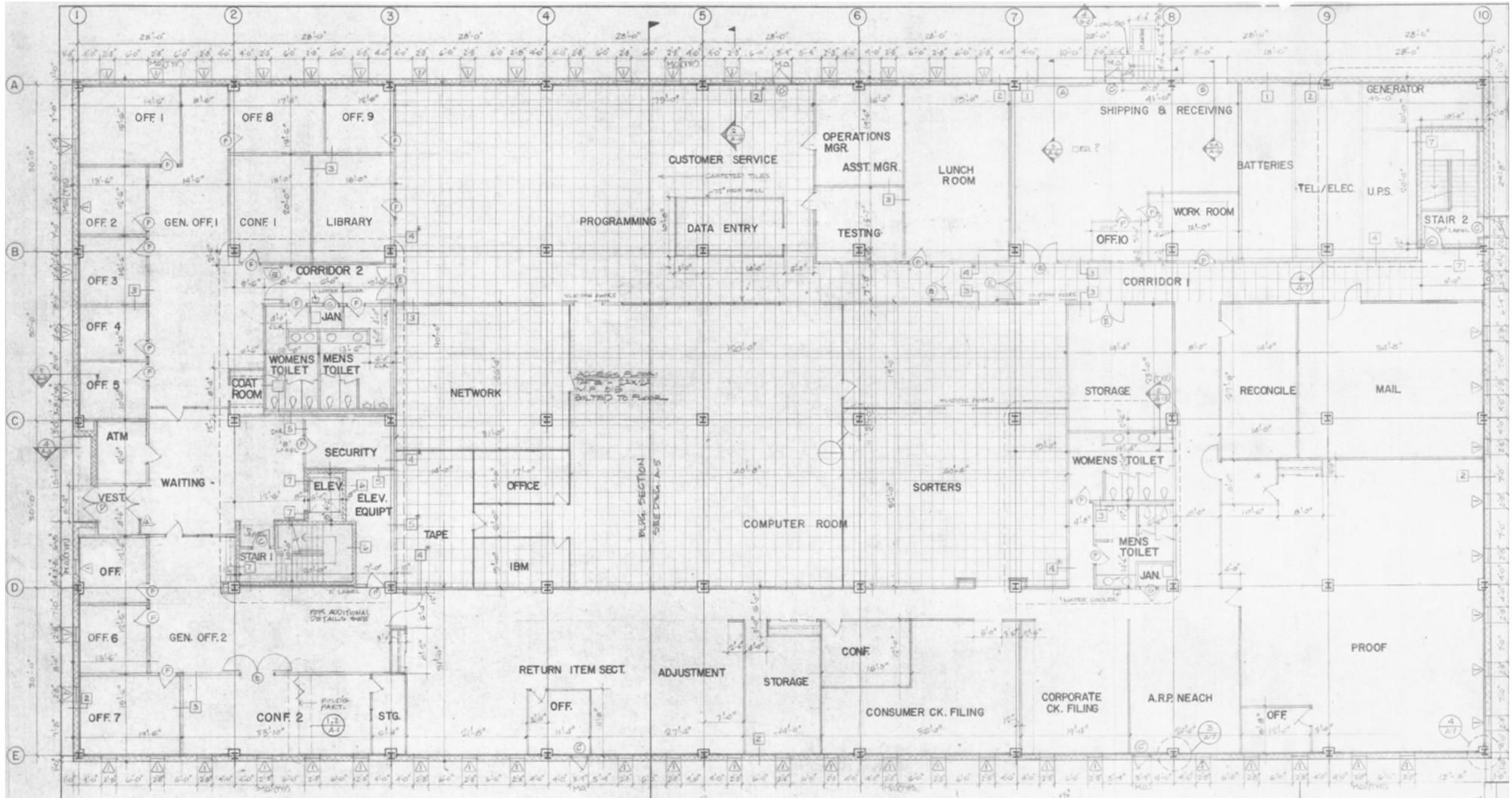
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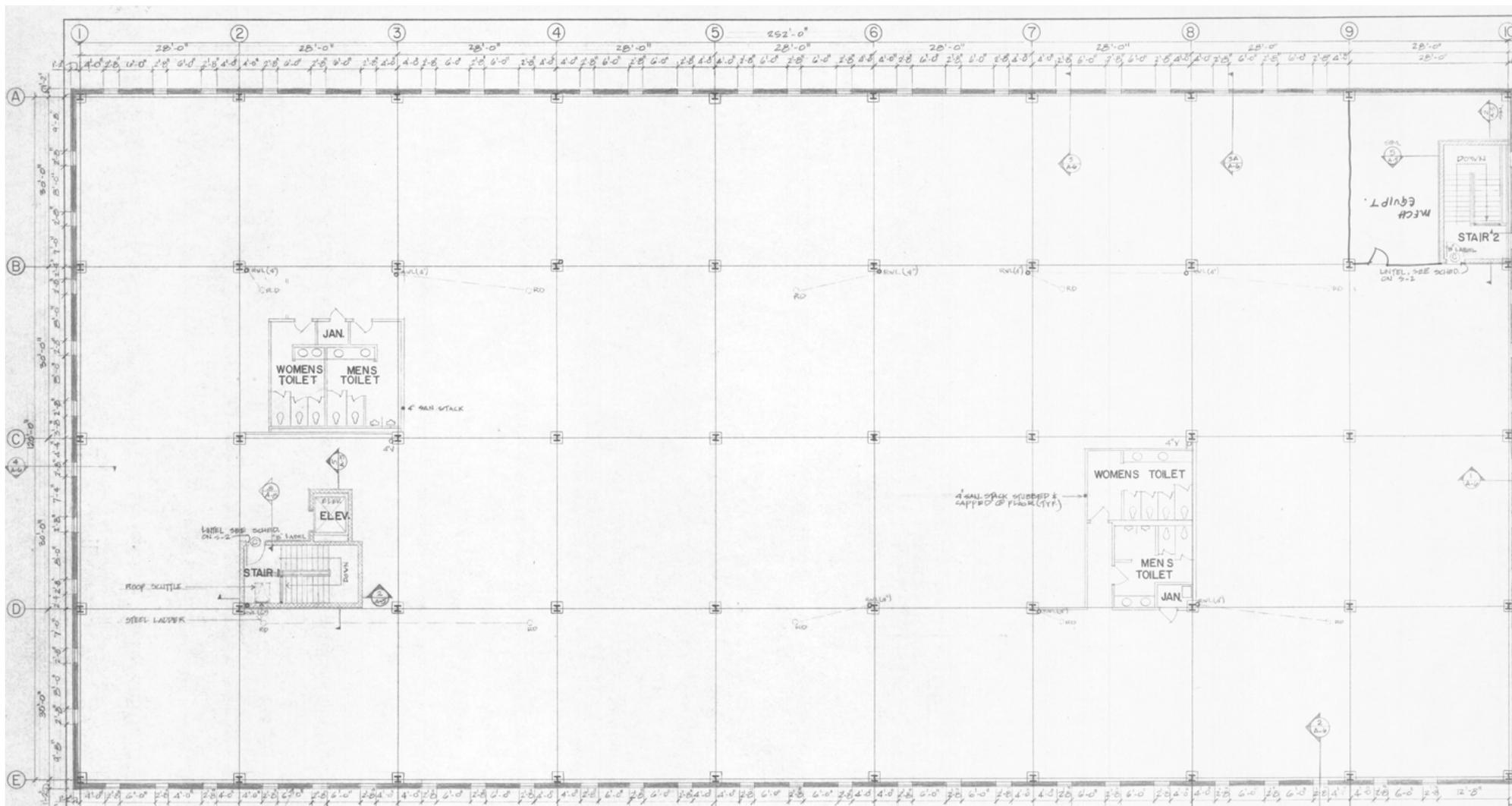
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27,500 VPD



61,400 VPD

24,100 VPD

34,000 VPD



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