

**Broker Bonus \$5,000
American Express Gift Card!**
Transaction must be signed by 12/15/24.

Sublease Rate
\$7.50 psf nnn

**95 West Dudley Road
Bloomfield, CT 06002**

**56,640 SF Industrial Facility Available
For Sublease**

Well located industrial building with modern amenities suitable for manufacturing or warehouse distribution. Immediate proximity to I-91 and Bradley International Airport as well as I-84 and I-90 provides quick and convenient access to major metros in the Northeast.

Features

- 28' Clear with ESRF
- Ample loading – 8 docks and 2 drive-in's doors
- Outside storage
- Sublease available September 1, 2024
- Flexible Term

**Broker incentive offer is in addition to a market commission.
Additional requirements may apply.*

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Property Specifications

Year Built	2006
Available Size	56,640 SF
Lot Size	7.2 acres
Office SF	2,400 SF
Dimensions	160' x 354'
Ceilings	Metal - steel truss
Ceiling Heights	25'6" - 28'
Column Spacing	40'x40'
Roof	Steel deck/Rubber membrane
Floors	Reinforced concrete
Walls	Block & decorative block
Loading	(8) 8' x 10' TG dock doors; 5 are equipped with load levelers, dock seals, locks, and lights. (1) 12' x 14' DI door; and (1) 8' x 10' DI door. Truck Court Depth: 120'
Gas	CT Natural Gas
Water	MDC
Sewer	Septic
Power	Eversource - (1) pad mounted primary transformer located off the south wall; connected to main secondary switchgear rated at 1,200 Amp; 277/480 Volts; 3 Phase; 4 Wire.
Heat	Gas fired Reznor ceiling; suspended units
Air Conditioning	Offices are equipped with A/C
Sprinklers	ESFR coverage
Zoning	Industrial I-2
Parking	70 autos plus trailers and outside storage



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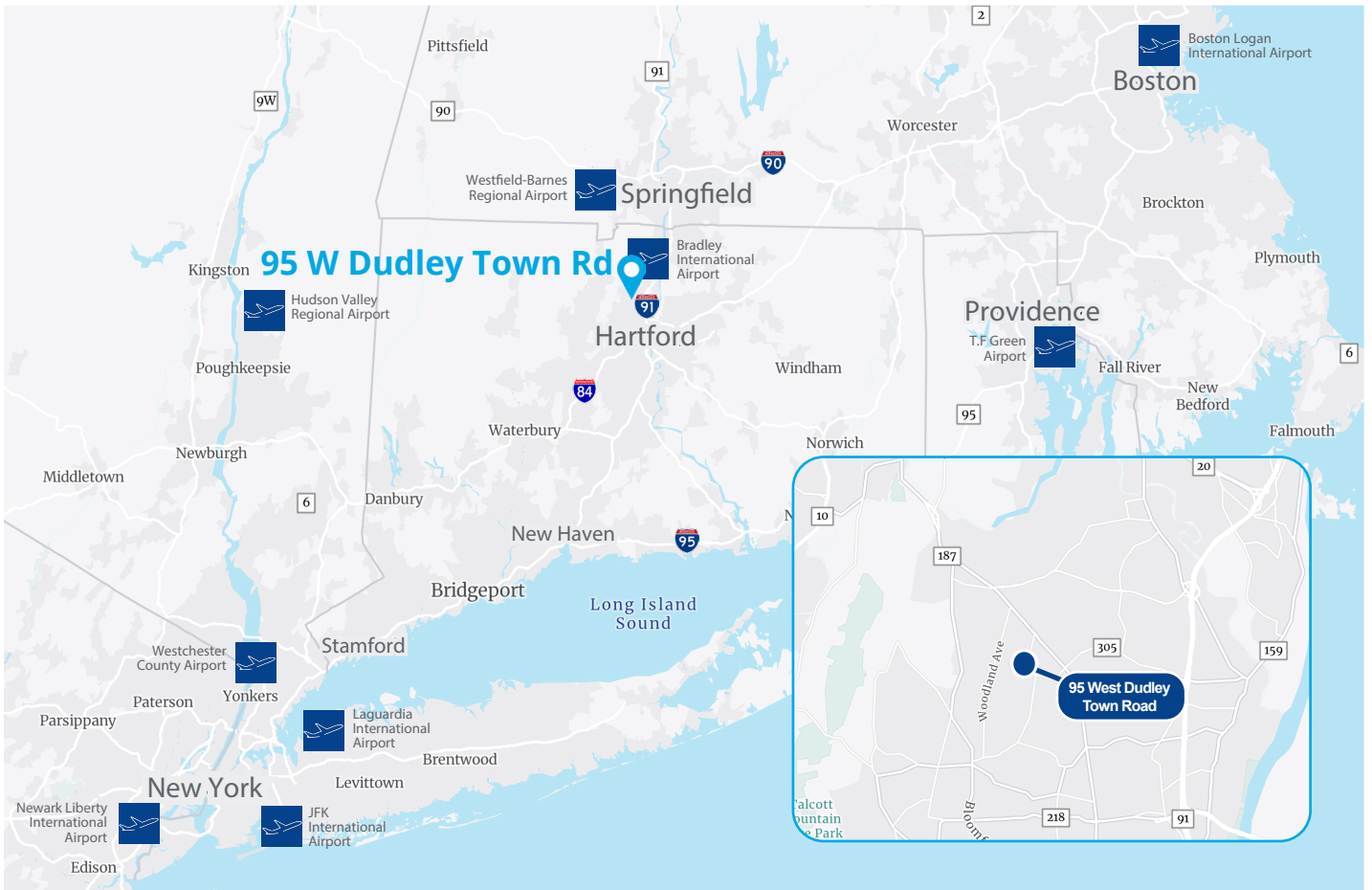
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Aerial





- Multiple population centers nearby including Albany NY (110 Miles), Boston MA (100 miles), New York NY (120 miles) and Providence RI (75 miles).
- Total population within 150 miles of Bloomfield is 36,245,021.
- Nearby companies include Amazon, FedEx, Ford, Honda, Home Depot, Kaman Aviation, Niagara Bottling, Pepperidge Farms, Tire Rack, Trader Joe's and many others.



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