

353-407 ALUMNI ROAD

NEWINGTON, CONNECTICUT

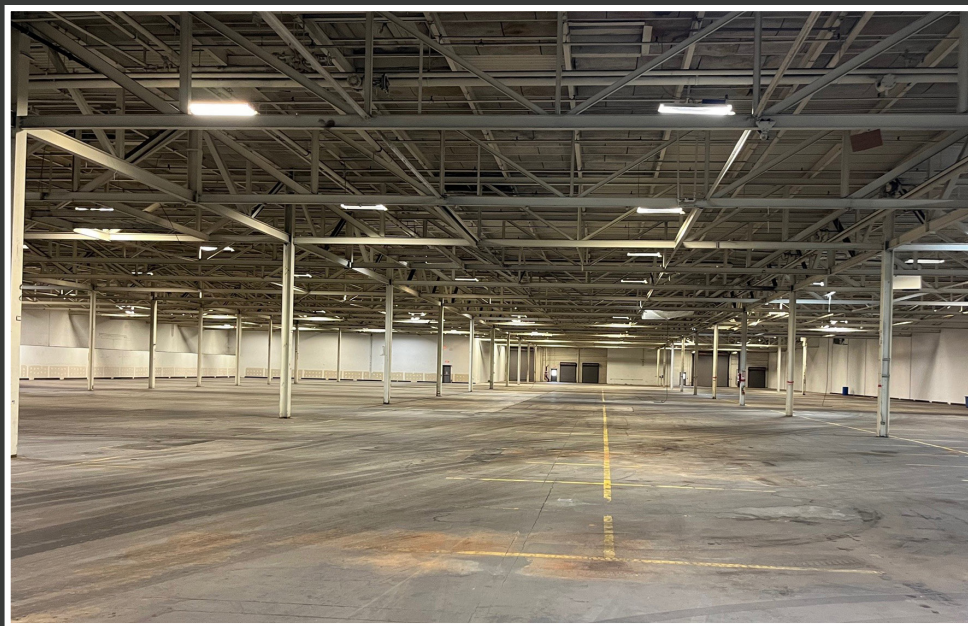


LIGHTSTONE
Logistics

FOR LEASE

AVAILABLE: 50,000 - 141,000 SF +/-

WAREHOUSE/DISTRIBUTION/MANUFACTURING



GOMAN+YORK is pleased to offer for lease, up to 141,000 SF +/- of warehouse space at 353-407 Alumni Road in Newington. "Newington Business Center" is set in an established and desirable business corridor on an expansive lot; and this well maintained 614,600 SF building is located within 1.5-miles of Route 9, which provides direct access to I-91 and I-84. This southern New England location is within a day's drive of all the major Northeast metros and several Mid-Atlantic and Midwest metros.



FOR MORE INFORMATION CONTACT

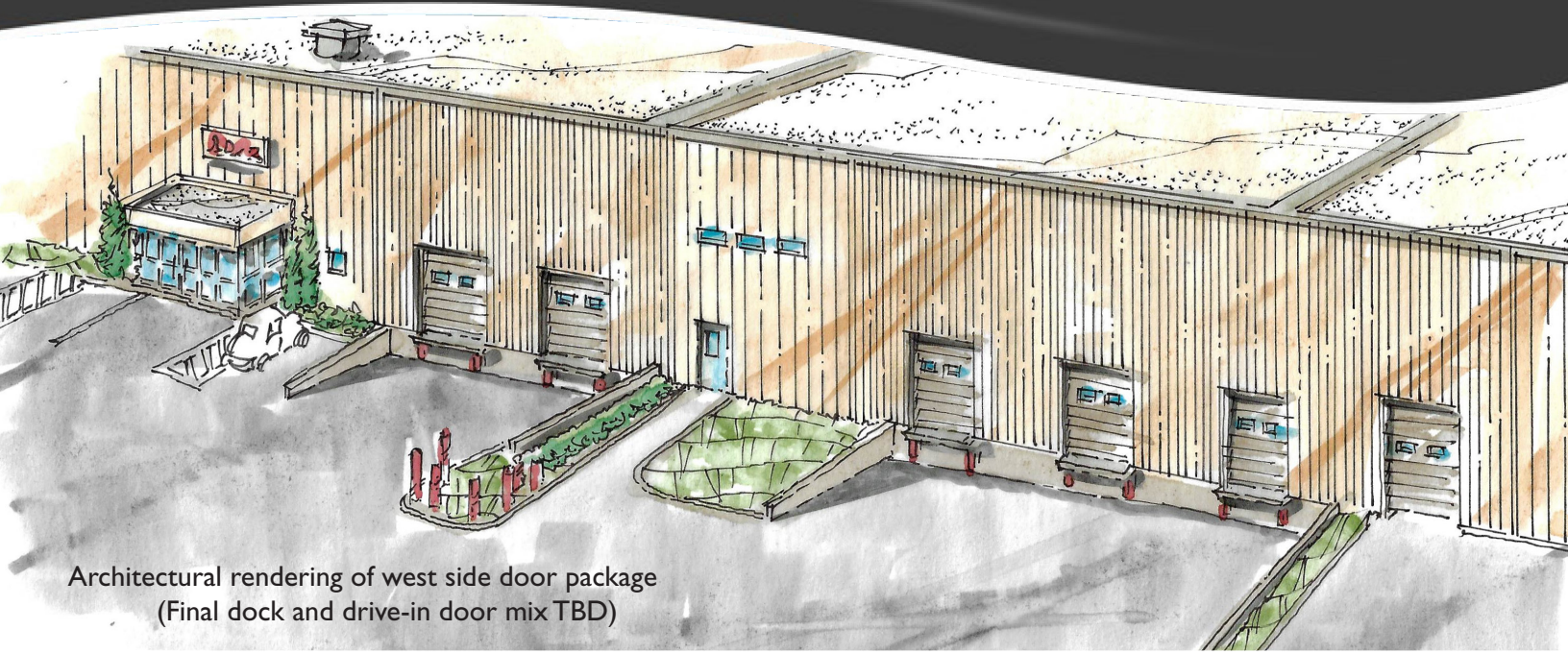
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353-407 ALUMNI ROAD

NEWINGTON, CONNECTICUT



Architectural rendering of west side door package
(Final dock and drive-in door mix TBD)

FOR LEASE

WAREHOUSE/DISTRIBUTION/MANUFACTURING

LEASE RATE: \$6.00 / SF NNN

ZONING: I - Industrial

WAREHOUSE: 141,000 SF +/-

OFFICE: 750 SF existing, can BTS

BUILDING SIZE: 614,600 SF

SITE AREA: 70 +/- acres

PARKING: 80 car spaces

+ negotiable trailer parking

POWER: 1200 amps, 277/480v-

Three Phase with internal
transformers for step-down,

with 4 sub-meters

HVAC: RTUs, heated warehouse;
air-conditioned office

OVERHEAD DOORS:

9-10 total =

3 standard docks w/levelers

+2 large drive-in

4+ new doors to be added

CEILING HEIGHT:

Clear 18'; 25' to deck

COLUMN SPACING:

60' x 40'

SPRINKLER COVERAGE:

100%

UTILITIES: Natural Gas,

Municipal Water, Sewer

FEATURES

- Available: 50,000-141,000 SF +/-
- Easy access to major highways
- Flexible warehouse with 9+ doors and limited potential cross-docking
- Nearby Route 9 access, providing a direct connection to Interstates 84 and 91
- Full through-access from Alumni Road to Route 175 reestablishment planned by DoT
- Strong ownership and management
- Existing office on east side of space with ability to expand or build new office on west side
- Extra acreage for potential outdoor storage



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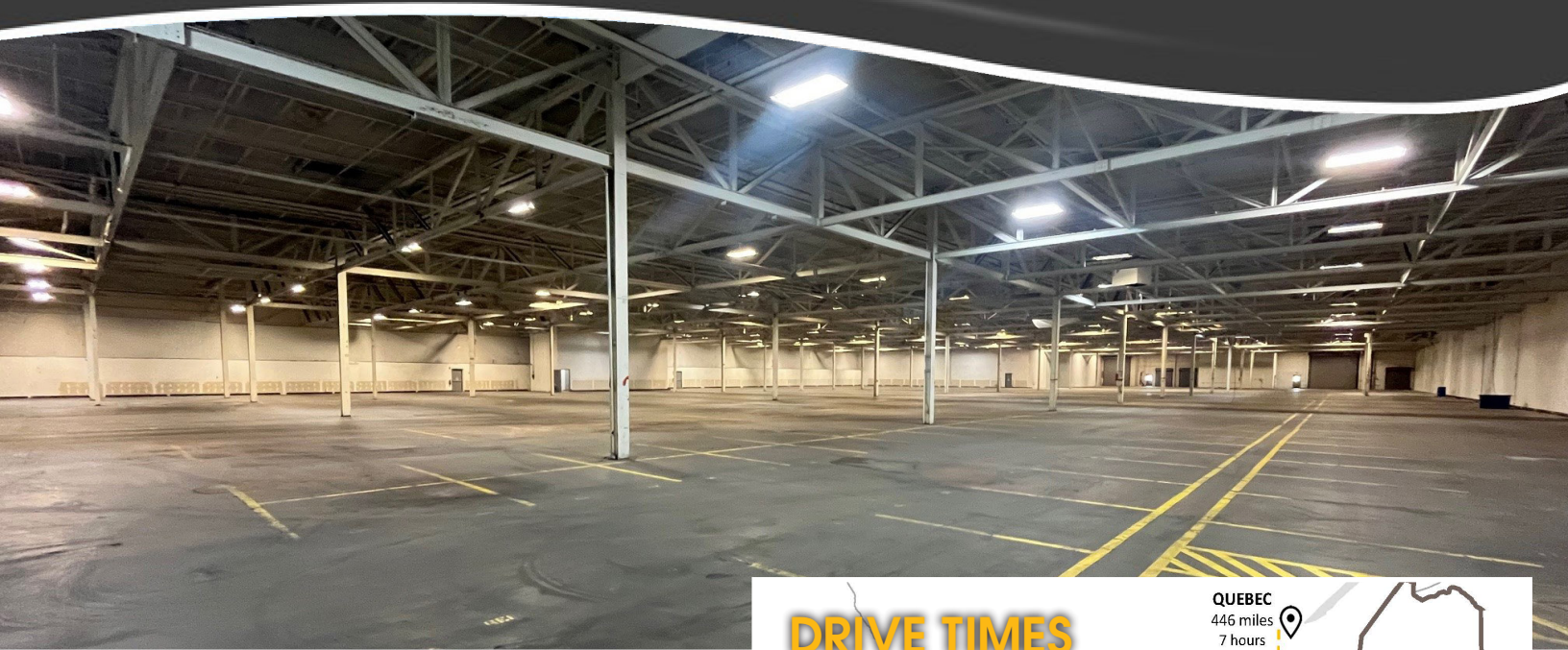
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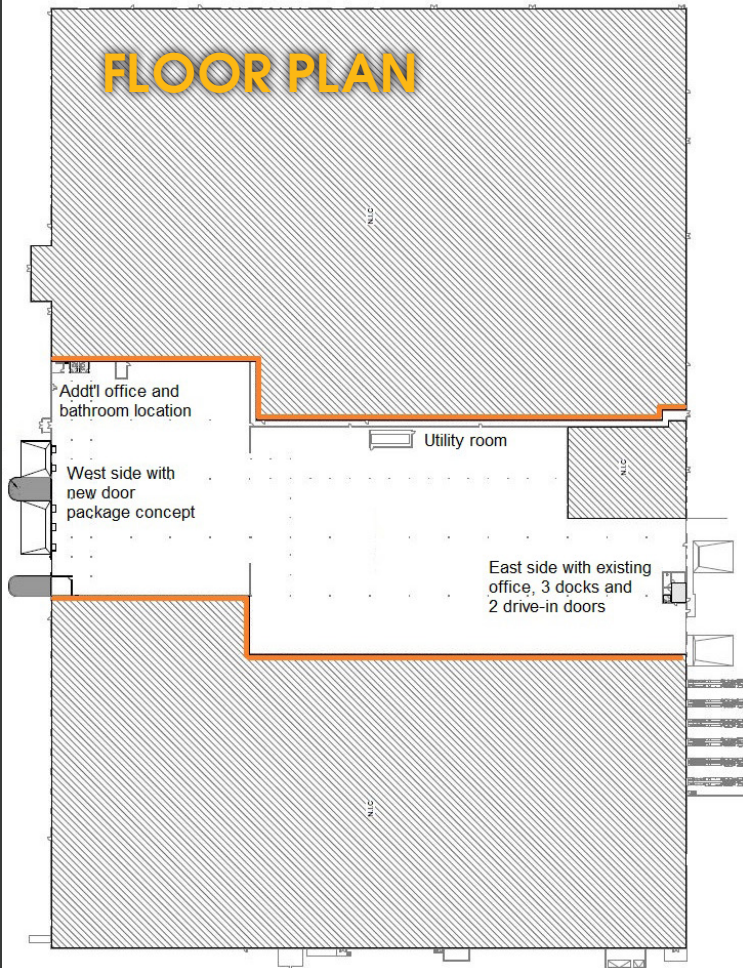
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NEWINGTON, CONNECTICUT



FLOOR PLAN



DRIVE TIMES



**Located in Central Connecticut
within 1.5 Miles of Route 9.
Direct access to I-91 & I-84.**

**Full through-access from
Alumni Road to Route 175
reestablishment planned by DoT**



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353-407 ALUMNI ROAD

NEWINGTON, CONNECTICUT

Located in an Established Commercial/Industrial Corridor just Minutes from Route 9, I-84 and I-91.

**★ 353-407 Alumni Road
Newington, CT**



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