

INDUSTRIAL BUILDING AVAILABLE  
FOR SALE OR LEASE

215 | Moody Rd  
ENFIELD, CT 06082



SPACE AVAILABLE FOR LEASE: 15,000SF - 167,000SF

FOREIGN TRADE ZONE

RENTAL RATES: STARTING AT \$4.75/FT

FOR MORE INFORMATION PLEASE CONTACT

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## Introducing an exceptional opportunity for Industrial and Manufacturing companies:

We present a modern industrial facility, boasting a total area of 167,000 square feet. This spacious facility offers a combination of manufacturing and high-bay warehouse space, catering to a variety of industrial needs, and an additional 24,000SF of recently renovated office space for back-office operations.

The manufacturing space within the facility features clear heights capped at 16.5', providing ample vertical room for various production processes. In contrast, the high-bay area offers even greater height, with ceilings reaching up to 29.5', ideal for accommodating storage and logistics requirements.

For efficient loading and unloading operations, the facility is equipped with 13 TG Dock doors, each fitted with load levelers to streamline material handling processes.

Significant recent capital improvements costing over \$3,500,000, have been made to enhance the property. These upgrades include new landscaping and paving, roof repairs, a robust 3,000-amp electrical service, energy-efficient LED automatic lights, an upgraded sprinkler system, and durable epoxy floors throughout the facility.

Strategically situated in Enfield, CT, this location offers excellent connectivity, with close proximity to major interstates such as I-84, I-91, and the I-291. This central position within the greater Hartford area positions the facility at the heart of the region's bustling logistics and industrial hub. Additionally, its convenient location between Greater Hartford and Springfield, MA ensures easy access to both vibrant markets.

Furthermore, the facility benefits from its location within a Foreign Trade Zone, presenting potential advantages for businesses engaged in international trade.

An added advantage is the property's proximity to Bradley International Airport, which is a mere 20-minute drive away. This airport serves as a major transportation hub for industrial users, offering seamless connections for both domestic and international operations.

With its modern features, generous space, strategic location, and numerous amenities nearby, this industrial facility presents a prime opportunity for businesses seeking a well-equipped and strategically positioned space to thrive in the dynamic industrial landscape.

***Please note: The building is available for logical subdivisions, allowing for flexibility in lease terms that benefit both parties.***



167,000SF Available



## BUILDING SPECS:

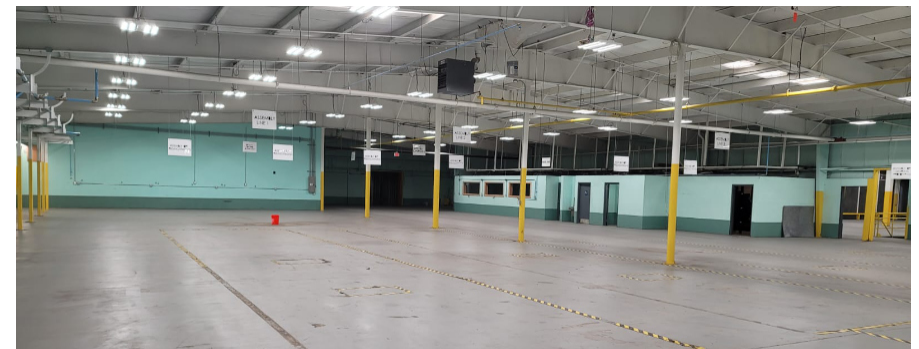
Year Built:	1970/1986
Year Renovated:	2017/2023
Total Building SF:	167,000SF
Ceilings:	Metal - Steel Joist
Ceiling Heights:	Manufacturing - 16.5', Highbay - 29.5'
Columns:	Steel H
Flooring:	Epoxy Sealed Reinforced Concrete
Walls:	Concrete Panels and concrete block
Lighting:	Brand new LED units throughout.
Loading Docks:	13 TG dock doors with load levelers
Power:	6,000 AMPS
Freight Elevator:	Rated at 15,000lbs
Parking:	173 spots
Zoning:	Industrial I-1
Sprinklers:	Wet System
Column Spacing:	50' x 25'
Office Space :	Air Conditioned
Office Space:	Brand New Build Out
Drive-In Door:	2



- ✓ Modern industrial facility
- ✓ Total area of 167,000 square feet
- ✓ Combination of manufacturing and high-bay warehouse space
- ✓ Additional 24,000SF of recently renovated office space for back-office operations
- ✓ Clear heights capped at 16.5' in manufacturing space
- ✓ Ceilings reaching up to 29.5' in high-bay area
- ✓ 13 TG Dock doors with load levelers for efficient material handling
- ✓ Recent capital improvements costing over \$3,500,000
- ✓ Upgrades include new landscaping, paving, roof repairs, electrical service, LED lights, sprinkler system, and epoxy floors
- ✓ Strategically situated in Enfield, CT
- ✓ Close proximity to major interstates: I-84, I-91, and I-291
- ✓ Central position within the greater Hartford area
- ✓ Convenient location between Greater Hartford and Springfield, MA
- ✓ Located within a Foreign Trade Zone
- ✓ Proximity to Bradley International Airport (20-minute drive)



*Up to 35,000SF of High Bay Space Available*

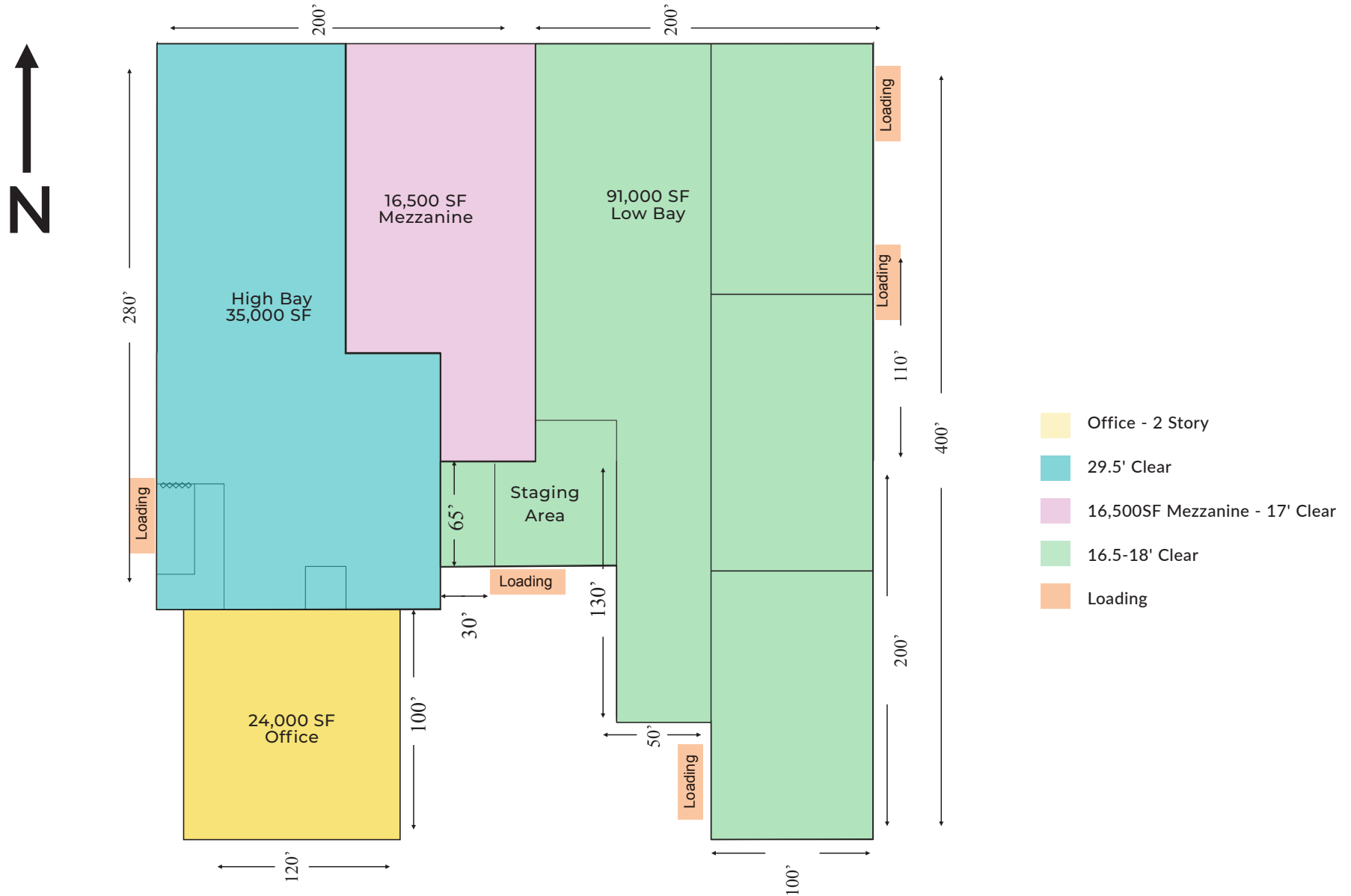


*Lowbay: 15,000SF - 90,000SF Available*

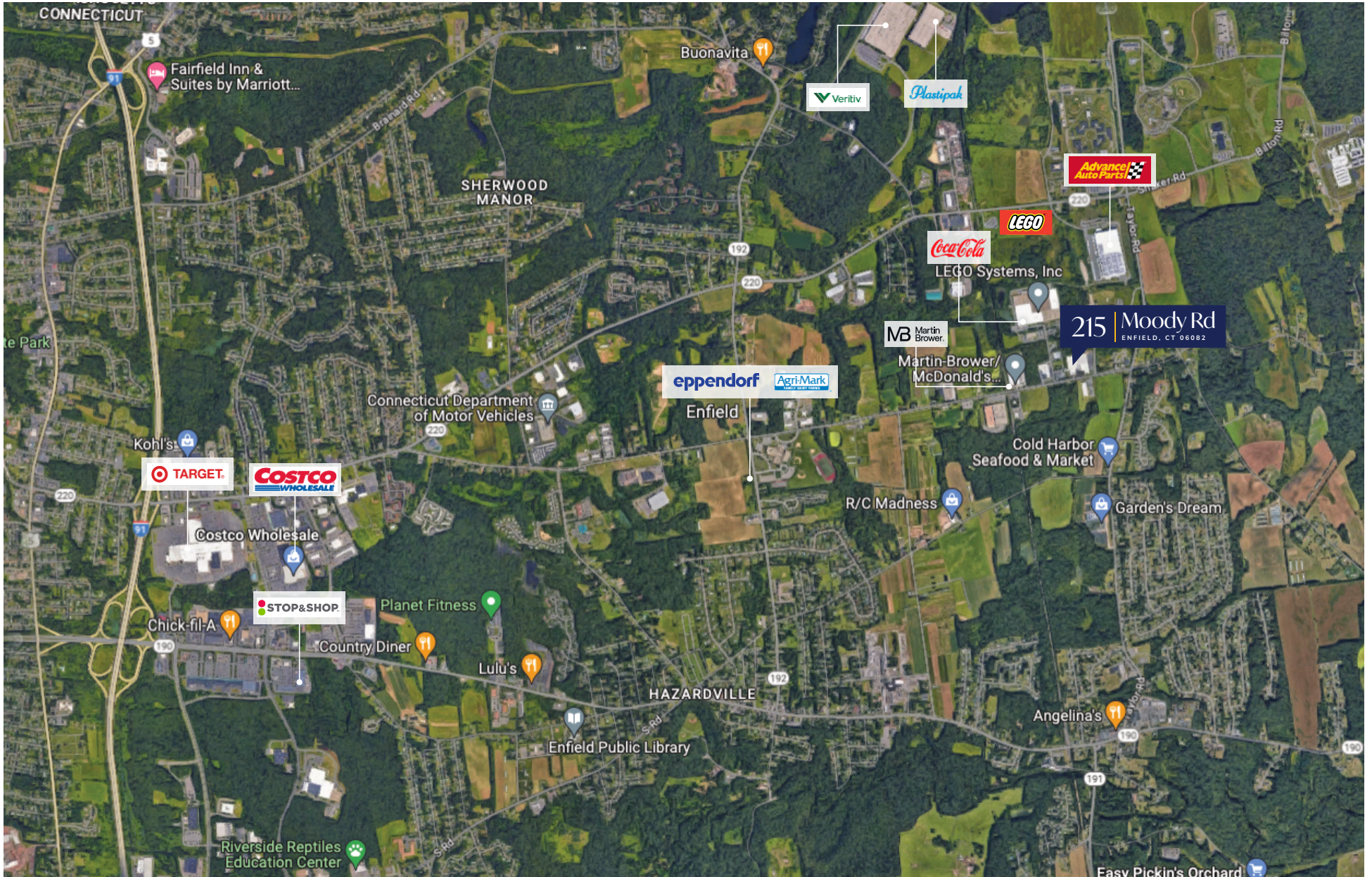


*24,000SF of Renovated Office Space Available*









## Connecticut + Western Mass – Data Points:

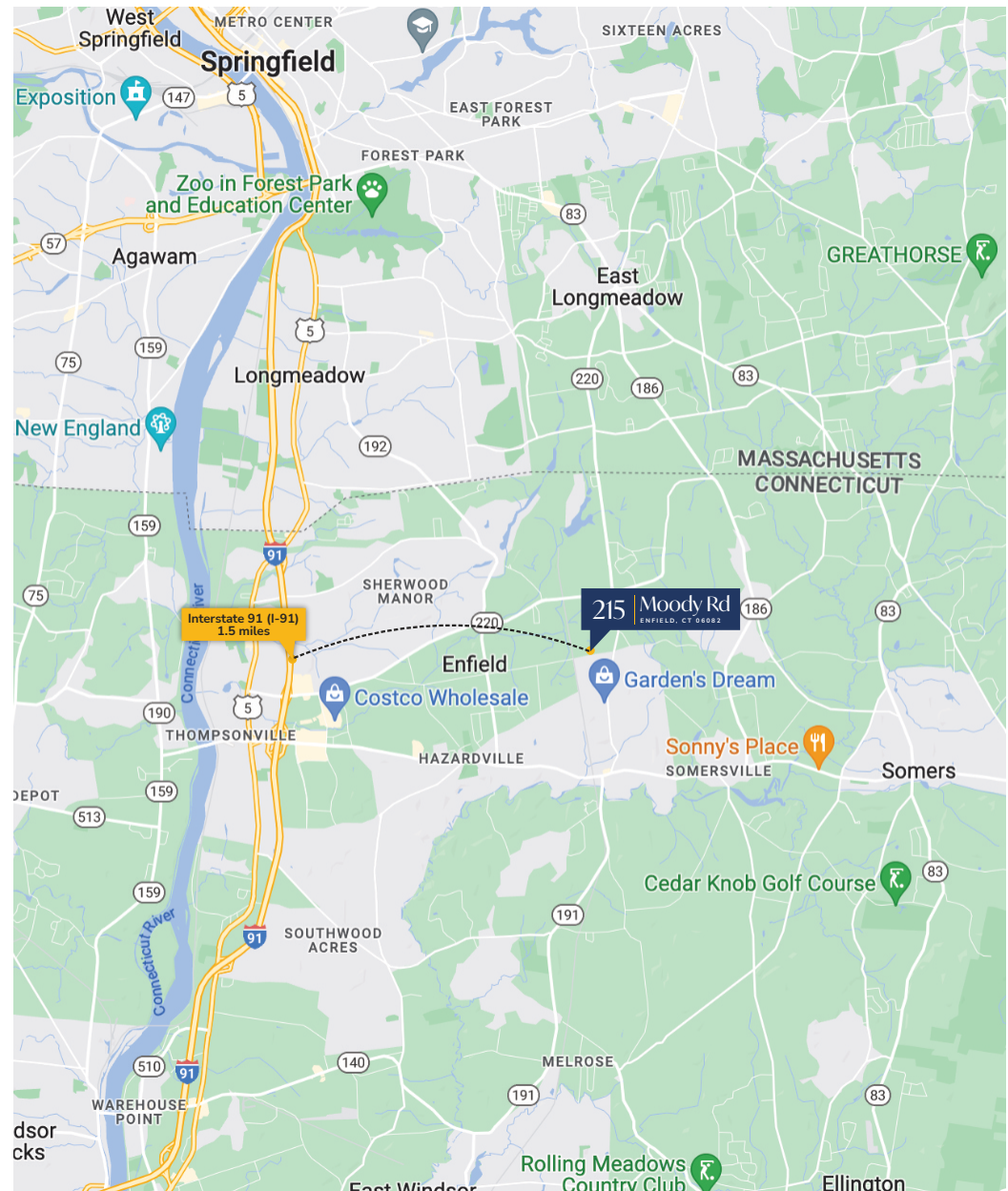
- 170,000,000SF of Industrial Space
- Total Vacancy Rate – 3.9%

## Nearby Cities:

- Boston – 92 miles away
- Springfield, MA – 9 miles, 18-minute drive
- New Haven – 58 Miles
- Stamford – 90 Miles

## Nearby airports:

- Bradley International – 13 Miles, 17-minute drive
- Westover Airport (Massachusetts) – 19 miles
- Boston Logan Airport – 92 miles



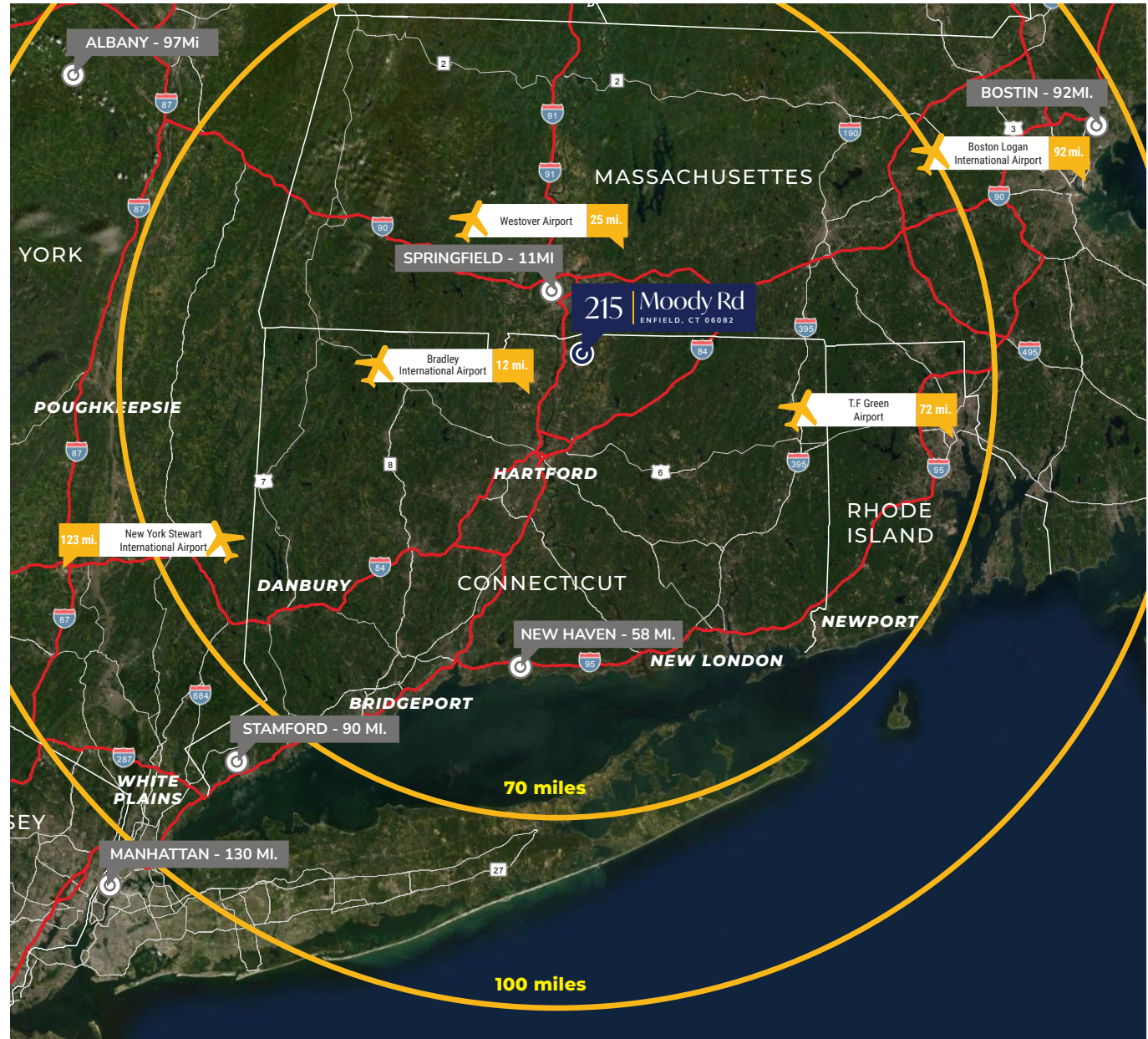


# LOCATION OVERVIEW

The subject building is situated in Connecticut and Massachusetts, specifically in the well-known area called "Aerospace Alley." This region is recognized for hosting over 130 aerospace component manufacturers, processors, and suppliers. The combined revenue generated by these companies exceeds \$3.2 billion annually. Additionally, there are approximately 11,700 employees working at these facilities on a daily basis.

Connecticut holds a prominent position in the defense industry, with its manufacturers securing over \$19 billion in annual defense contracts. The state is regarded as a pioneer and global leader in aerospace and defense, boasting "Aerospace Alley" as an industrial ecosystem comprised of numerous advanced manufacturing companies.

Connecticut's workforce ranks fourth in productivity among all states in the United States. The state has also been honored with the Investing in Manufacturing Communities Partnership (IMCP) designation; a distinction bestowed upon only a few states. This designation provides access to more than \$1 billion in federal funds for the purpose of fostering manufacturing economic development, leveraging the state's strengths in aerospace and shipbuilding industries.





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