

FOR LEASE

20,000 - 227,000 SF +/- WAREHOUSE SPACE

53 Manning Road, Enfield, Connecticut 06082

**Only ½ Mile from I-91 Ramps, and
Close Access to I-90 and I-84
15 Minutes from Bradley International
RAIL-SERVED POTENTIAL**

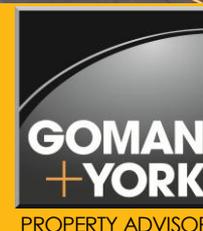


FOR MORE INFORMATION:

Robert Montesi, SIOR

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Goman+York Property Advisors

55 Hartland Street, Ste. 400
East Hartford, CT 06108
www.gomanyork.com

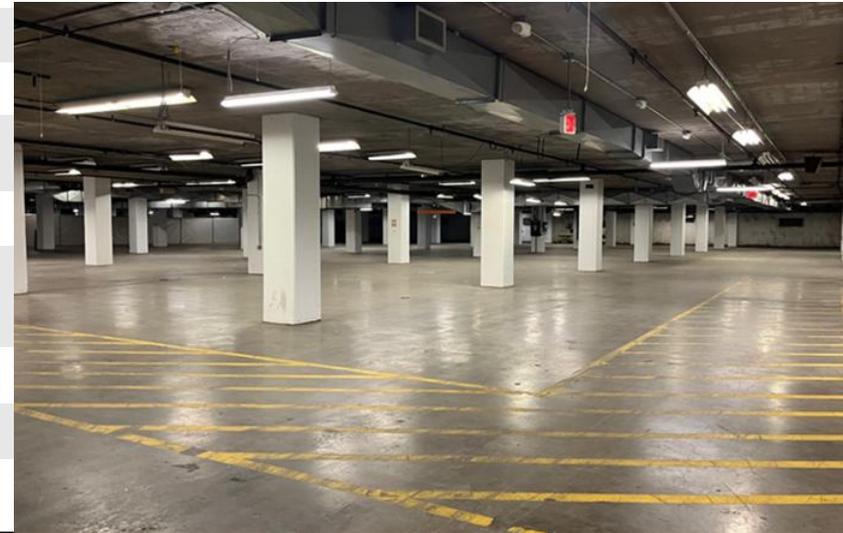
PROPERTY SUMMARY

FOR LEASE : 53 Manning Road, Enfield, CT

General	2-Level Warehouse with 265,000 SF +/- Main Floor on 14 acres
Asking Rate	\$4.00 (1st FL) – \$5.00 (2nd FL) / SF Modified Gross
Ceiling Heights	First Floor: 12' Second Floor: 16'
Column Spacing	First Floor: 25' x 25'
Doors	Dock High – Up to 20, 8' x 8' and 8' x 10' w/ Load Levelers
Floors	Reinforced Concrete
Walls	Masonry and Insulated Metal
Lighting	LED, upgraded recently
Rail	An Active CSX Rail Line Runs Along the West Property Line
Heat	Gas-fired - Eversource
Water & Sewer	Town of Enfield
Sewer	Town of Enfield
Power	Eversource –277/480v, 3-phase, 4-wire (bus ducts throughout)
Parking	Negotiable (Ample striped spaces at property + trailer areas)
Zoning	Industrial
Sprinklers	100% Wet Coverage, Rated at 72 psi at 970 Gpm

Goman+York Property Advisors, LLC, is pleased to offer for lease 20,000 - 227,000sf +/- of economically priced warehouse space at 53 Manning Road in Enfield, CT. The building is suited for a variety of warehouse uses due to its large lot size and strategic location immediately off of I-91.

The space features ample parking and a large lot, providing plenty of room for trailer circulation, tractor trailer and car/truck parking. The space features 1 to 2 loading docks, making it ideal for light logistics and distribution.



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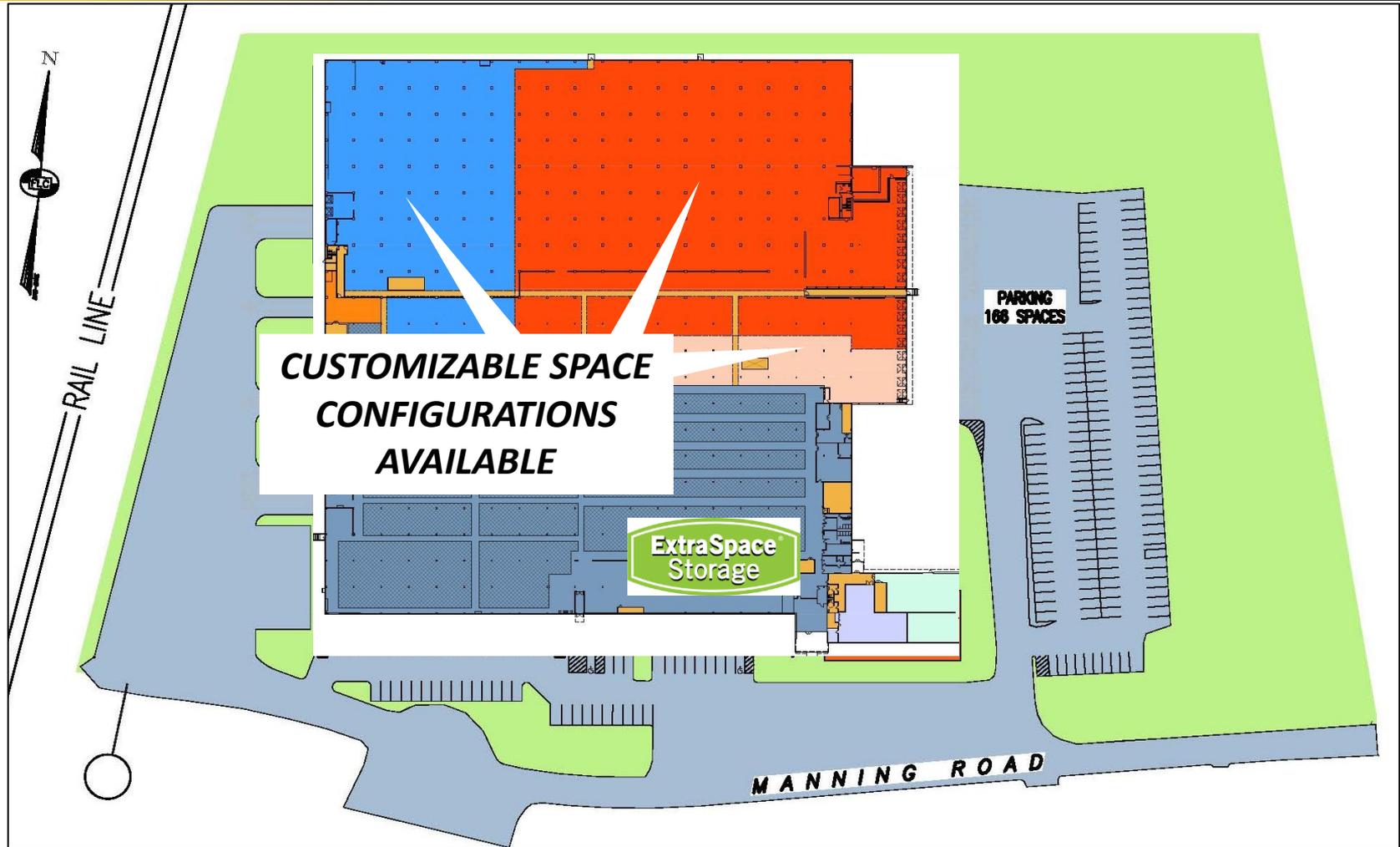
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CURRENT 1st FLOOR & SITE PLAN

FOR LEASE : 53 Manning Road, Enfield, CT



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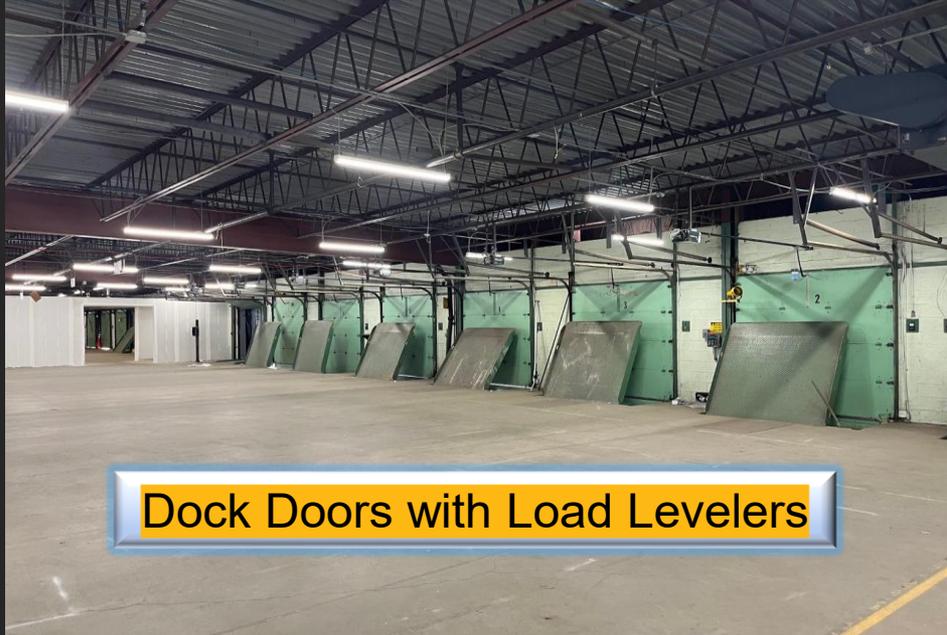
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WAREHOUSE PHOTOS

For LEASE: 53 Manning Road, Enfield , CT



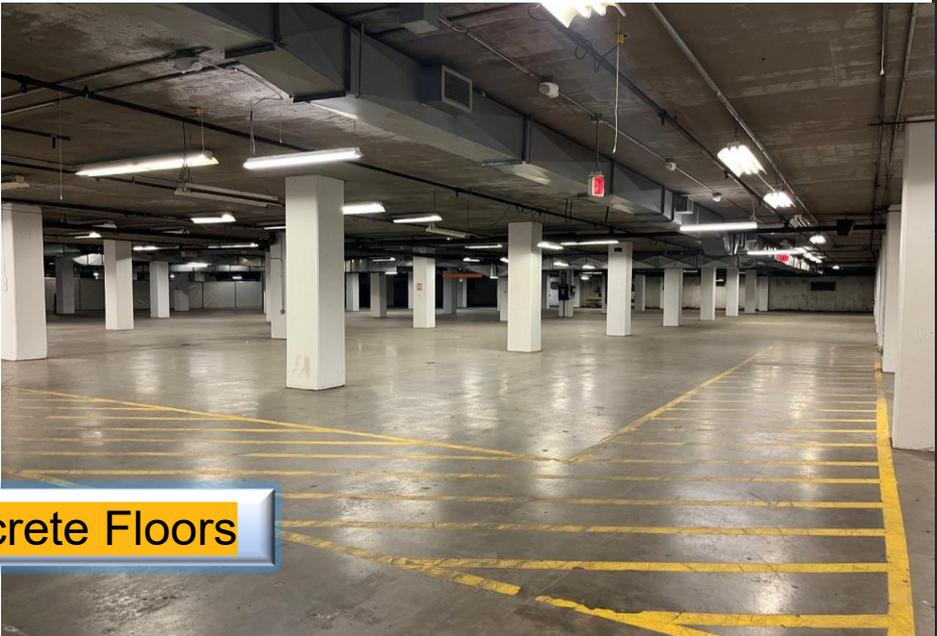
Dock Doors with Load Levelers



Staging / Loading Area

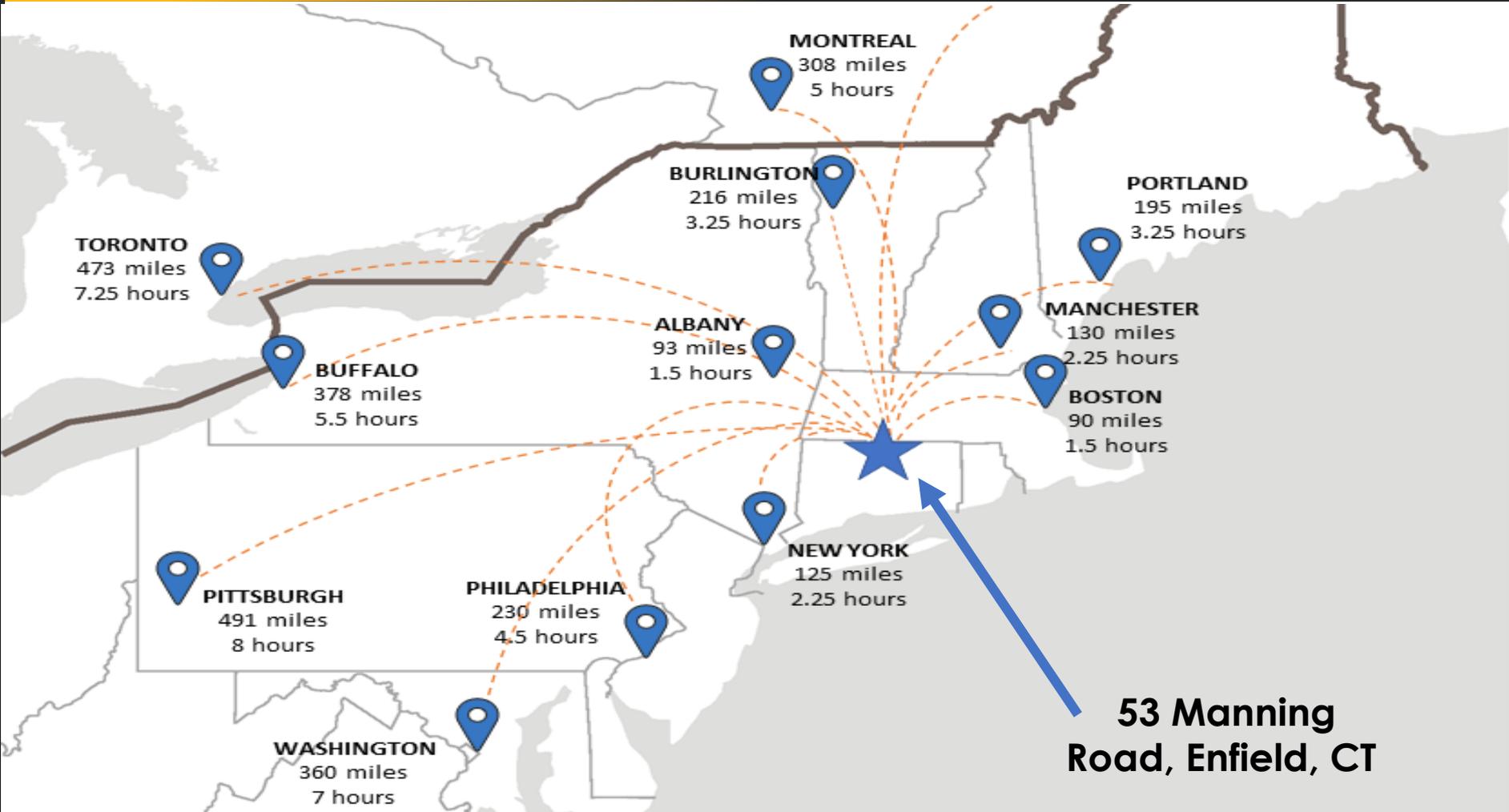


Polished Concrete Floors



REGIONAL AREA

FOR LEASE : 53 Manning Road, Enfield, CT



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www.gomanyork.com

LOCAL TRADE AREA

FOR LEASE : 53 Manning Road, Enfield, CT

20 Minutes to Bradley International Airport

53 Manning Rd,
Enfield, CT 06082



220



Elm St



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