

# FOR LEASE

**40,000 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*



FOR MORE INFORMATION:

**Robert Montesi, SIOR**

(860) 866-7572

[RMontesi@gomanyork.com](mailto:RMontesi@gomanyork.com)



**Goman+York Property Advisors**

55 Hartland Street, Ste. 400  
East Hartford, CT 06108  
[www.gomanyork.com](http://www.gomanyork.com)

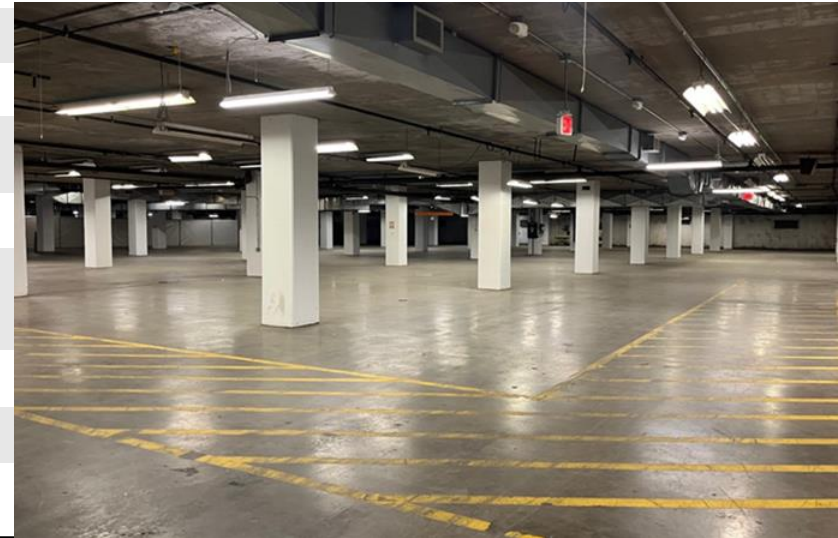
# PROPERTY SUMMARY

FOR LEASE : 53 Manning Road, Enfield, CT

<b>General</b>	365,000 SF +/- Warehouse (260,000 SF Main Floor on 14 acres)
<b>Rate</b>	\$6.00/SF Industrial <u>GROSS</u>
<b>Clear Heights</b>	First Floor: To 10' 6", 11'6" to deck
<b>Column Spacing</b>	First Floor: 25' x 25'
<b>Doors</b>	Up to Two (2) 8' x 9' Dock Doors with Load Levelers
<b>Floors</b>	Reinforced Concrete
<b>Walls</b>	Masonry and Insulated Metal
<b>Lighting</b>	LED
<b>Rail</b>	An Active CSX Rail Line Runs Along the West Property Line
<b>Heat</b>	Gas-fired - Eversource
<b>Water &amp; Sewer</b>	Town of Enfield
<b>Sewer</b>	Town of Enfield
<b>Power</b>	Eversource -277/480v, 3-phase, 4-wire (bus ducts throughout)
<b>Parking</b>	Negotiable (Ample striped spaces at property + trailer areas)
<b>Zoning</b>	Industrial
<b>Sprinklers</b>	100% Wet Coverage, Rated at 72 psi at 970 Gpm

**Goman+York Property Advisors, LLC**, is pleased to offer for lease 40,000sf +/- 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.



FOR MORE INFORMATION:

**Robert Montesi, SIOR**

(860) 866-7572

[RMontesi@gomanyork.com](mailto:RMontesi@gomanyork.com)



PROPERTY ADVISORS

**Goman+York Property Advisors**

55 Hartland Street, Ste. 400

East Hartford, CT 06108

[www.gomanyork.com](http://www.gomanyork.com)



# CURRENT 1<sup>st</sup> FLOOR & SITE PLAN

FOR LEASE : 53 Manning Road, Enfield, CT



FOR MORE INFORMATION:

**Robert Montesi, SIOR**

(860) 866-7572

[RMontesi@gomanyork.com](mailto:RMontesi@gomanyork.com)



PROPERTY ADVISORS

**Goman+York Property Advisors**

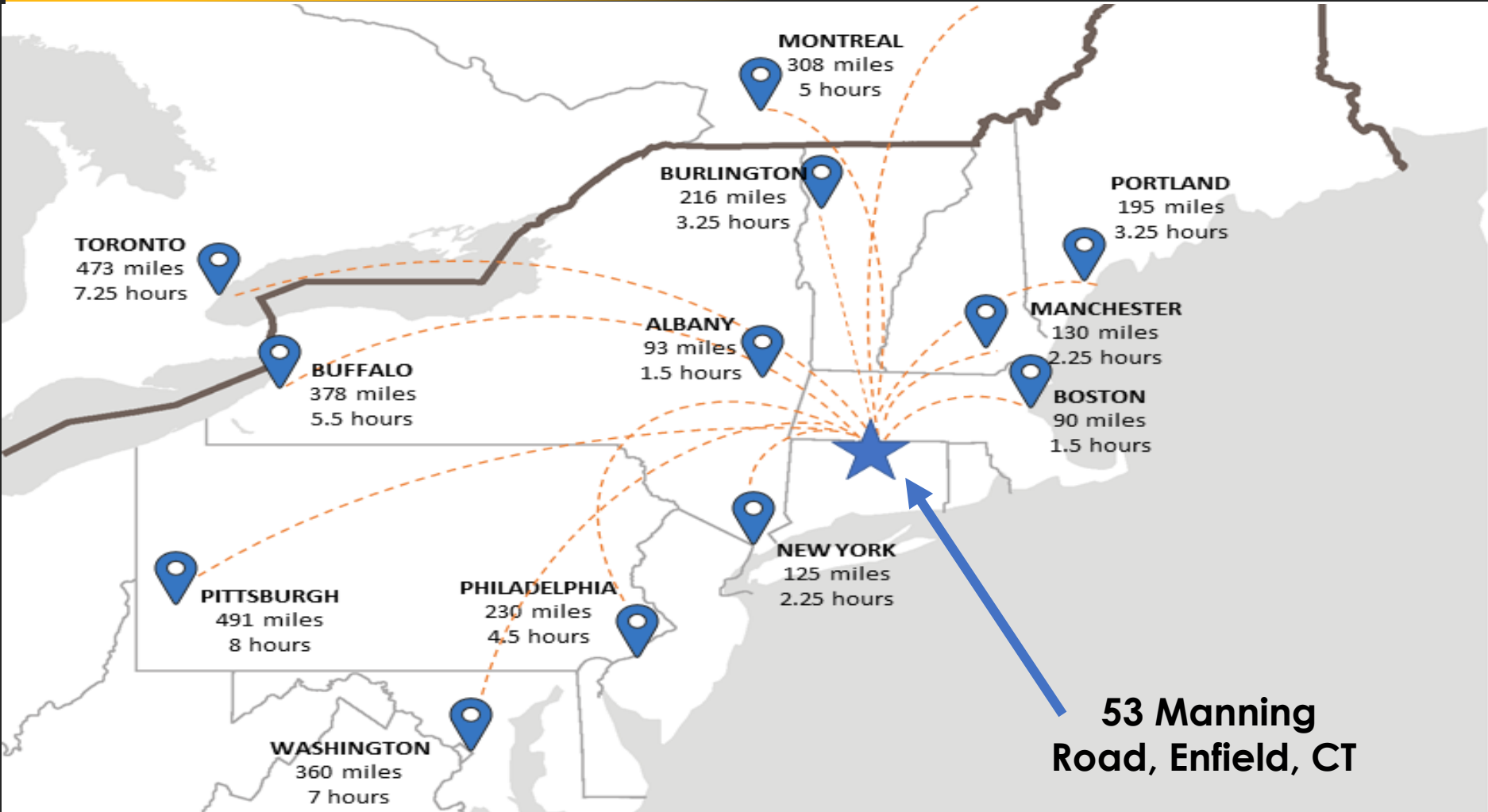
55 Hartland Street, Ste. 400

East Hartford, CT 06108

[www.gomanyork.com](http://www.gomanyork.com)

# REGIONAL AREA

FOR LEASE : 53 Manning Road, Enfield, CT



**53 Manning Road, Enfield, CT**

FOR MORE INFORMATION:

**Robert Montesi, SIOR**

(860) 866-7572

[RMontesi@gomanyork.com](mailto:RMontesi@gomanyork.com)



PROPERTY ADVISORS

**Goman+York Property Advisors**

55 Hartland Street, Ste. 400

East Hartford, CT 06108

[www.gomanyork.com](http://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



Suffield and  
Thompsonville  
Bridge



Elm St



Pearl St



FOR MORE INFORMATION:

**Robert Montesi, SIOR**

(860) 866-7572

[RMontesi@gomanyork.com](mailto:RMontesi@gomanyork.com)



PROPERTY ADVISORS

**Goman+York Property Advisors**

55 Hartland Street, Ste. 400

East Hartford, CT 06108

[www.gomanyork.com](http://www.gomanyork.com)