



SOUTHINGTON LOGISTICS CENTER

Southington, Connecticut



99 Smoron Drive, Southington, Connecticut

283,050 SF

Class A Distribution Facility

36' Clear | 63 Docks | 76 Trailer Spaces



JOHNSON
DEVELOPMENT
ASSOCIATES, INC.
Part of TheJohnsonGroup



Property Specifications

99 Smoron Drive, Southington, Connecticut



BUILDING SIZE	+/- 283,050 SF (310' x 905')
SITE SIZE	59.51 acres
CEILING HEIGHT	36' clear
COLUMN SPACING	50' x 56' with 60' x 56' Speed Bay
LOADING DOCKS	Up to 63 dock-high positions
DRIVE IN DOORS	2
AUTO PARKING	202
TRAILER PARKING	76
LIGHTING	High Bay LED with Motion Sensors in Speed Bays
OFFICE SPACE	Build-to-Suit
SPRINKLERS	ESFR
FLOORS	7" Slab 4000 lb PSI
CONSTRUCTION	Tilt up Insulated Panel with Architectural Accents
ROOF	TPO Membrane with 20 year warranty
LOADING DOORS	9' x 10' with vision panels
HVAC	Propane units in warehouse
ELECTRICAL	3000 amp Electrical Service 277/480 Volts
SOLAR	Structural load capability
DEVELOPER:	www.johnsondevelopment.net
ASKING LEASE RATE:	Call for Details



Similar Interior photo

Site Plan

I-84 Southington Logistics Center



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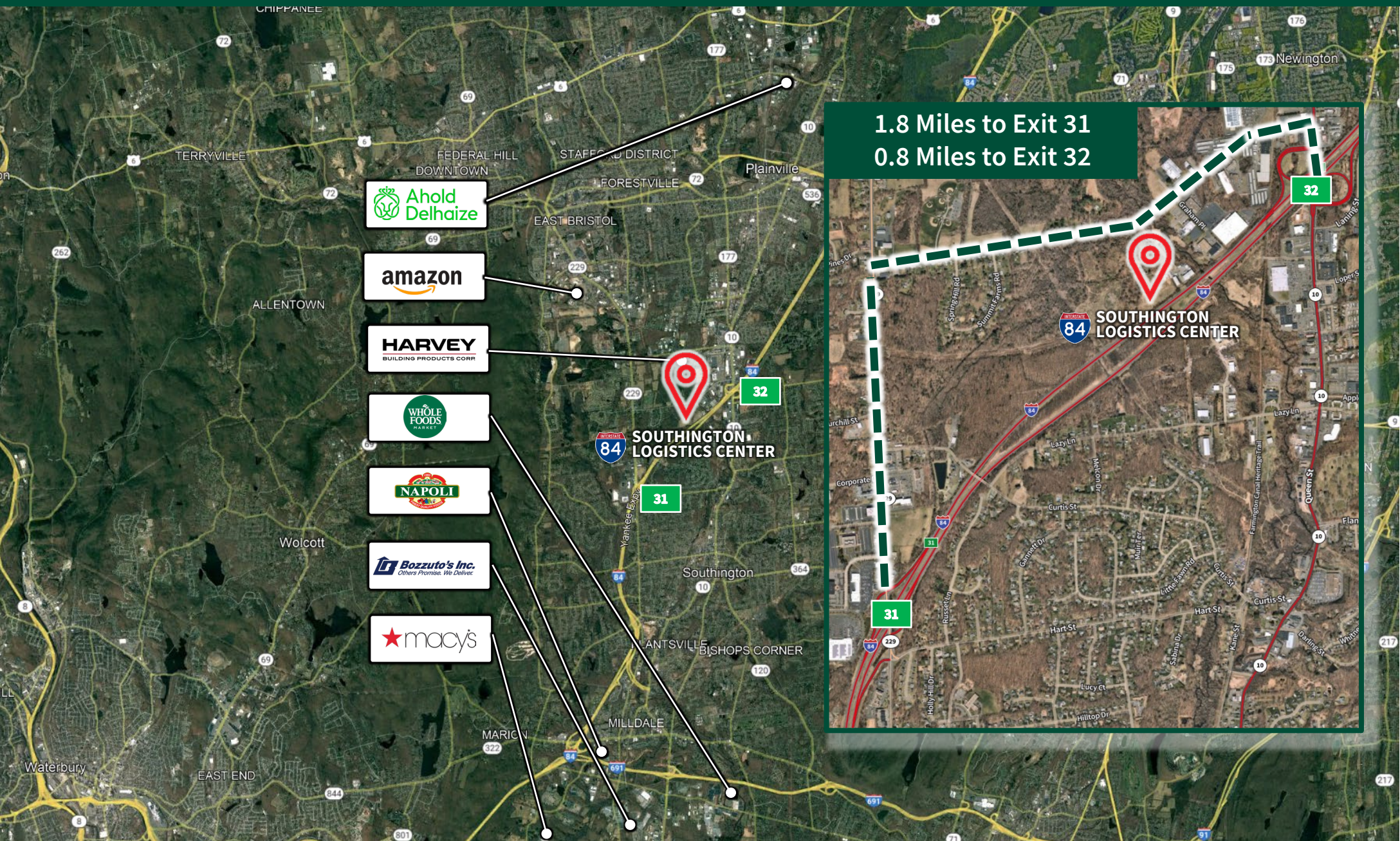


Proven Logistics Location

Easy Access from I-84 at Exits 31 or 32



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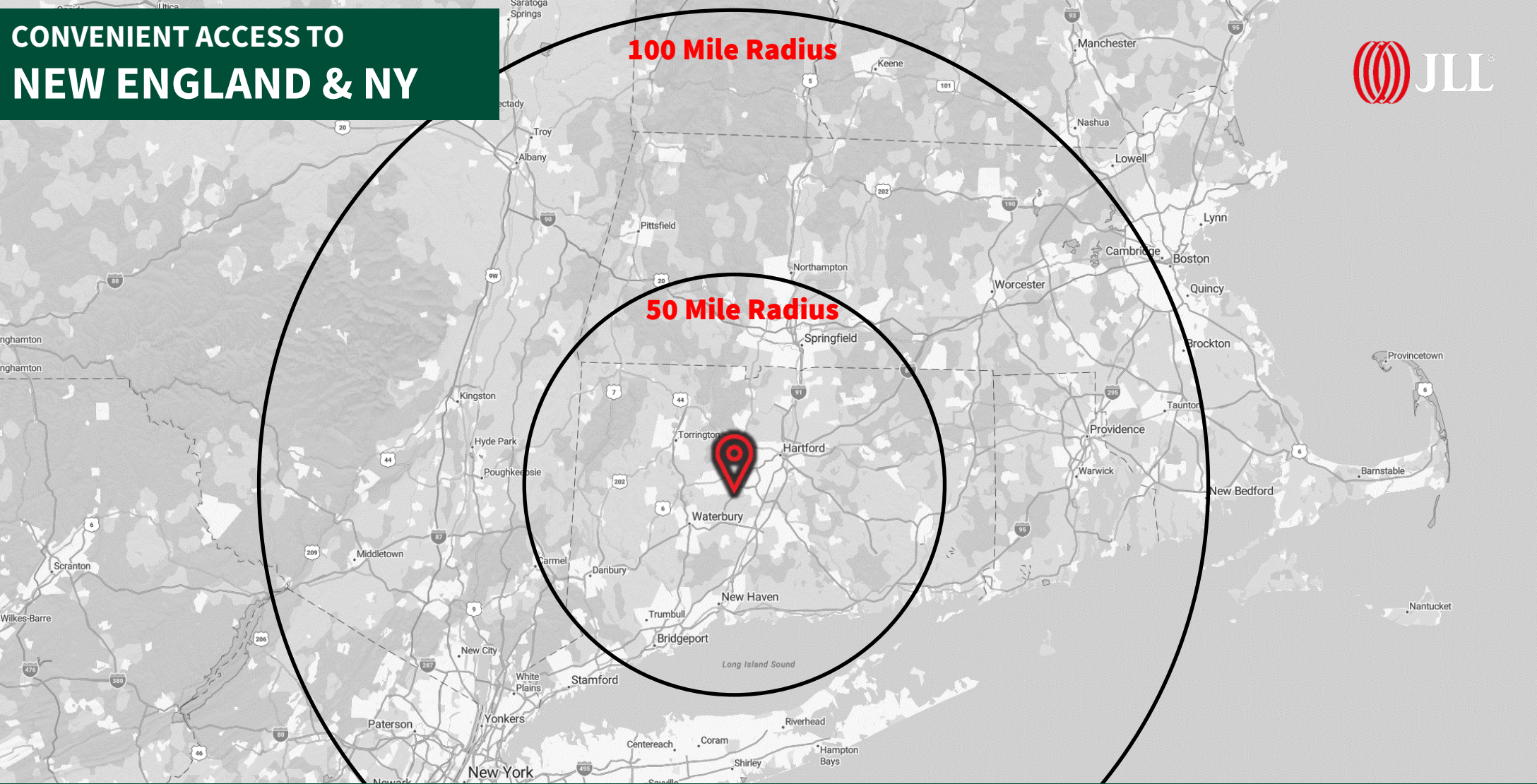


1.8 Miles to Exit 31
0.8 Miles to Exit 32

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**CONVENIENT ACCESS TO
NEW ENGLAND & NY**



Labor Population Numbers

Transportation/Warehousing Employees

5 Miles	3,116
10 Miles	13,704
15 Miles	27,103

Drive Times

Hartford	19 minutes
Springfield	45 minutes
Boston	2 hours, 05 minutes
New York	2 hours, 10 minutes



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