



**FOR SALE OR LEASE UP TO 82,136 SF**

**180 GOODWIN STREET**  
**EAST HARTFORD, CONNECTICUT 06108**



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**UP TO 82,136 SF**



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## EAST HARTFORD, CONNECTICUT

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### SPECIFICATIONS

<b>Building Area:</b>	82,136 SF Office: ± 3,648 SF Industrial: ± 73,400 SF Covered loading: ± 5,088 SF	
<b>Site:</b>	8.03 acres 4.70 acres 180 Goodwin Street 3.12 acres 180 Goodwin Street Rear 0.21 acres 167 Goodwin Street (non-adjacent)	
<b>Paved Parking:</b>	± .85 acres 50 auto parking 15 (35') trucks	
<b>Zoning:</b>	I-2 – Industrial	
<b>Year Built:</b>	1950 / 1986 / 2000	
<b>Clear Height:</b>	15'	34,732 SF
	24'	31,408 SF
	28'	7,308 SF
	Loading	5,088 SF
<b>Construction:</b>	Walls:	Masonry / Brick / Insulated metal
	Roof:	Rubber membrane / Standing seam metal
	Floor:	Reinforced concrete
<b>Column Spacing:</b>	Varies	
<b>Utilities:</b>	Electricity:	EverSource
	Natural Gas:	CNG
	Water/Sewer:	Municipal
<b>Mechanicals:</b>	Heat:	Gas-fired unit blowers
	A/C:	Office only
	Electrical:	1,200 amps / 208 volt / 3-phase
	Lighting:	LED
	Sprinkler:	Wet system

<b>Loading:</b>	6 Docks (covered loading – 5,088 SF) 1 Dock (exterior) 1 Drive-in
<b>Rail Access:</b>	Adjacent to active rail line / Former spur on site
<b>Other:</b>	Cooler: 1,500 SF Partial rooftop solar
<b>Asking Price:</b>	\$5.75 Million / \$70 per sq ft Lease: Call for pricing





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Genesee & Wyoming  
Rail Line

**FOR MORE INFORMATION, CONTACT:**

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