



FOR SALE OR LEASE UP TO 82,136 SF

180 GOODWIN STREET
EAST HARTFORD, CONNECTICUT 06108

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SPECIFICATIONS

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

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



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FOR MORE INFORMATION, CONTACT:

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