



## PROPERTY DETAILS

590 Cottage Grove Road presents a shovel-ready, build-to-suit opportunity for healthcare users seeking a purpose-built medical facility within one of Hartford County's most established medical corridors. The proposed  $\pm 48,770$ -square-foot, three-story building is ideally suited for health systems, ambulatory surgery centers (ASC), imaging providers, or large specialty medical practices requiring full-building identity and operational control.

Location offers configurable surface parking with immediate access to I-91 and proximity to major corporate and medical users.

## SHOVEL-READY STATUS

The project is substantially entitled, with the majority of key approvals in place. Remaining items are limited to final MDC permitting and a gas utility easement, allowing for an efficient path to construction. There is no rezoning or re-entitlement risk.



# BUILD-TO-SUIT MEDICAL OPPORTUNITY (SUBSTANTIALLY ENTITLED)

## 590 Cottage Grove Road BLOOMFIELD, CT 06002



### FIGURE EIGHT

PROPERTIES



Schadler Behau Associates



## FOR MORE INFORMATION PLEASE CONTACT

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