



Prime Industrial Space
Flexible Terms
Move-In Ready
Outstanding Value!



Sublease Rate
\$7.95 psf nnn

95 West Dudley Road Bloomfield, CT 06002

Grow Your Business with Premium Industrial Space

Well located industrial building with modern amenities suitable for manufacturing or warehouse distribution. Immediate proximity to I-91 and Bradley International Airport as well as I-84 and I-90 provides quick and convenient access to major metros in the Northeast.

Features

- 28' Clear with ESFR
- Ample loading – 8 docks and 2 drive-in's doors
- Outside Storage
- Crane – 2.5 ton bridge crane with 200' of runway
- Available Sublease Term through 4/2033 – shorter term considered
- Occupancy 1/1/2027

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Property Specifications

| | |
|------------------|---|
| Year Built | 2006 |
| Available Size | 56,640 SF |
| Lot Size | 7.2 acres |
| Office SF | 2,400 SF updated 2022 |
| Dimensions | 160' x 354' |
| Ceilings | Metal - steel truss |
| Ceiling Heights | 25'6" - 28' |
| Column Spacing | 40'x40' |
| Roof | Steel deck/Rubber membrane |
| Floors | Reinforced concrete |
| Walls | Block & decorative block |
| Loading | (8) 8' x 10' TG dock doors; 5 are equipped with load levelers, dock seals, locks, and lights. (1) 12' x 14' DI door; and (1) 8' x 10' DI door. Truck Court Depth: 120' |
| Gas | CT Natural Gas |
| Water | MDC |
| Sewer | Septic |
| Power | Eversource - (1) pad mounted primary transformer located off the south wall; connected to main secondary switchgear rated at 1,200 Amp; 277/480 Volts; 3 Phase; 4 Wire. |
| Heat | Gas fired Reznor ceiling; suspended units |
| Air Conditioning | Offices are equipped with A/C |
| Sprinklers | ESFR coverage |
| Zoning | Industrial I-2 |
| Parking | 70 autos plus trailers and outside storage |
| Lighting | New energy efficient LED lighting |



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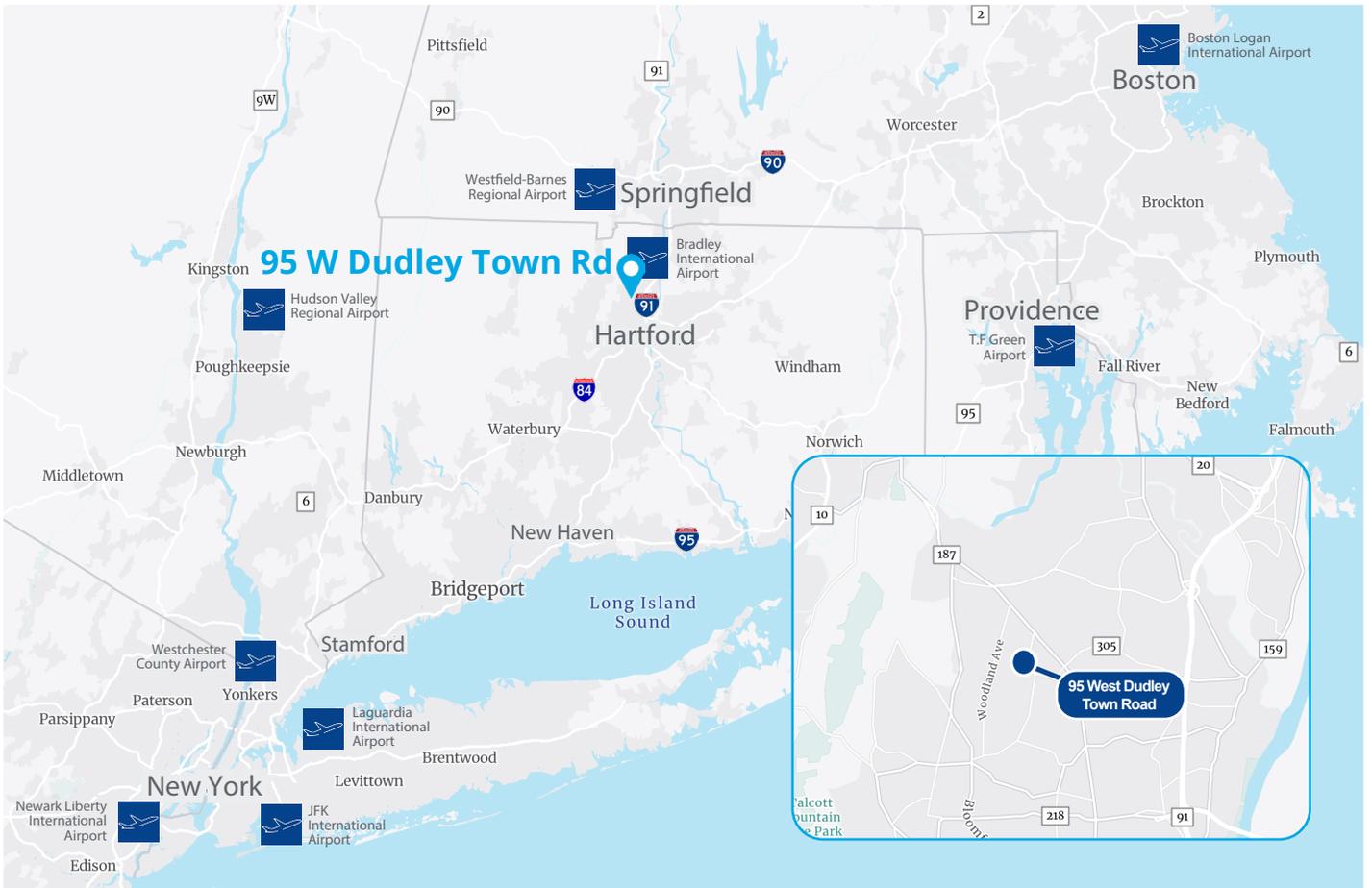
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Aerial





- Multiple population centers nearby including Albany NY (110 Miles), Boston MA (100 miles), New York NY (120 miles) and Providence RI (75 miles).
- Total population within 150 miles of Bloomfield is 36,245,021.
- Nearby companies include Amazon, FedEx, Ford, Honda, Home Depot, Kaman Aviation, Niagara Bottling, Pepperidge Farms, Tire Rack, Trader Joe's and many others.



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