

I-91 INDUSTRIAL SUBLICENSE

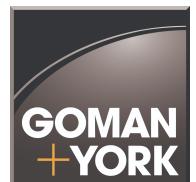
26,588 SF \$6.50 / SF GROSS

250 South Rd, Enfield, CT 06082



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Goman + York Property Advisors, LLC | East Hartford, CT | WWW.GOMANYORK.COM



PROPERTY DESCRIPTION

Goman+York is pleased to present a great SUBLICENSE opportunity for 26,588 +/- SF at 250 South Road in Enfield, CT. This very functional high-bay space features 50' x 40' column spacing, 25' - 27' clear heights, and 2 loading docks plus 2 drive-in bays. There is 913 SF of office with 2 multi-stall bathrooms, plus a shipping/receiving office at the loading area. The property has plentiful parking, great access to I-91 North and South ramps, and good highway visibility.

PROPERTY HIGHLIGHTS

- SUBLICENSE term through February, 2029
- Very functional 26,588 +/- SF high-bay space - 27' 5" to deck
- 2 dock-high doors (10'h x 8'w) and 2 drive-in overhead doors (14'h x 12'w)
- 50' x 40' column spacing
- Admin office with 2 multi-stall bathrooms
- Shipping/receiving office at loading docks
- 100% sprinkler coverage

LOCATION DESCRIPTION

The property is in Enfield's industrial/commercial area, along South Road. It has good roadway access, being on a major local thoroughfare (South Road), which connects to larger state roads. There is nearby access to Interstate-91 via Exit 47E (Hazard Avenue), which is about 1.8 miles from the property.

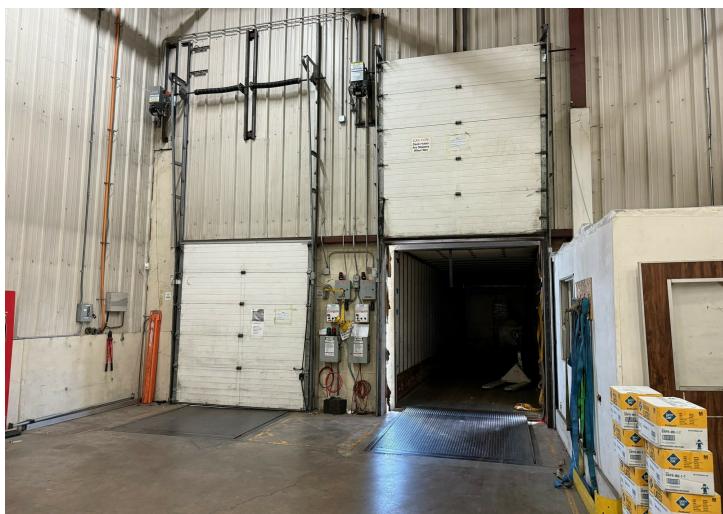
Lease Rate:	\$6.50 SF/yr GROSS
Master Lease Expires:	February 29, 2028
Available SF:	26,588 SF
Lot Size:	9.1 Acres
Building Size:	114,372 SF
Power:	480/208v 3-phase
HVAC:	Drop-down gas units in WH A/C in Office
Parking:	5 assigned spaces
Security:	Key-fob system and keys

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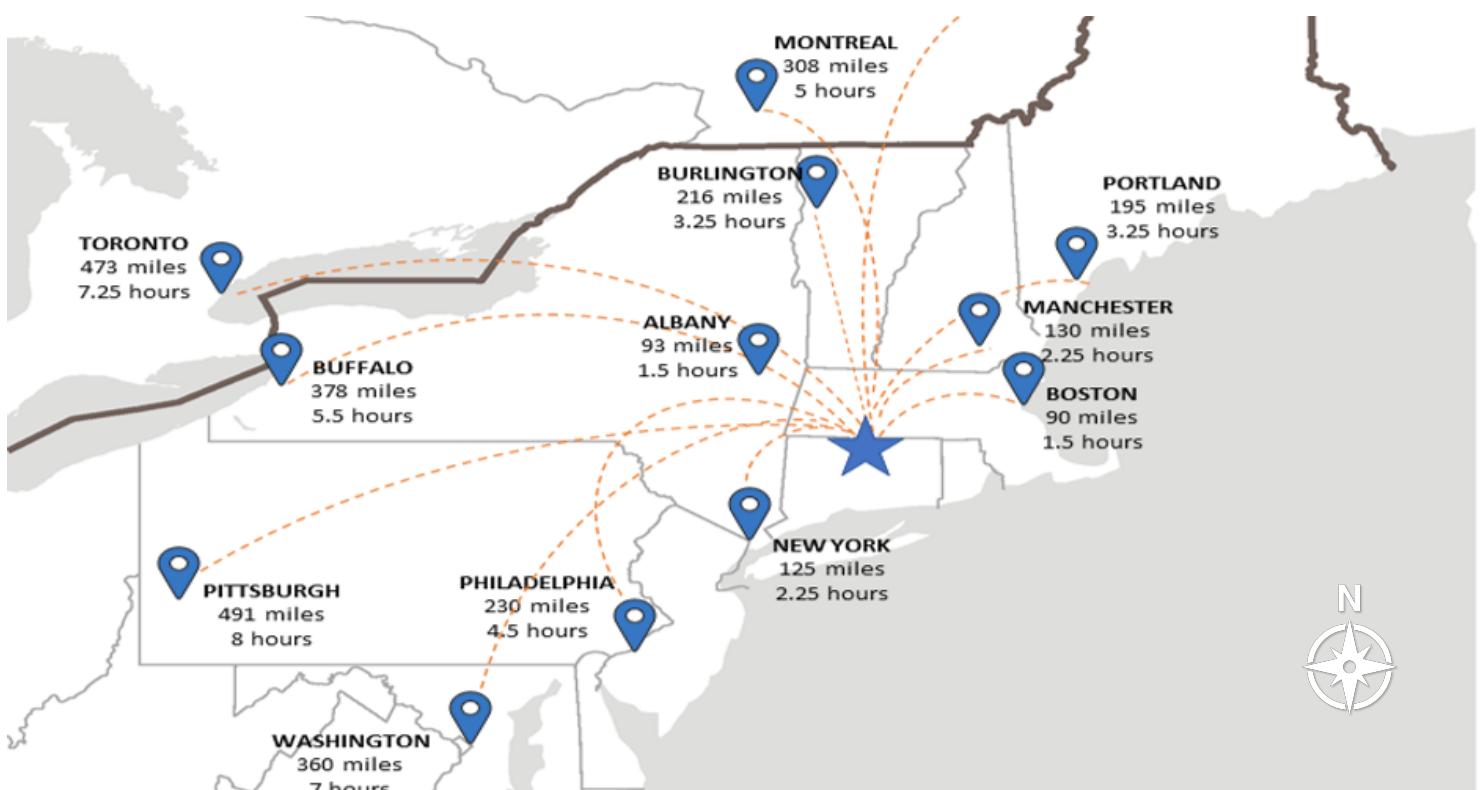
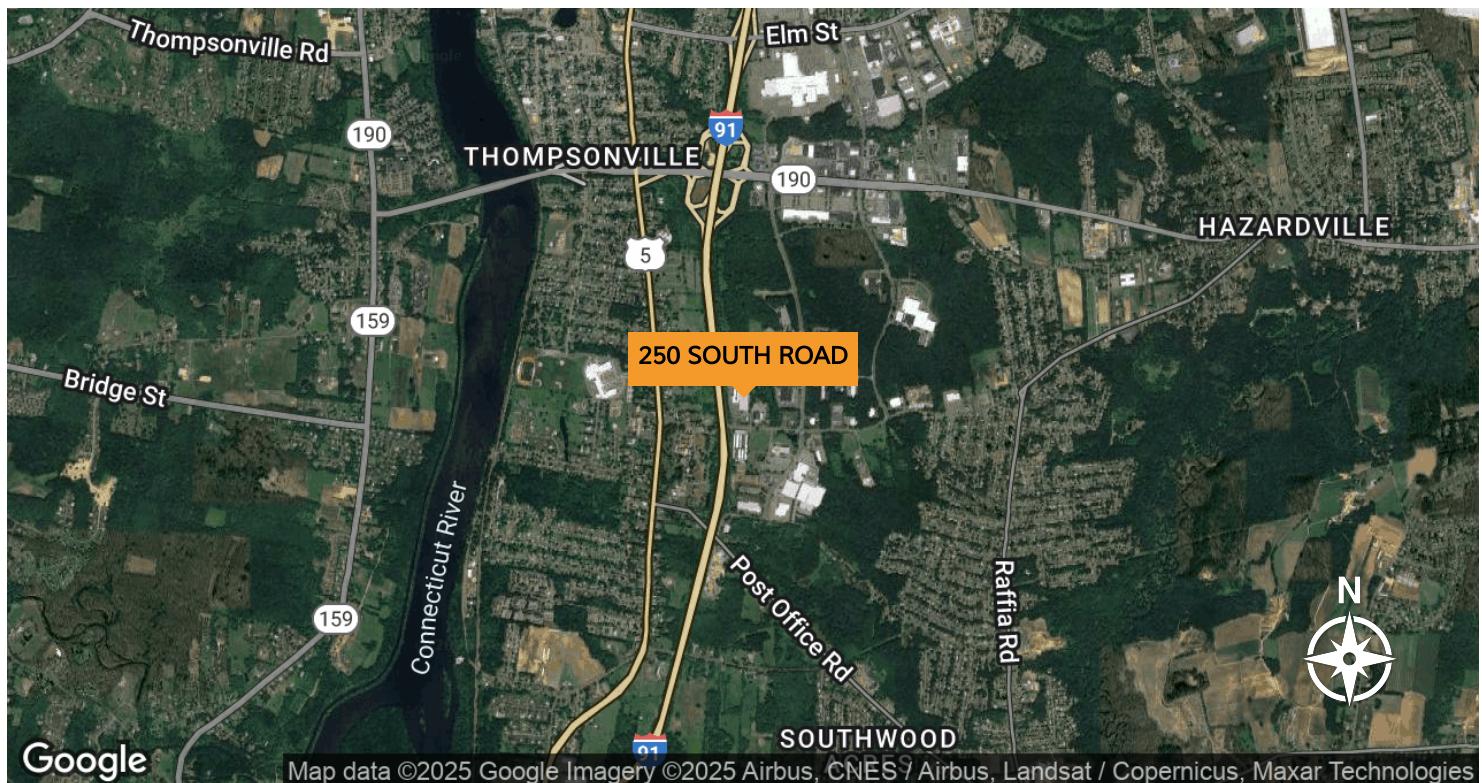


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INDUSTRIAL SUBLEASE

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