

110 HENKEL WAY

ROCKY HILL, CONNECTICUT



Exit 23



West St



22.1 AC
(New 153-Unit Multifamily
Development Site)



Enterprise Dr



Capital Blvd

Henkel Way



Vessel Builders
96 Apartments
(Under Construction)



Brook St

4.62 AC

±4.6-Acre
DEVELOPMENT
OPPORTUNITY

**Corporate Ridge
Business Park**
LOCATION @ EXIT 23
OFF INTERSTATE 91

**Last Available
Development Site**
WITHIN THE PARK

Flexible Zoning
WITH A VARIETY OF
PERMITTED USES

THE OFFERING

CBRE is pleased to offer for sale the ± 4.6 -acre land parcel located at 110 Henkel Way in the Corporate Ridge business park in Rocky Hill, CT.

Situated prominently on the corner of Brook St. and Henkel Way, 110 Henkel Way is the last remaining development site at Corporate Ridge, boasting convenient highway access, flexible OP zoning with a variety of permitted end uses, and an excellent location within the master-planned Corporate Ridge business park. Corporate Ridge is one of central Connecticut's premier mixed-use parks, located immediately off Interstate 91 via a full interchange at Exit 23. The Park features a 247-room Sheraton Hotel, WFSB Channel 3' Broadcast HQ, Orthopedic Associates of Hartford's surgery center, Henkel's corporate campus, and four Class A office buildings. The Park is also home to two planned multifamily projects, including 96 apartments currently under construction opposite the subject property at 125 Henkel Way.

This premier land site offers a rare opportunity for development in a highly sought-after, well established submarket with all major utilities easily accessible from the street including water & sewer, natural gas and electric. The property is available for sale without a formal asking price.



ESTABLISHED CORPORATE RIDGE LOCATION

LOCATED IN THRIVING, WELL-ESTABLISHED SUBMARKET WITH PROMINENT CORPORATE NEIGHBORS



EXCELLENT ACCESS

LESS THAN ONE MILE FROM A FULL INTERCHANGE TO I-91 AT EXIT 23 AND LESS THAN 10 MINUTES FROM DOWNTOWN HARTFORD



FLEXIBLE ZONING

ZONED OP (OFFICE PARK) WITH MULTIPLE PERMITTED USES INCLUDING OFFICE, MEDICAL OFFICE, FLEX R&D AND MULTIFAMILY

110 Henkel Way is one of the last remaining land parcels available for development at the Corporate Ridge business park in Rocky Hill, with excellent access to Central Connecticut via I-91 at Exit 23.

CONCEPTUAL SITE PLAN (24,000 SF Building)



SITE OVERVIEW

Address	110 Henkel Way
Land Size	4.62 Acres
Zoning	OP
Topography	Flat, wooded
Available Utilities	Water & Sewer, Gas, Electric
Parcel ID (Map/Block)	17-009
Assessed Value	\$392,000

THE LOCATION

The Town of Rocky Hill is conveniently located in the Center of the State of Connecticut, less than 10 minutes from the Capital City of Hartford. Rocky Hill benefits from a business-friendly environment that actively attracts new businesses and development, which has contributed to a healthy economy with a diverse mix of commercial, residential and recreational areas and a population of approximately 21,000 people with a median household income of \$100,000.

Prominently situated on the corner of Brook Street and Henkel Way, the 110 Henkel Way site is zoned OP (Office Park), providing flexibility for a variety of permitted uses including traditional office, flex office and R&D, medical office and assisted living, as well as advanced manufacturing and light industrial uses. Immediate corporate neighbors include MTU Aero Engines N.A. corporate headquarters at 400 Capital Boulevard, CBS-affiliate WFSB Channel 3's broadcast headquarters and Henkel's U.S. headquarter's, located just north of the the site at 1 Henkel Way. The site is also located directly opposite Vessel Builders' new multifamily development curently under construction at 125 Henkel Way.



110

HENKEL WAY

ROCKY HILL, CONNECTICUT

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CBRE

FARLEY | WHITE
INTERESTS

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