

JLL SEE A BRIGHTER WAY

Available

30 Forbes Road, Dayville, CT First Class Distribution Center 460,000 SF Available



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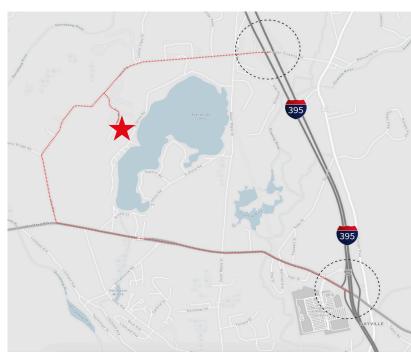
Features

- Well-maintained Fortune 50 distribution center, including racking, conveyor, and pick modules
- Located less than one mile from full I-395 interchange (Exit 43)
- Heavy power 4,600 amps with 1,000-gallon diesel generator
- Fully air-conditioned
- Available for sublease through Q1 2038

Address	30 Forbes Road, Dayville, CT
Size	460,000 SF on 32.08 AC
Office	16,000 SF across three areas with restrooms in each
Dimensions	1,200' x 380'
Clear Height	24' - 26'
Column Spacing	38'x 45'; 38' x 40'
Loading	56 dock doors with full dock packages (2) 12'x14' drive in doors
Auto Parking	+/- 200 stalls
Trailer Parking	+/- 100 stalls









Building / Racking Plan Notes and Specifications

• Pick modules

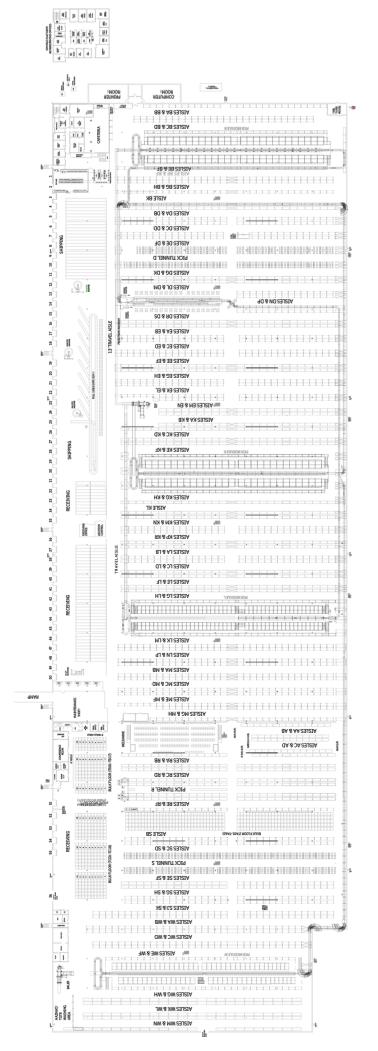
- Approximately 20,000 item/facings in four
 (4) double-level pick modules
- Carton flow allowable load: 25 PSF / shelf
- Catwalk allowable live load: 60 PSF

Rack supported conveyor

- 114" wide bays with 3.5" high beams; allowable load per level 3,000 lbs
- 96" wide bays with 4" high beams;
 allowable load per level 5,000 lbs

• Reserve pallet rack

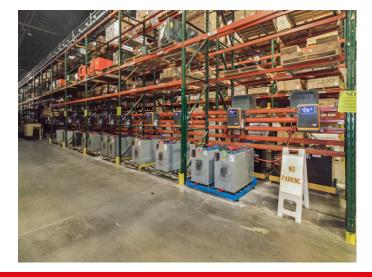
- Approximately 25,000 pallet positions in reserve locations
 - 60% at 3,000 lbs / beam level
 - 30% at 4,900 lbs / beam level
 - 10% varies 2,500-5,300 lbs / beam level



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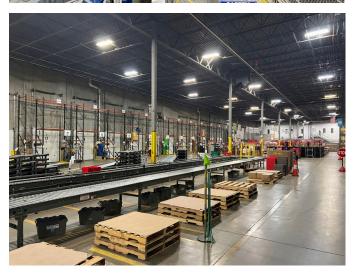












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