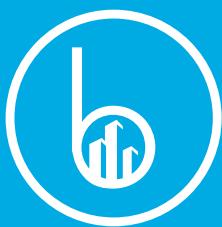


MANCHESTER IOS SITE

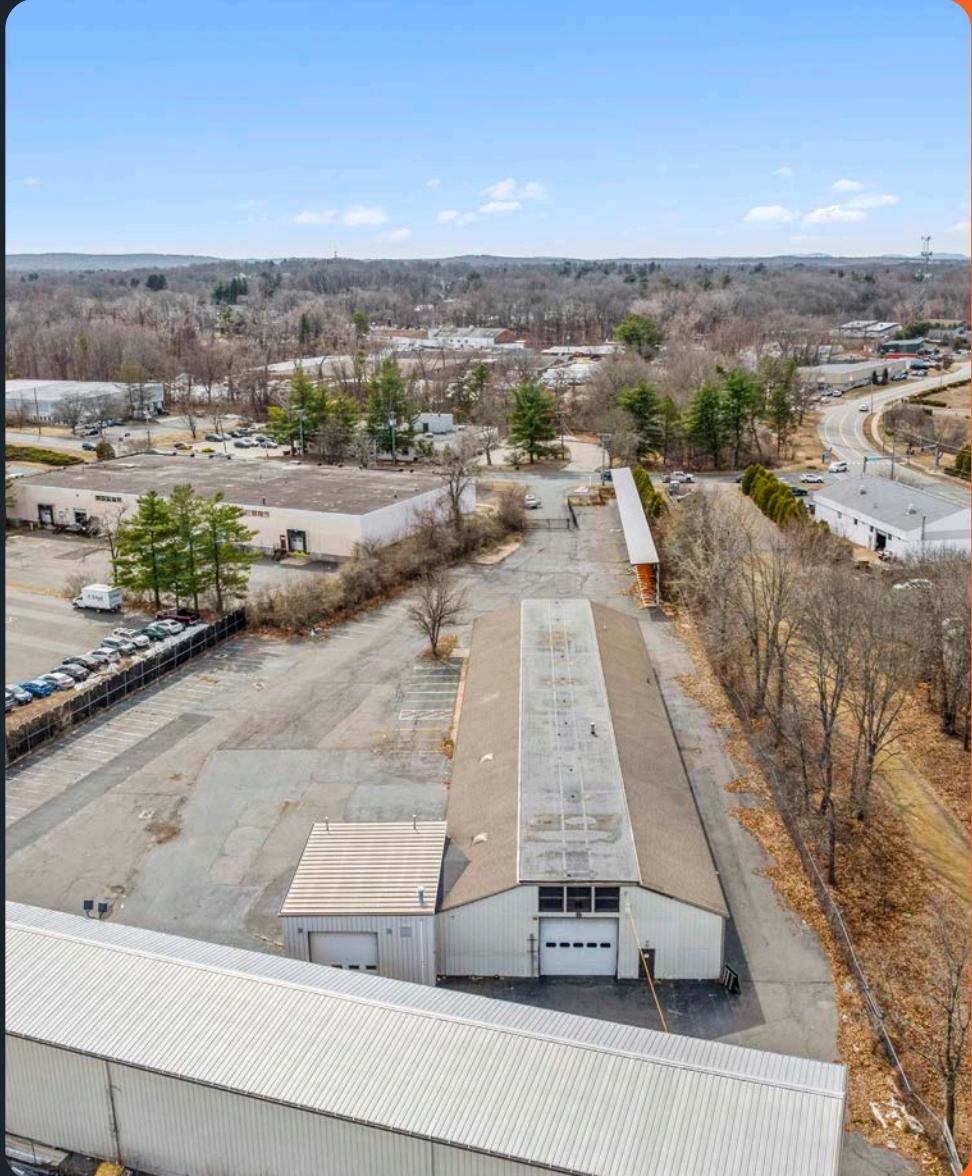
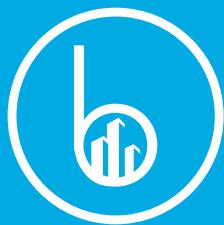
166 COLONIAL RD, MANCHESTER, CT



**13,800 SF FOR LEASE
(2.06 ACRES)**

FACTS & DEMOGRAPHICS

166 COLONIAL RD, MANCHESTER, CT



PROPERTY FACTS

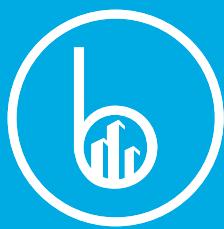
IMMEDIATE OCCUPANCY

- 13,800 SQ FT BUILDING
- 12,000 SQ FT COVERED CANOPY SPACE
- FENCED YARD
- 2.06 ACRES
- 400 AMPS, 240 VOLTS, 3 PHASE
- SPRINKER SYSTEM
- 20' CLEAR HEIGHT



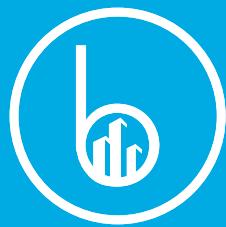
EXISTING CONDITIONS

166 COLONIAL RD, MANCHESTER, CT



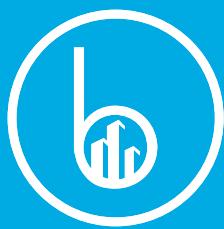
AERIAL

166 COLONIAL RD, MANCHESTER, CT



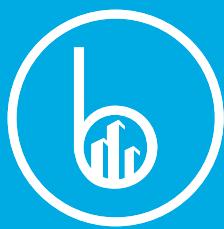
DRONE

166 COLONIAL RD, MANCHESTER, CT



EXISTING CONDITIONS

166 COLONIAL RD, MANCHESTER, CT



INTERIOR

166 COLONIAL RD, MANCHESTER, CT





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