



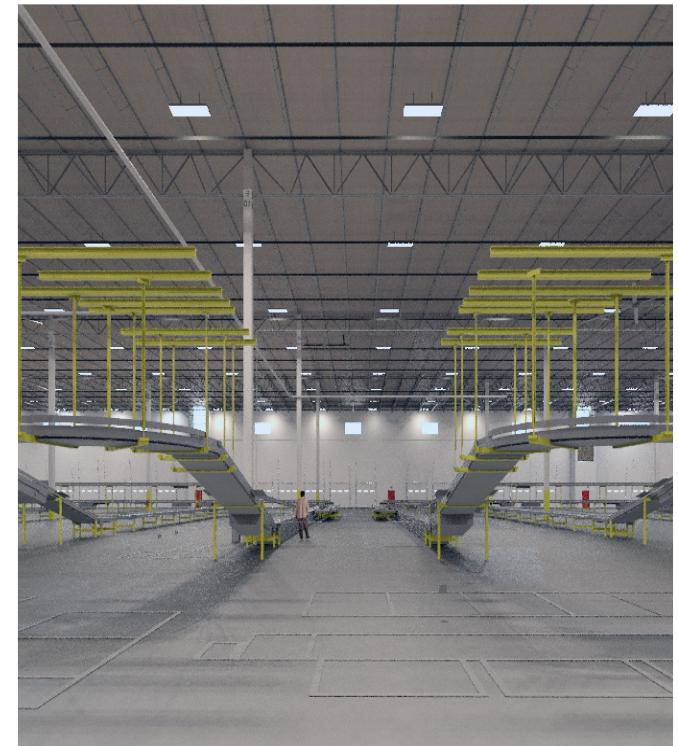
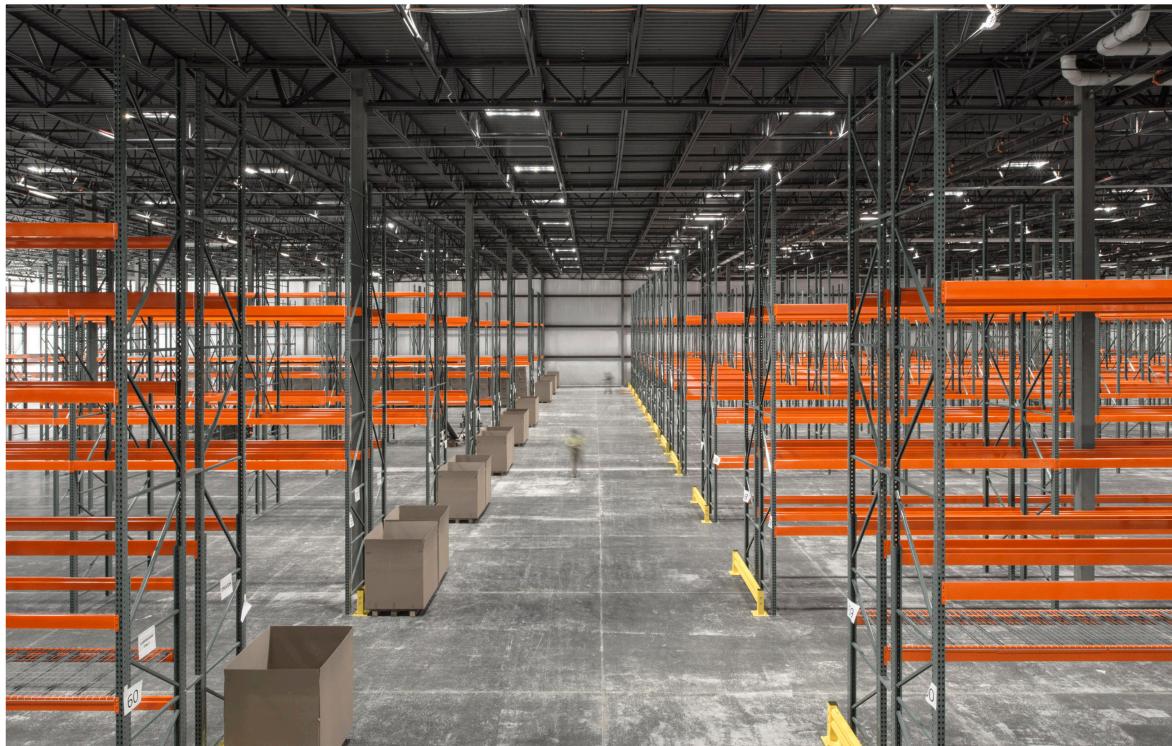
Industrial warehouse
Build to suit opportunity
±500,000 sf for lease

Unionville Avenue
Plainville, CT 06062



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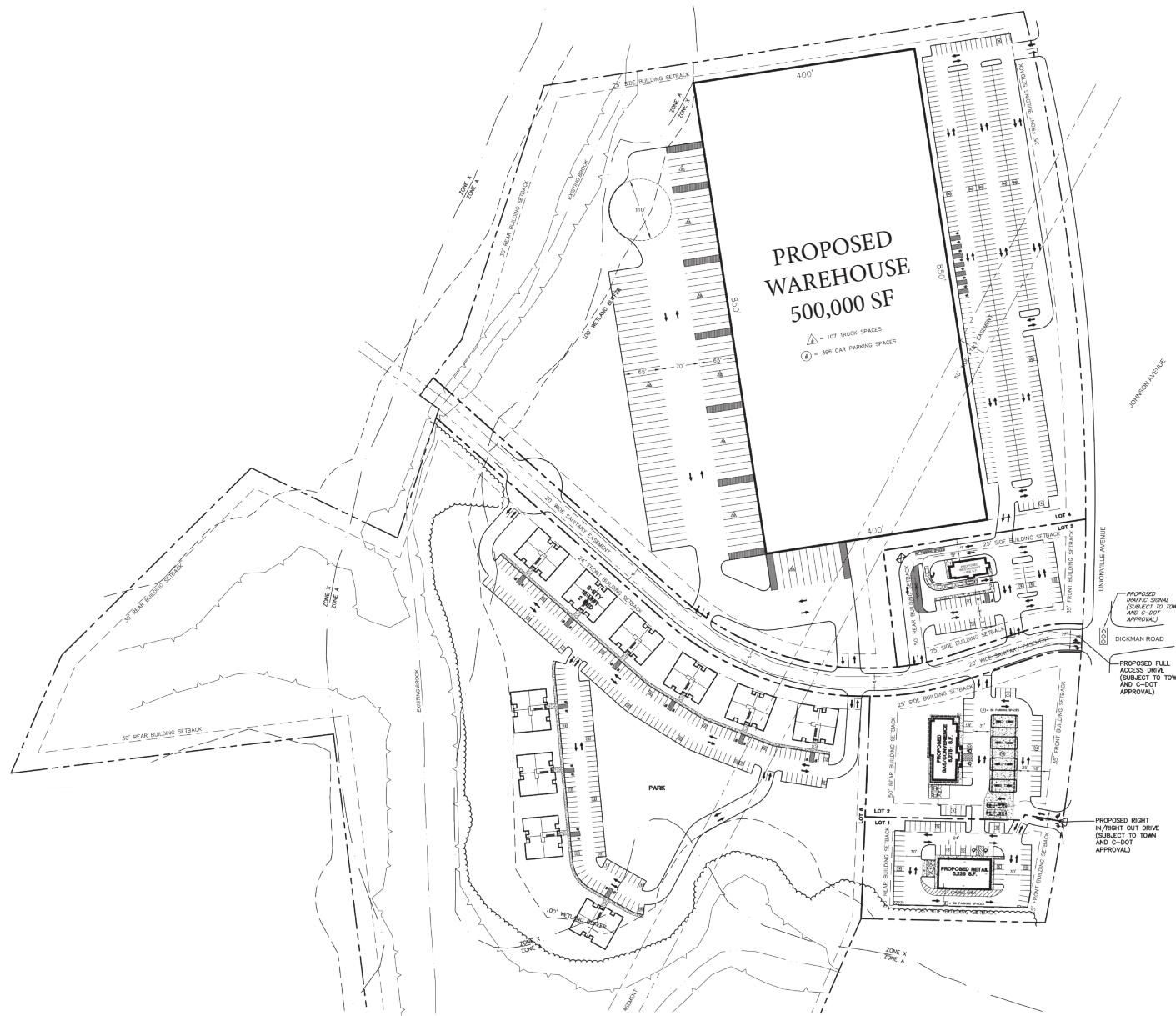
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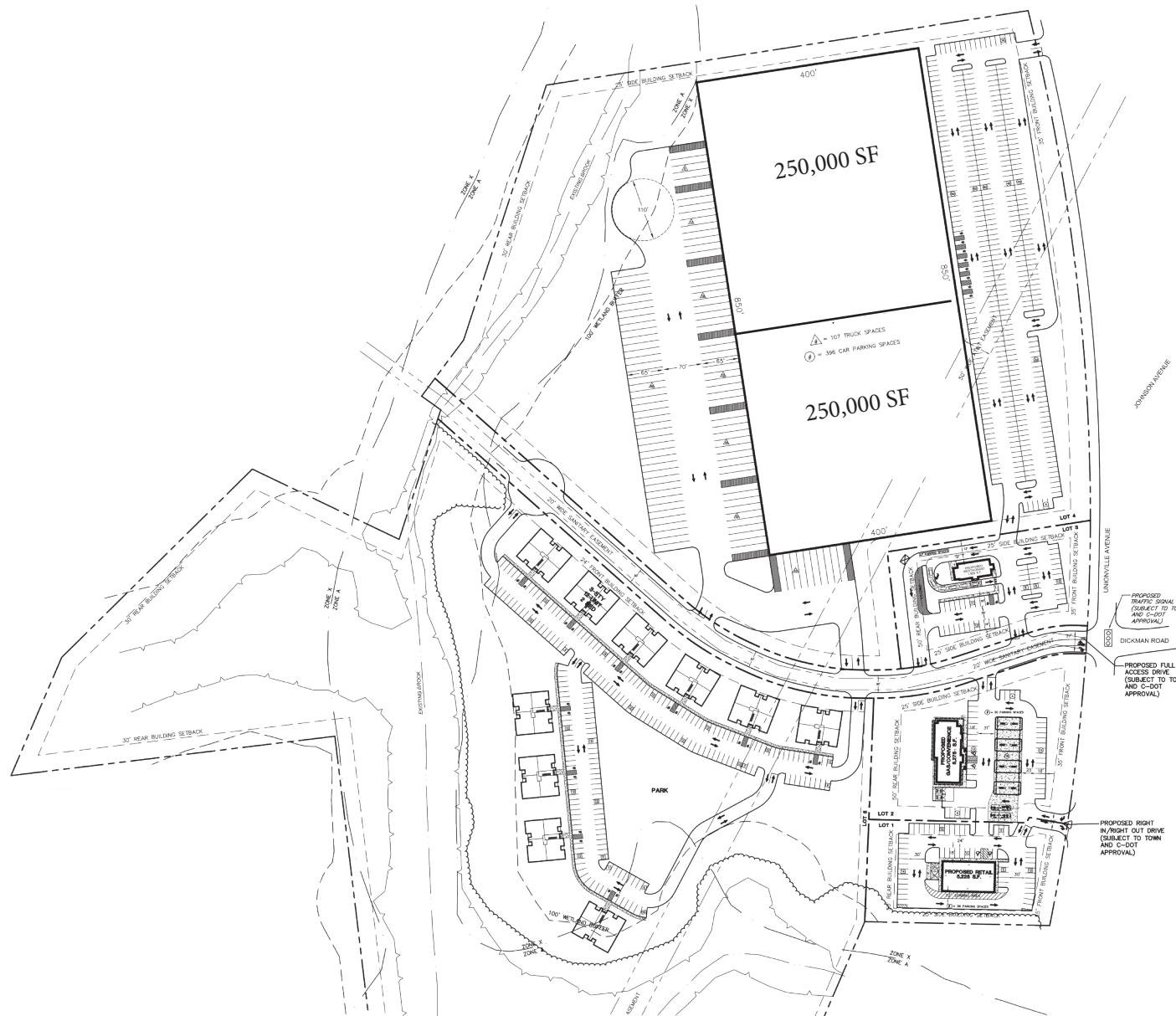


Highlights

- New construction
- Sub-divide to 250,000 SF
- Immediate I-84 access

Concept plan for single tenant building



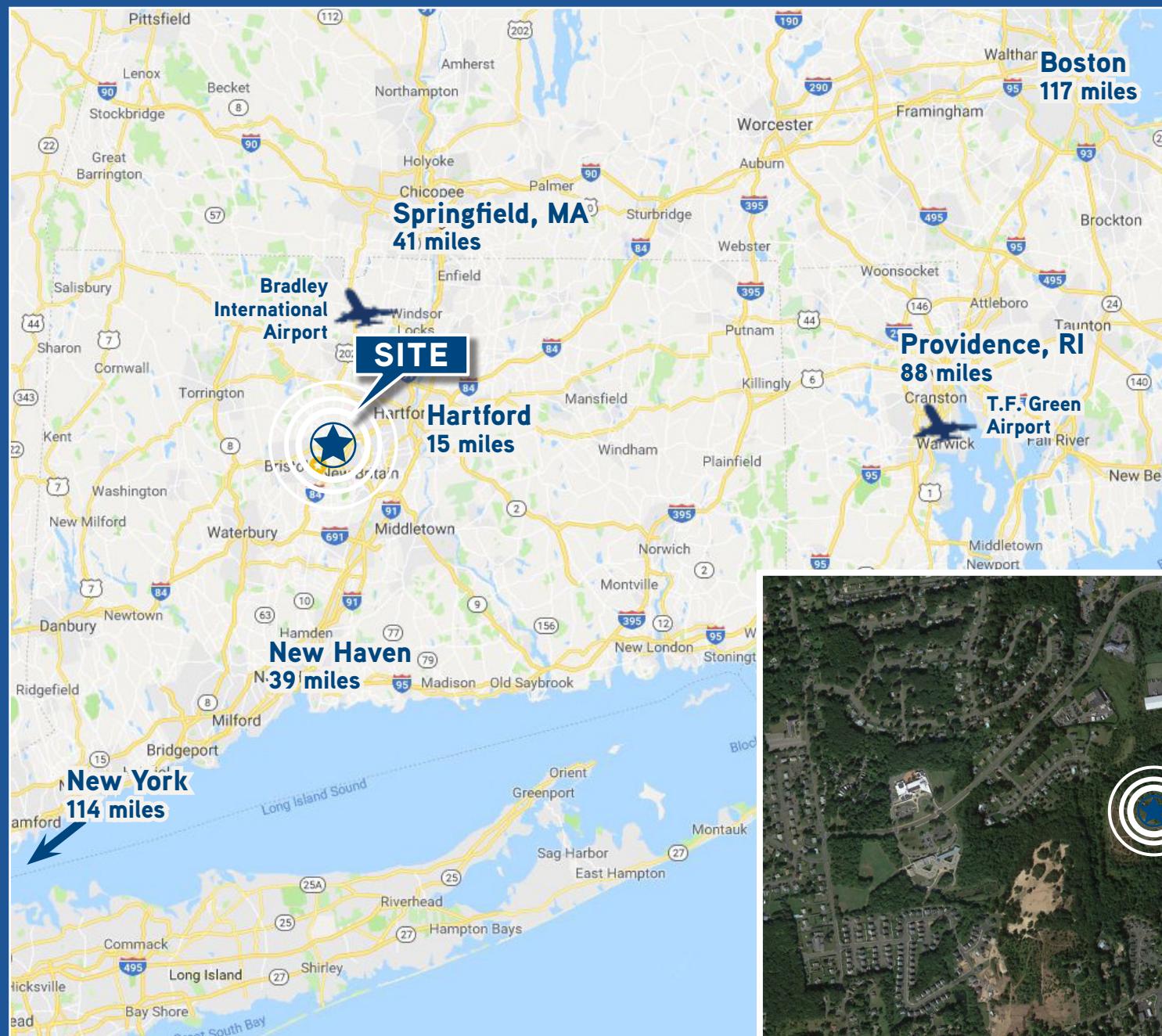


Warehouse highlights

Location	Unionville Avenue, Plainville, CT	Dock doors	100 dock doors
Building size	±500,000 sf	Drive-in doors	10 drive in doors (14'x16')
Type	Cross dock warehouse	Roof	5 mil mechanically fastened TPO
Lot size	±52 acres	Fire protection	ESFR
Zoning	Industrial	Sprinklers	Wet system
Use	Light manufacturing / warehouse	Power	277/480v 3 phase; 2,000 amps
Construction	Class A tilt-wall	Delivery	Shell complete
Building depth	400'	Clear height	32'
Parking	100 dock spaces 180 trailer spaces (1 space/employee + 1 space/fleet vehicle)		
Column spacing	50'x50'		



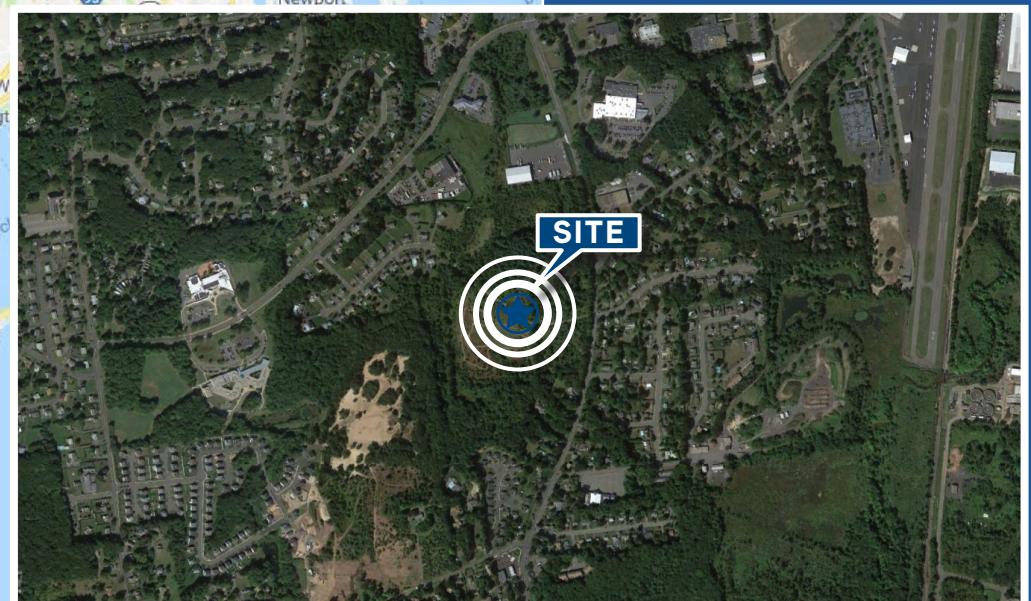
Location



Close to several urban centers: Springfield, Hartford and New Haven w/in an hour and Boston and New York within 2 – 2/12hrs.

Exit 32 off I-84. Two international airports within 90 miles and a smaller regional airport nearby in New Haven.

Interstate 84 serves as the east/west corridor in the region. Interstate I-91 intersects the region and serves as north/south corridor in the region.





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