

# FOR SALE

**363,000SF +/- INDUSTRIAL PROPERTY  
WAREHOUSE & SELF STORAGE**  
53 Manning Road, Enfield, Connecticut 06082

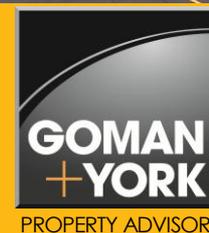
**\$19,000,000 (\$52/SF)**  
**Only ½ Mile from I-91 Ramps, and  
Close Access to I-90 and I-84  
15 Minutes from Bradley  
International  
RAIL-SERVED POTENTIAL**



FOR MORE INFORMATION:

**Rob Montesi**  
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**Goman+York Property Advisors**  
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# PROPERTY SUMMARY

53 Manning Road, Enfield, CT

**Goman+York Property Advisors, LLC is pleased to present FOR SALE, 53 Manning Road, Enfield, CT, a versatile industrial warehouse including an established indoor self-storage facility.**

- **Location:** Strategically located between Hartford, CT and Springfield, MA, with easy access to I-91, I-84, and minutes from Bradley International Airport, facilitating efficient transportation and shipping across the Northeastern and northern Mid-Atlantic regions.
- **Property Features:** Large lot with ample parking and trailer circulation space; 26 loading docks and 2 drive-in doors support logistics, distribution, contractor, and service operations.
- **Building Layout:** Subdividable warehouse floor plan allowing for customized tenant units; and under the same roof, a newer indoor self-storage facility managed by Extra Space Self Storage, with **572 units**.
- **Ownership Options:** Self-storage business can be transferred with the property or leased back by the seller under negotiable terms.
- **Current Tenancy:** Self-Storage = 58% leased (326/572 units + 2 tenants)  
Warehouse = 10% leased (187,000SF tenant out 3/1/26)

#### **Benefits for Investors and Owner-Users:**

- Stable income stream from self-storage and warehouse tenants
- Flexibility to customize space for various tenant needs or operational uses
- Strong regional connectivity enhances asset attractiveness and tenant retention
- Potential for continued growth with ongoing lease-up of self-storage units and leasing of warehouse space
- Opportunity to operate self-storage business or generate lease income by leasing back that portion to seller
- This property offers a unique combination of versatility, location, and income potential, making it an excellent opportunity for investors or owner-users seeking a strategic commercial asset.



#### **Features: 53 Manning Road**

<b>Property Type</b>	Industrial Warehouse, Manufacturing
<b>Subtype</b>	Indoor Self-Storage
<b>Square Footage</b>	362,568 +/-
<b>NET Rentable SF</b>	244,505 Warehouse / 69,920 Self-Storage
<b>Year Built</b>	1961 (1 <sup>st</sup> floor) and 1966 (2 <sup>nd</sup> floor)
<b>Year Renovated</b>	2022: New Indoor Self Storage Facility Built
<b>Lot Size</b>	14.00 acres
<b>Parking Spaces</b>	166 striped spaces + potential parking expansion and variable trailer areas
<b>Ceiling / Clear Heights</b>	12' / 10' 6" (1 <sup>st</sup> floor) – 16' / 14' 9" (2 <sup>nd</sup> floor)

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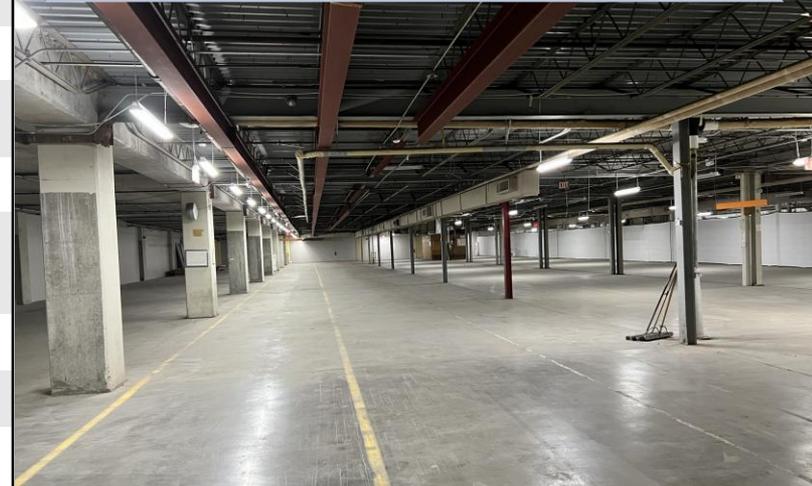
# PROPERTY DESCRIPTION

53 Manning Road, Enfield, CT

<b>General</b>	2-Level Warehouse with 265,000 SF +/- Main Floor
<b>1<sup>st</sup> Floor Ceiling Deck</b>	Steel Truss and Concrete
<b>Ceiling Heights</b>	First Floor: 12' Second Floor: 16'
<b>Column Spacing</b>	First Floor: 25' x 25'. Second Floor: 25' x 25'
<b>Roof</b>	Combination of Bur System and New Rubber Membrane installed on East End in 2022
<b>Doors</b>	24 8' x 8' and 8' x 10' Docks w/Levelers / 1 10' x 12' Drive In
<b>Walls / Floors</b>	Masonry and Insulated Metal / Reinforced Concrete
<b>Lighting</b>	LED
<b>Rail</b>	Active CSX Rail line runs along the Property. Spur possible.
<b>Gas</b>	Eversource
<b>Water</b>	City- Town of Enfield via an 8" Main and a single 12" Fire Protection Main
<b>Sewer</b>	City- Town of Enfield
<b>Power</b>	Eversource – Main Secondary Switchgear Rated at 2,500 Amp, 277/480v, 3-phase, 4-wire
<b>Heat</b>	Interior gas-fired units serving warehouse and S/S (90% of bldg.)
<b>HVAC</b>	RTUs covering self-storage lobby and a portion of the S/S units
<b>Sprinklers</b>	100% Wet Coverage, Rated at 72 psi at 970 Gpm



*Pricing Guidance Upon Request*



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# EXTERIOR PHOTOS

53 Manning Road, Enfield, CT

Self-Storage Lobby and Entrances



CSX Rail Line Abuts the Property  
RAIL-SPUR POTENTIAL



24 Dock Doors w/ Seals & Load-Levelers



# WAREHOUSE PHOTOS

53 Manning Road, Enfield , CT



16 Dock Doors with Load Levelers



Staging / Loading Area



Polished Concrete Floors



# SELF-STORAGE PHOTOS

53 Manning Road, Enfield , CT



ExtraSpace Lobby w/ Onsite Management



Units Ranging 20 to 450 Square Feet

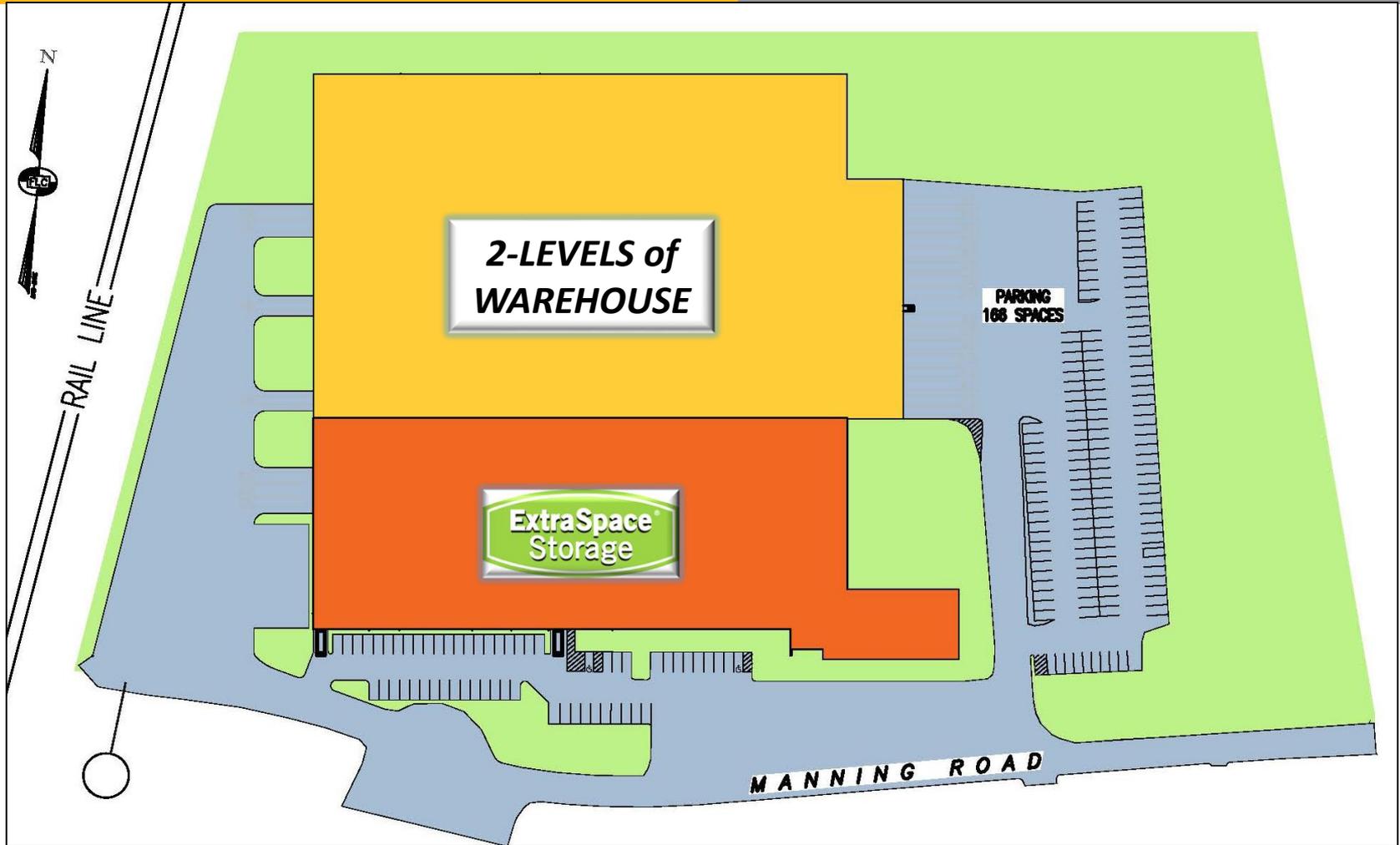


Self-Storage Loading Area



# FOOTPRINT & SITE

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# Self-Storage Unit Mix

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UNIT SIZE	COUNT	SF	GLA
04X05	2	20	40
05X05	48	25	1,200
05X10	91	50	4,550
05X13	1	65	65
05X18	2	90	180
08X10	1	80	80
10X05	37	50	1,850
10X08	1	80	80
10X10	131	100	13,100
10X13	15	130	1,950
10X15	61	150	9,150
10X17	6	170	1,020
10X18	9	180	1,620
10X20	50	200	10,000
10X30	25	300	7,500
13X10	1	130	130
13X15	1	195	195
15X5	4	75	300
15X10	1	150	150
15X15	12	225	2,700
15X20	4	300	1,200
15X30	14	450	6,300
20X10	2	200	400
20X20	1	400	400
<b>TOTALS</b>	<b>520</b>		<b>64,160</b>
UNAVAILABLE	54		
<b>TOTAL UNITS</b>	<b>574</b>		



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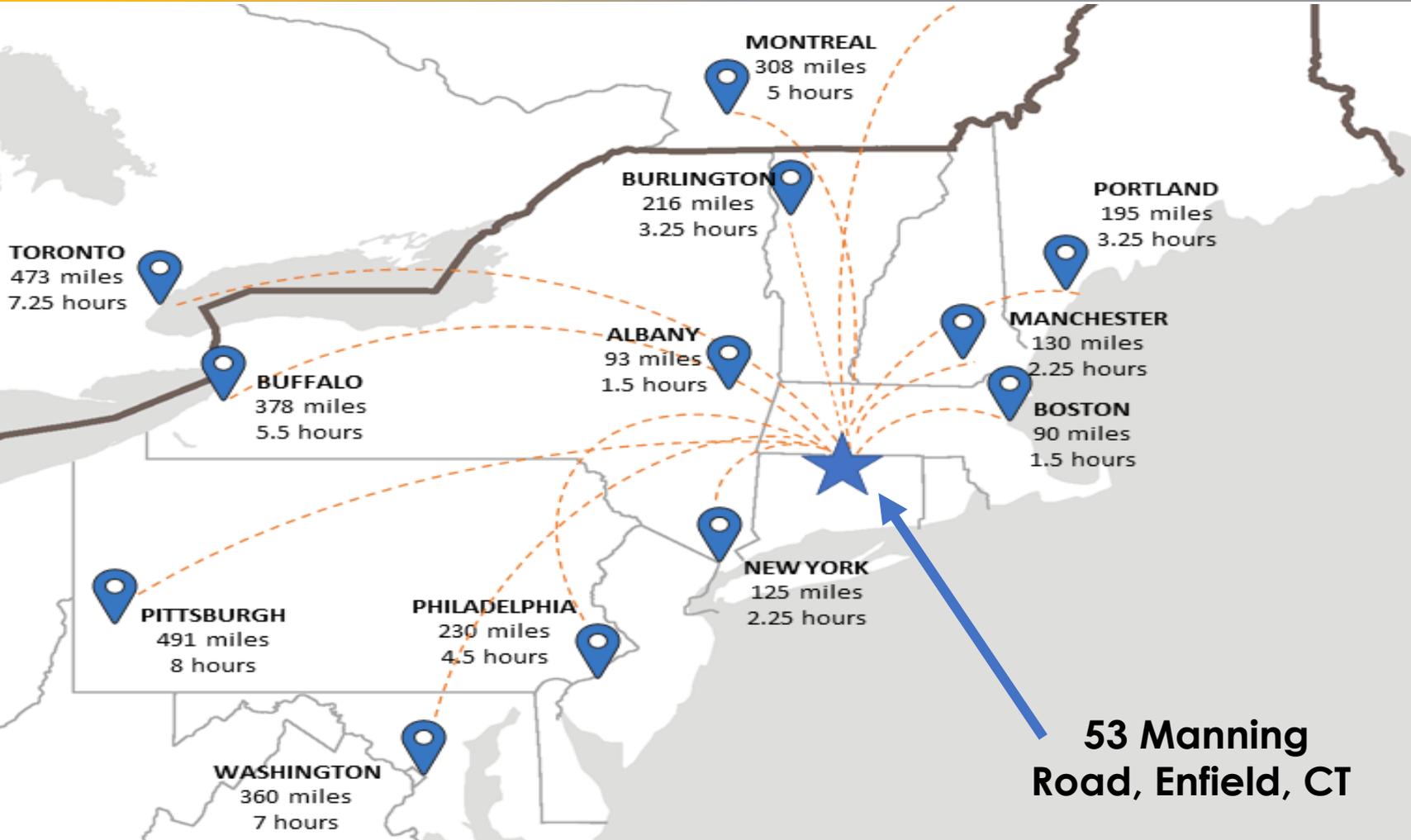
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# REGIONAL AREA

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# LOCATION SUMMARY

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## Enfield, Connecticut – Prime Location for Business Investment

**Town Hall Address:** 820 Enfield Street, Enfield, CT 06082

**Telephone:** 860-253-6300

**Website:** [Enfield, CT Official Website](#)

Strategically positioned in Hartford County, Enfield offers an exceptional business environment just 18 miles north of Hartford and 8 miles south of Springfield, MA. Established in 1683 and rich in history, Enfield has grown into a vibrant community ideally suited for companies seeking growth and stability.

Located on the eastern bank of the Connecticut River, Enfield is home to a diverse and skilled workforce of approximately 41,000 residents. The town boasts excellent educational institutions, a high quality of life, and abundant recreational amenities, making it an attractive destination for employees and their families.

Enfield's prime location near major transportation corridors supports its thriving and diverse economy. The town hosts a dynamic mix of industries, including manufacturing, retail, healthcare, and professional services, creating a resilient economic foundation and ample employment opportunities.

### Key Employers Include:

- Lego Building Corp.
- Eppendorf Manufacturing
- Advanced Auto Parts (Distribution Center)
- Retail Brand Alliance / Brooks Brothers

With its strong infrastructure, strategic location, and business-friendly community, Enfield is an ideal choice for companies seeking to establish or expand their operations in the Northeast.

Source: [U.S. Census Bureau QuickFacts: Enfield town, Hartford County, Connecticut](#)



### 2026 Demographics

<b>Number of Families</b>	10,904
<b>Average Family Size</b>	3.00
<b>Total Population</b>	41,140
<b>Housing Units</b>	17,457
<b>Owner Occupied</b>	76.2%
<b>Renter Occupied</b>	23.8%
<b>Vacant</b>	4.3%
<b>Median Household Income</b>	\$90,404

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