

# MULLEN

## COMMERCE CENTER

Spec Development

Enfield, Connecticut



16 Mullen Road, Enfield, Connecticut

# 130,548 SF

Class A Distribution Center

36' – 39' Clear | 17+ Docks | 28 Trailer Spaces



# Property Specifications

16 Mullen Road, Enfield, Connecticut

BUILDING SIZE	+/- 130,548 (258' x 506')
SITE SIZE	14.64 acres
CEILING HEIGHT	36' - 39' clear
COLUMN SPACING	50' x 56' with 58' Speed Bay
LOADING DOCKS	17+ dock-high positions
DRIVE IN DOORS	Up to Two (2) - 12' x 14'
AUTO PARKING	105 including 11 EV charging stations
TRAILER PARKING	Up to 28 Dockside Spaces
LIGHTING	High Bay LED with Occupancy Sensors
OFFICE SPACE	Spec to Include 1,763 SF of Office Space
SPRINKLERS	ESFR with K22 Heads
FLOORS	7" Slab   4000 lb PSI
CONSTRUCTION	CMU to 10' and Insulated Metal Panel System
ROOF	Standing Seam Metal Panels
LOADING DOORS	9' x 10' with vision panels and full dock packages
HVAC	Propane units in warehouse
ELECTRICAL	2,000 amp 3-Phase 277v/480v
SOLAR	Structural load capability
DEVELOPER:	GFI Partners - <a href="http://www.gfipartners.com">www.gfipartners.com</a>
ASKING LEASE RATE:	Call for Details

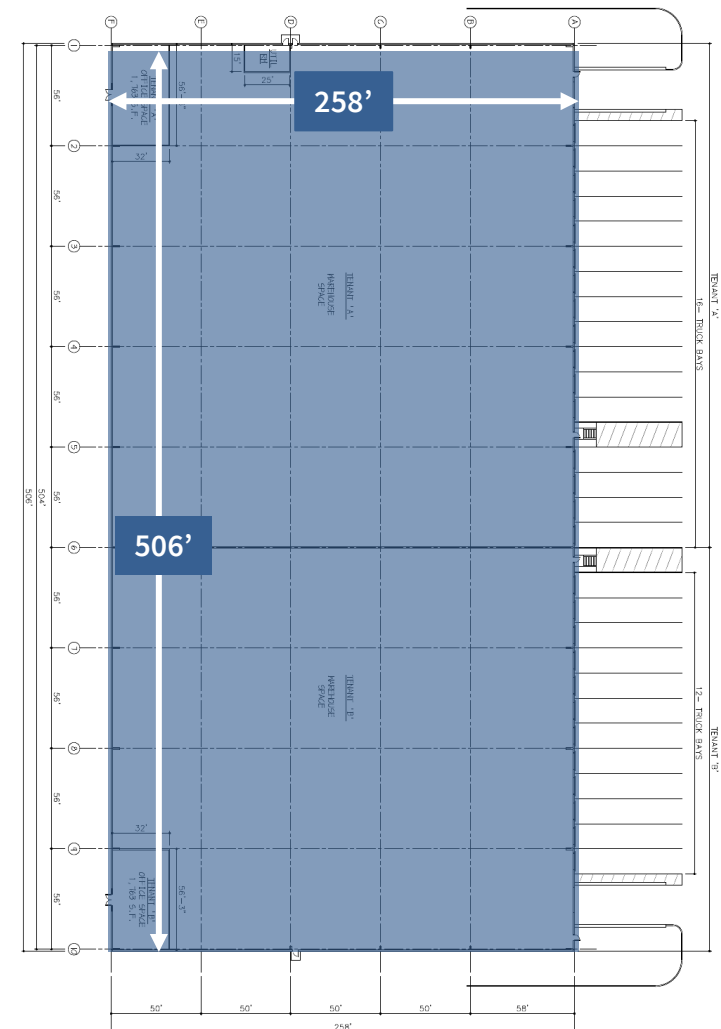
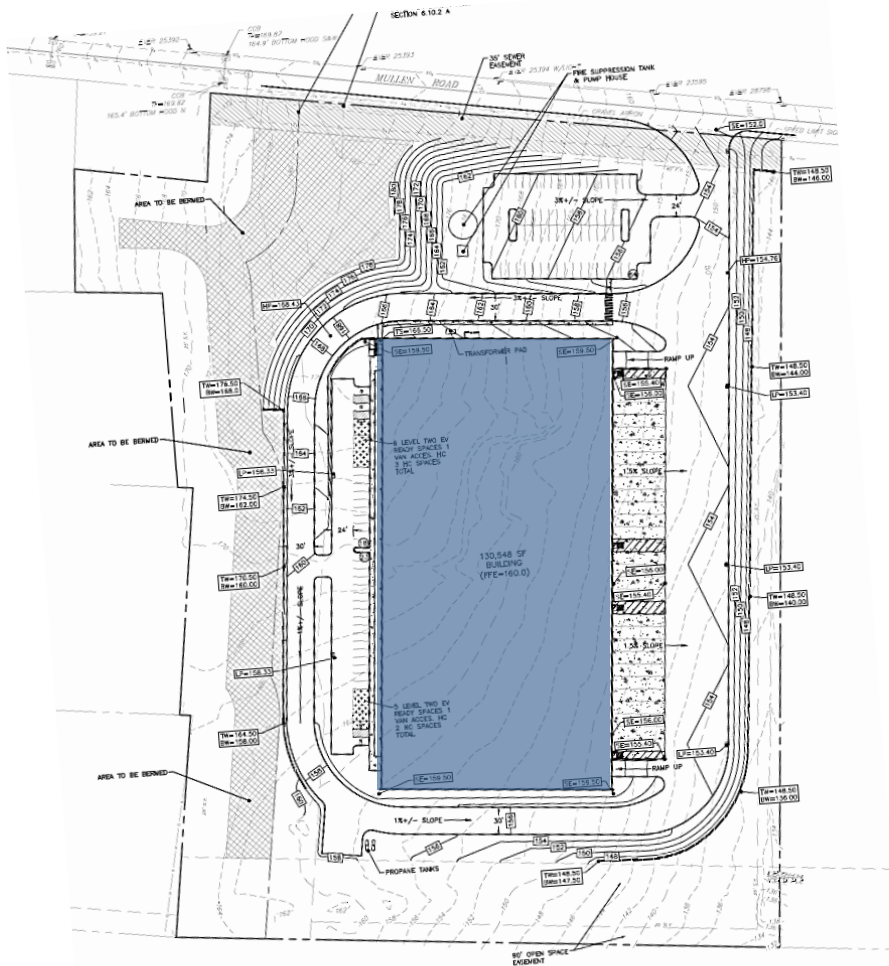


# Site & Floor Plan

## MULLEN COMMERCE CENTER

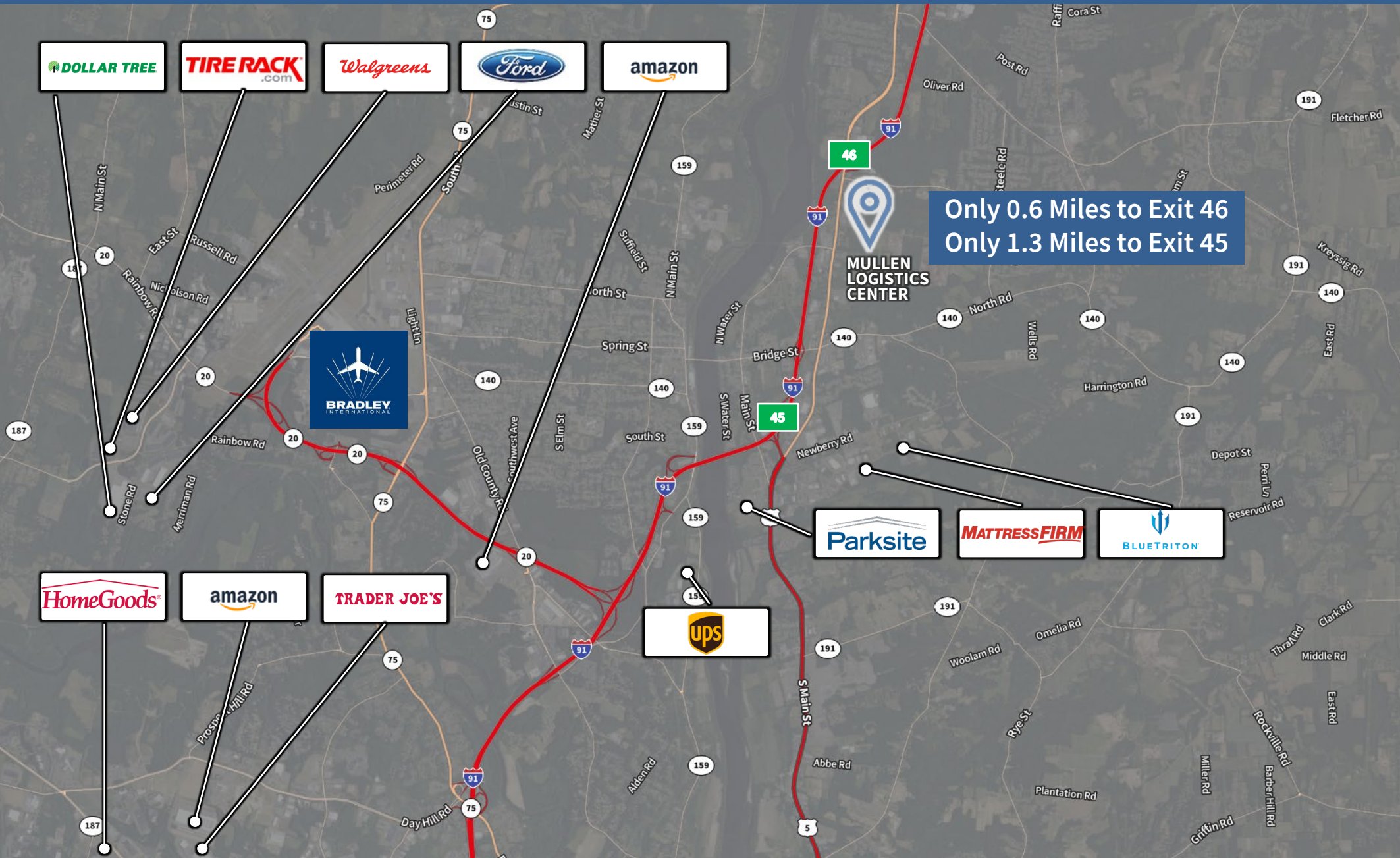


130,548 SF | 17+ Loading Docks | 28 Trailer Spaces | 14.64 Acres

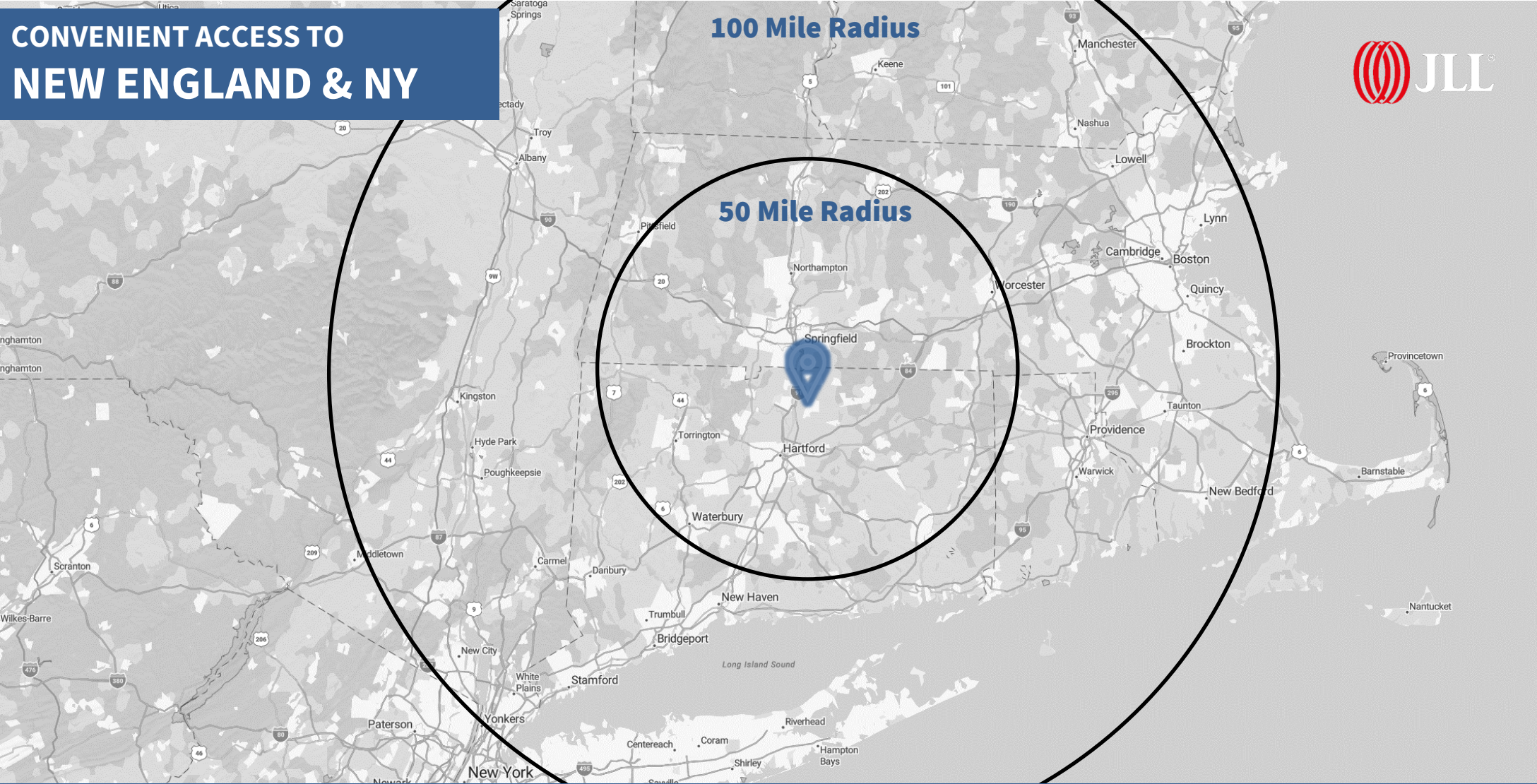


# Proven Logistics Location

Easy Access and Egress to I-91 at Exits 45 or 46



# CONVENIENT ACCESS TO NEW ENGLAND & NY



## Labor Population Numbers

### Transportation/Warehousing Employees

5 Miles	2,268
10 Miles	7,358
15 Miles	21,928

## Drive Times

Hartford, CT	20 minutes
Springfield, MA	16 minutes
Boston, MA	1 hour, 45 minutes
New York	2 hours, 30 minutes



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130,548 SF Class A Distribution Center



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