

**FOR LEASE: 96,000 SF +/-**

**Central Connecticut Warehouse Space**

353-407 Alumni Road, Newington, CT 06111

**LIGHTSTONE**  
Logistics

**Rob Montesi, SIOR**

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Goman + York Property Advisors, LLC | East Hartford, CT | [WWW.GOMANYORK.COM](http://WWW.GOMANYORK.COM)



**PROPERTY DESCRIPTION**

GOMAN+YORK is pleased to offer for lease, 96,000 SF +/- of warehouse space at 353-407 Alumni Road in Newington. The space can be configured with office and door package (up to 6 docks) to suit. This is the only vacant space in the building, and it is not subdividable.

**PROPERTY HIGHLIGHTS**

- Available: 96,000 SF +/-
- Easy access to major highways
- Flexible warehouse with potential buildout for up to 6 docks/doors (to be built) and custom office space

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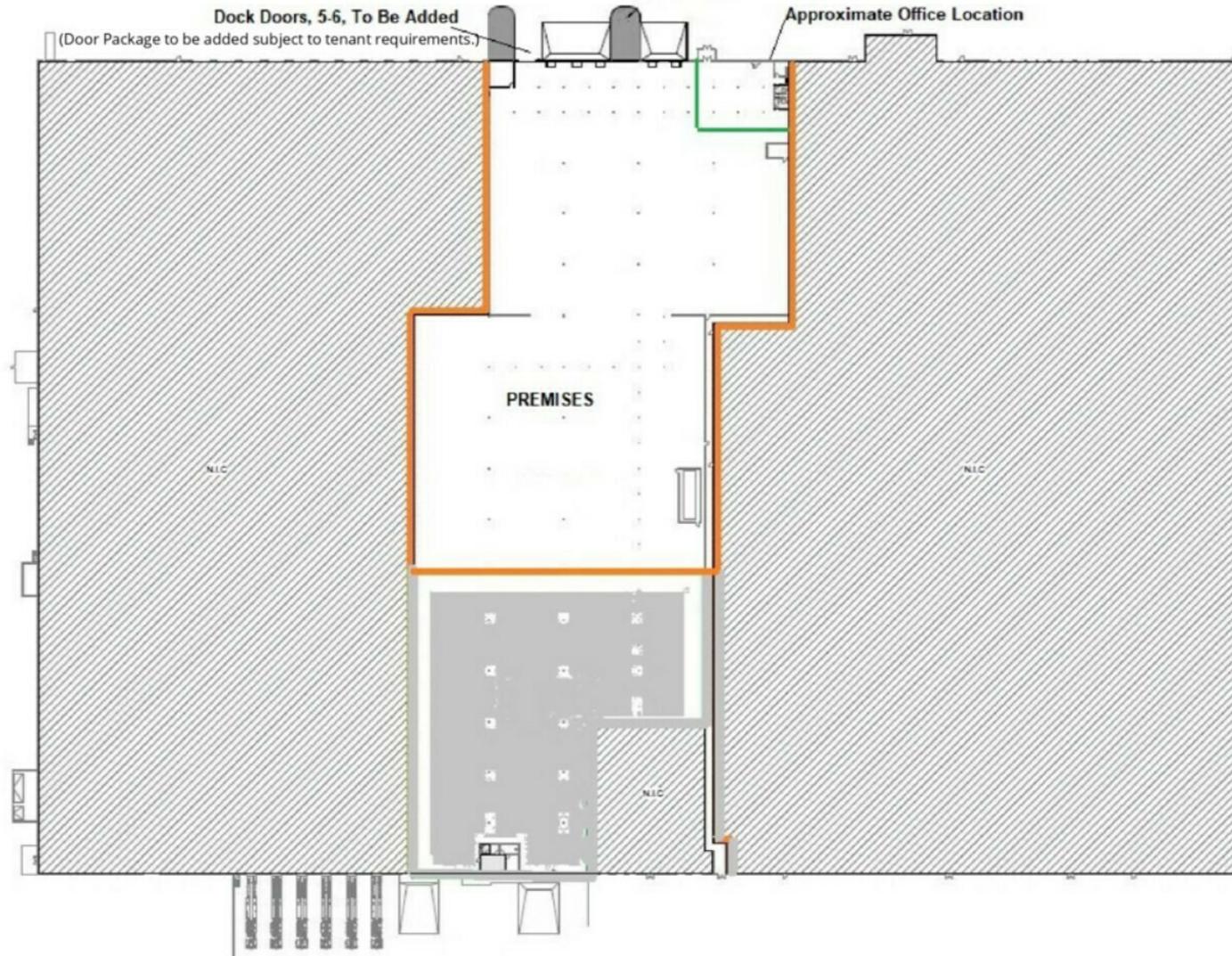
**OFFERING SUMMARY**

Lease Rate:	\$6.00 SF/yr (NNN)
Available SF:	96,000 SF
Lot Size:	70 Acres
Building Size:	614,600 SF

**CUSTOM HEADER**

- Full through-access from Alumni Road has been restored
- Strong ownership and management
- Extra acreage for potential outdoor storage
- Nearby Route 9 access, providing a quick connection to Interstates 84 and 91



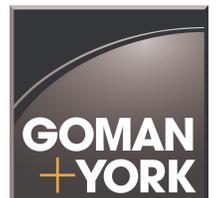


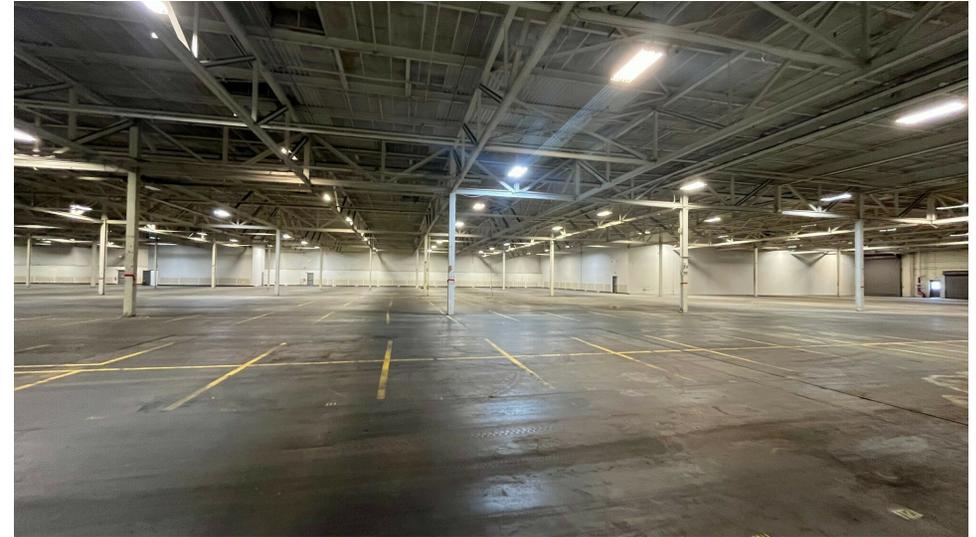
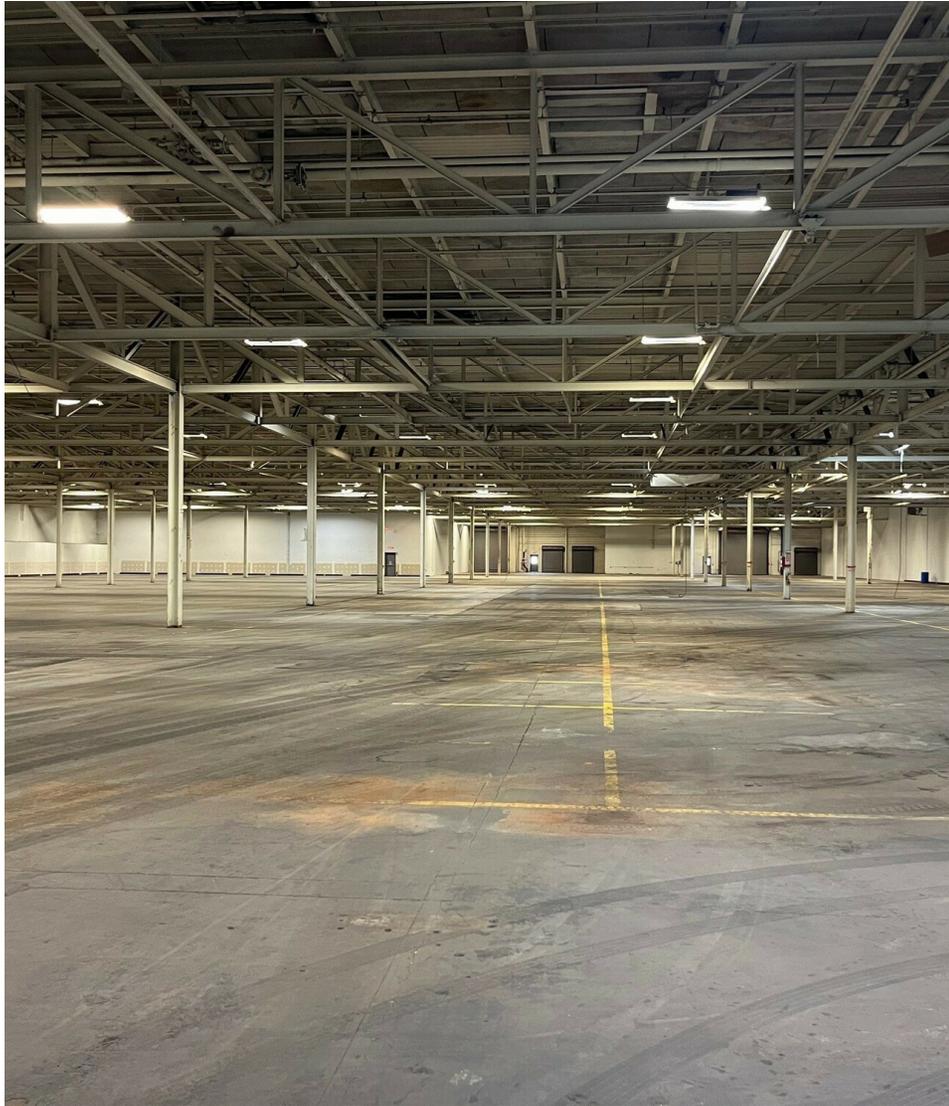
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## LIGHTSTONE

### CONCEPTUAL SPACE PLAN

approx. 3,000sf

Immediately accessible from the refurbished vestibule, with reception, offices, conference room, break areas and production space



NEW LOADING DOCK PACKAGE  
bird's-eye view from southwest



### ORIENTATION PLAN

Location of the 3,000sf +/- office buildout at the northwest corner of the available 141,000sf +/- warehouse space, adjacent to the new loading docks.

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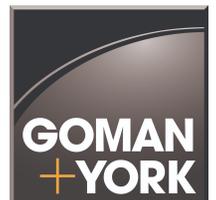
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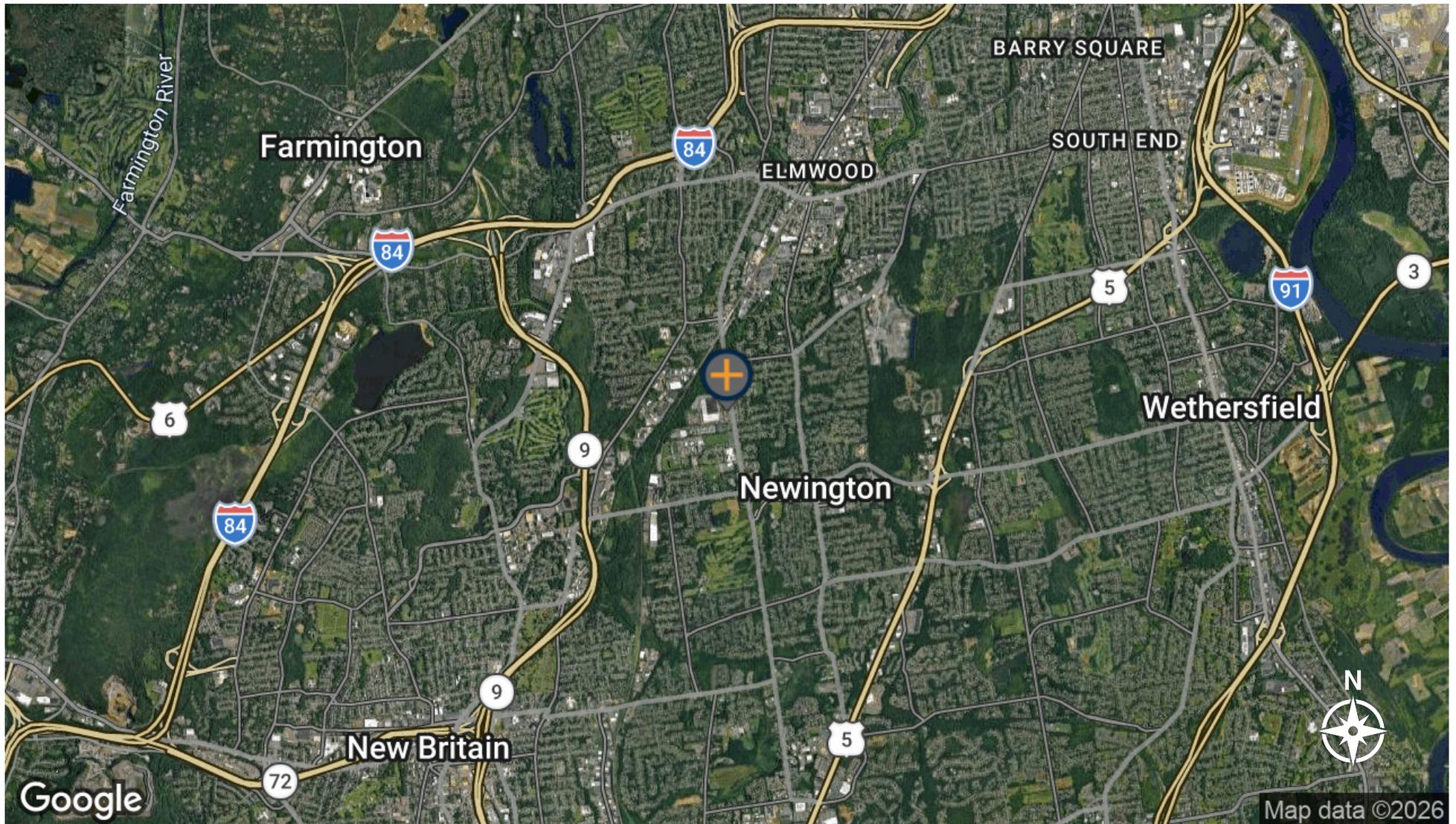
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