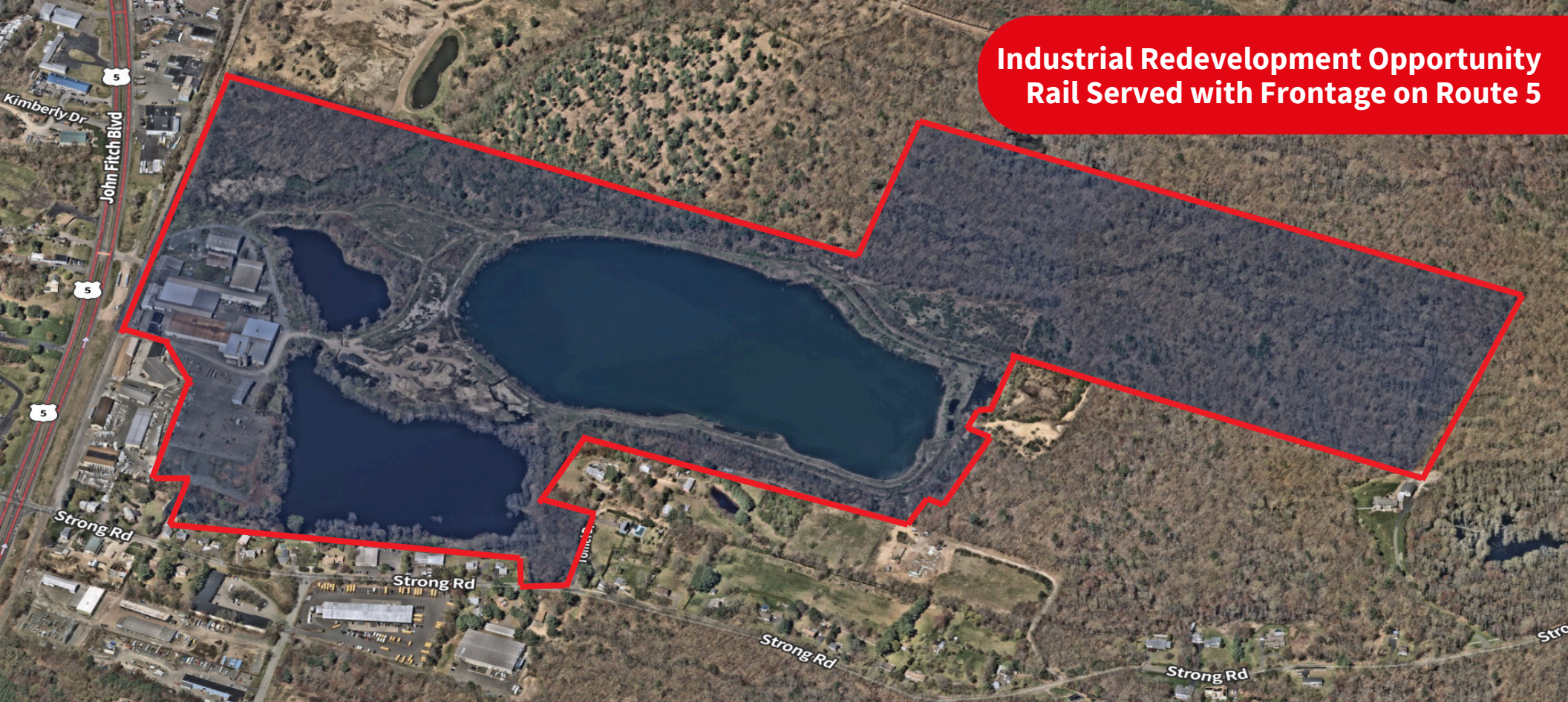


**Industrial Redevelopment Opportunity
Rail Served with Frontage on Route 5**



For Sale

1440 John Fitch Boulevard, South Windsor, CT
194.33 Acre Former Brick Manufacturing Plant with 30 Acre Clay Mining Pond



Redevelopment Opportunity

1440 John Fitch Blvd
South Windsor, Connecticut

1440 John Fitch Boulevard, South Windsor, CT is a former brick manufacturing plant with +/- 149,000 SF of existing buildings, 5+ acres of paved and gravel outside storage or parking, heavy power and access to rail. The 194.33 acre site has frontage/access to Route 5 and Strong Road and is convenient to I-291 to the south and I-91 to the north.

Property specifications

- +/- 149,000 SF in six (6) buildings
- 194.33 acres zoned Industrial & RR
- Up to 34' clear in main manufacturing building
- 5+ acres of paved and gravel outside storage
- Heavy power throughout the site
- Rail Served (CSX)
- +/- 30 Acre Clay Mining Pond
- Annual Real Estate Taxes: \$103,938.26

Advantages and amenities

- Convenient access to I-91 and I-291
- Proven Industrial Area
- Excellent access to labor (Hartford/Springfield)
- Business & Development Friendly Municipality

ASKING PRICE: \$6,000,000.00



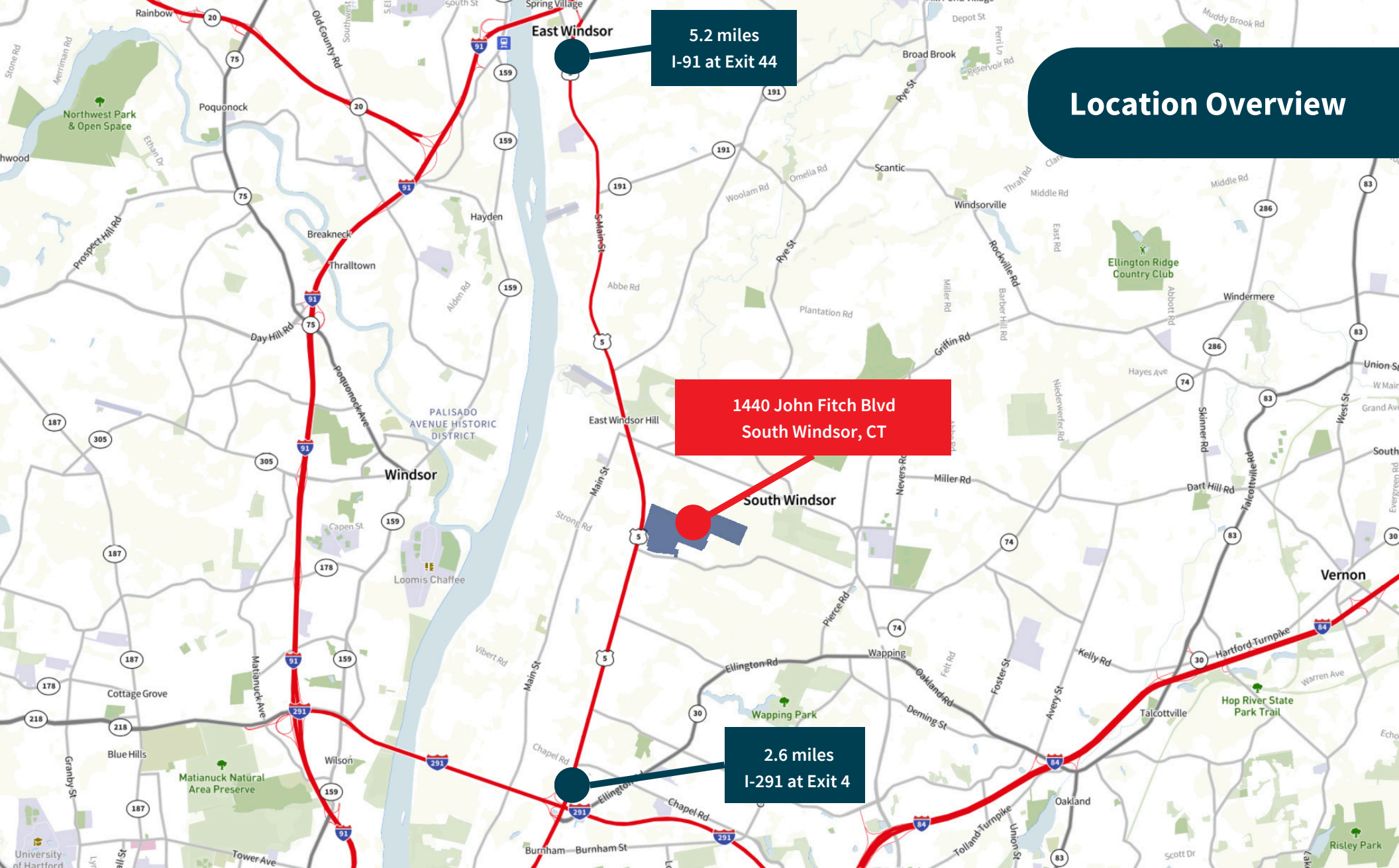
Property Overview



- 1. Office & Garage Building | 7,200 SF | 1965
- 2. Newer Manufacturing Building | 62,648 SF | 1989
- 3. Garage | 3,847 SF | 1938
- 4. Original Manufacturing Building | 75,814 | 1945
- 5. Mixing Building | 14,000 SF

- 6. Material Shed | 7,000 SF
- 7. Material Shed | 10,200 SF
- 8. Paved and Gravel Yard (IOS) | +/- 5 Acres
- 9. M-t-M Tenant - East Htfd Sand & Gravel | 3-4 Acres
- 10. Clay Mining Pond | +/- 30 Acres

Location Overview



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