



PROPERTY HIGHLIGHTS

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↙ ↘ 2,400 to 9,600 SF of brand new contractor bay space ready for occupancy by early-Q2 2025 in Farmington, CT

□ ⇅ Each 40'x60' unit will include 1,900± SF of shop space, 300± SF of office space plus a mezzanine, a 12'x14' overhead drive-in door

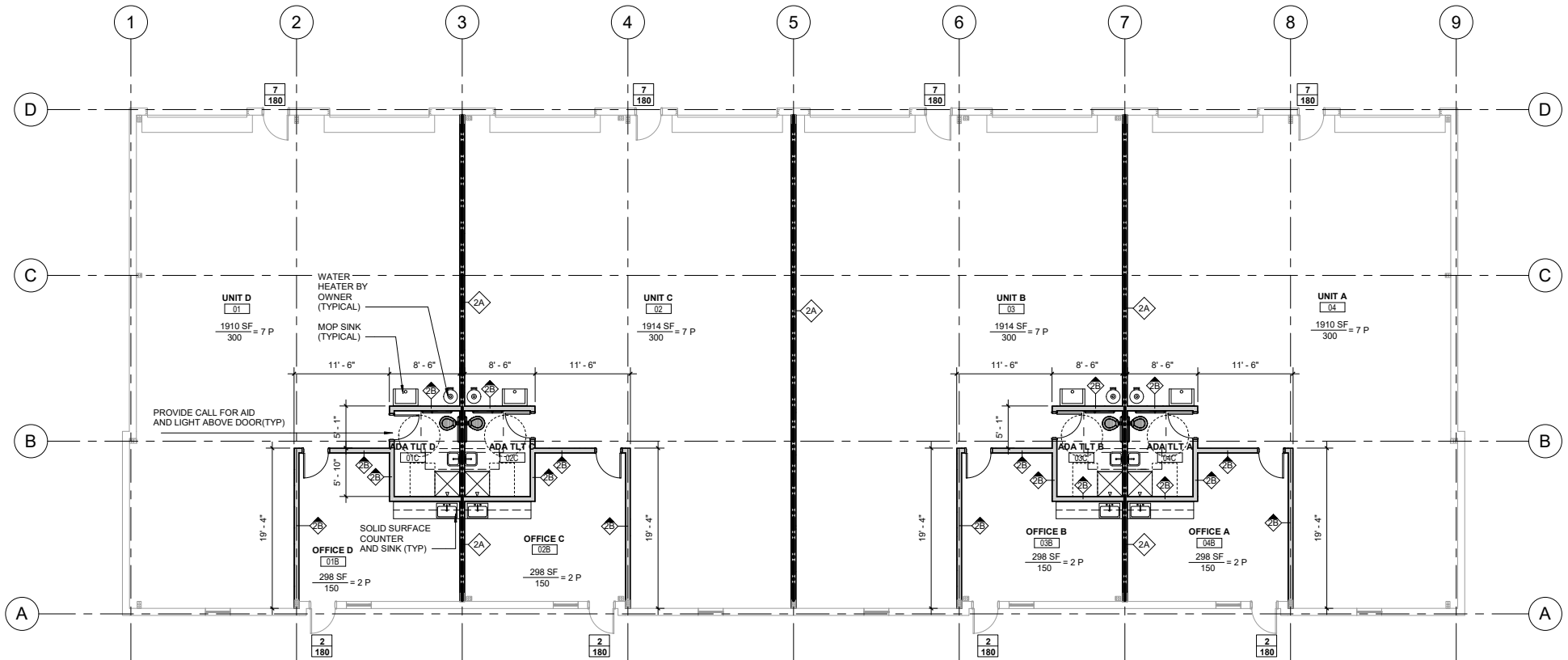
📍 Located off Route 6/ Scott Swamp Road with convenient access to I-84

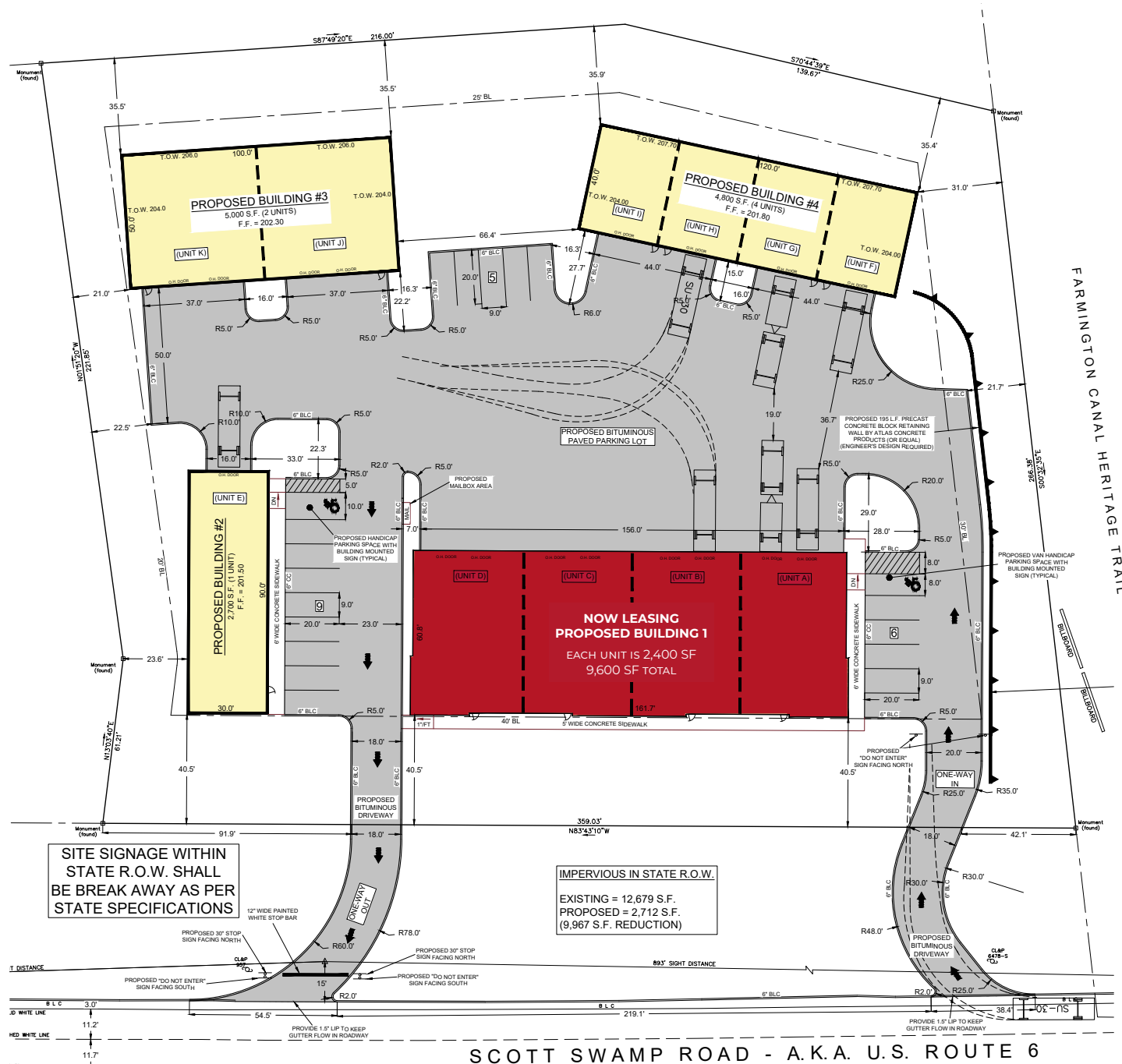
📍 Signage available

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Address	170 Scott Swamp Road, Farmington, CT 06032
Building Type	Multi-tenant contractor bays
Year Built	2025
Total Building SF	9,600
Available SF	2,400-9,600
Clear Height	18'
Drive-in Doors	Two (2) 12'x14' per unit; 8 total
Construction Type	Non-combustible steel
Power	200A; 3 phase
Lease Rate	Upon Request
Available	Early-Q2 2025









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