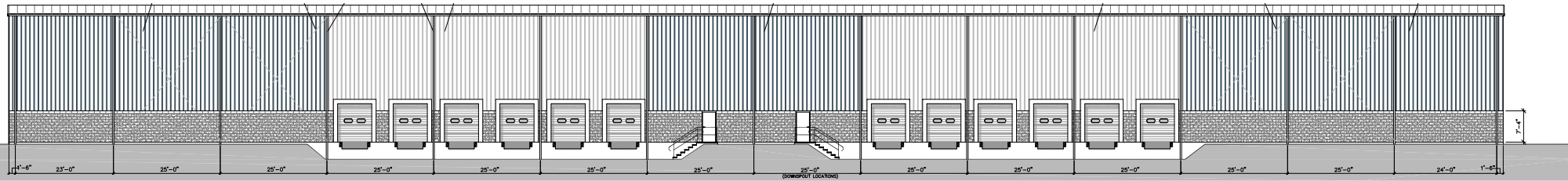
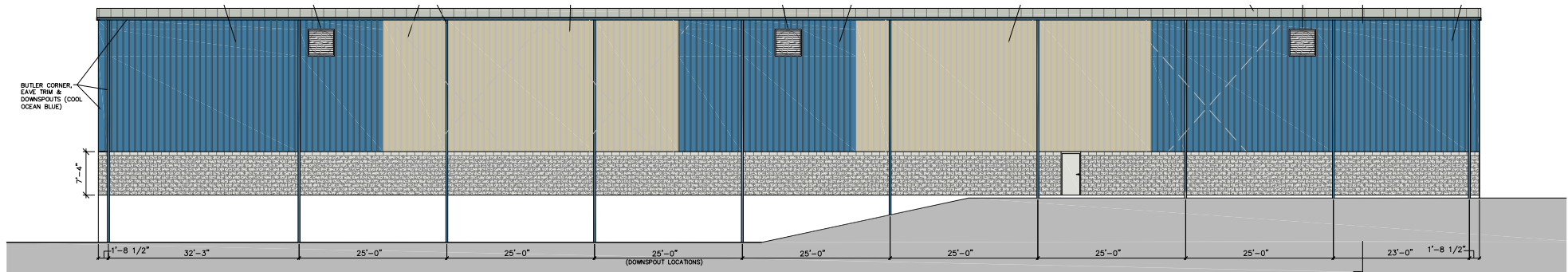


Building #1 | 70,000 SF | Fully Approved



Building #2 | 35,000 SF | 90% Complete



For Sale or Lease

Farmington Valley Drive
Plainville, CT 06062

BRAND NEW INDUSTRIAL FACILITY

- NEW CONSTRUCTION
- MODERN FUNCTIONALITY
- FLEXIBLE OPTIONS

Nicholas Morizio, CRE SIOR
President | Connecticut and Western MA
860 616 4022
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864 Wethersfield Avenue
Hartford, CT 06114
860 249 6521
colliers.com/hartford

Property Overview

Address	Farmington Valley Drive Plainville, CT 06062
Total Square Feet	Building #1 is ±70,000 SF Building #2 is ±35,000 SF
Office Space	10%
Column Spacing	50' x 50'
Loading Docks	12 docks in Building #1 7 docks in Building #1
Drive-in-Doors	4 doors in Building #1 3 doors in Building #2
Ceiling Height	36'
Year Built	2026
Sprinklers	Wet System - ESFR

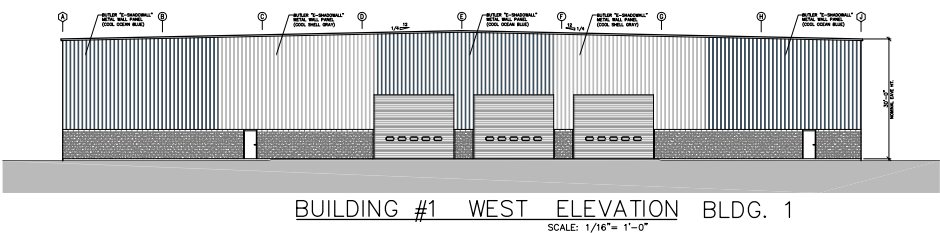
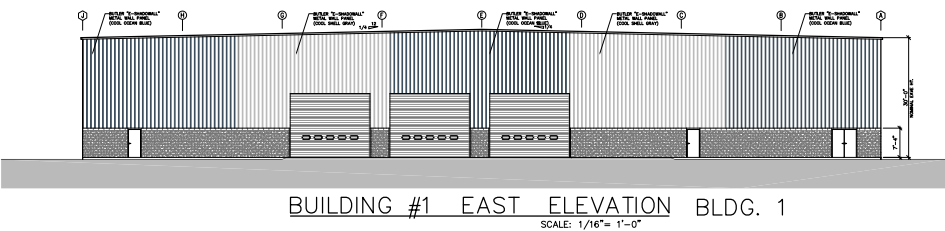
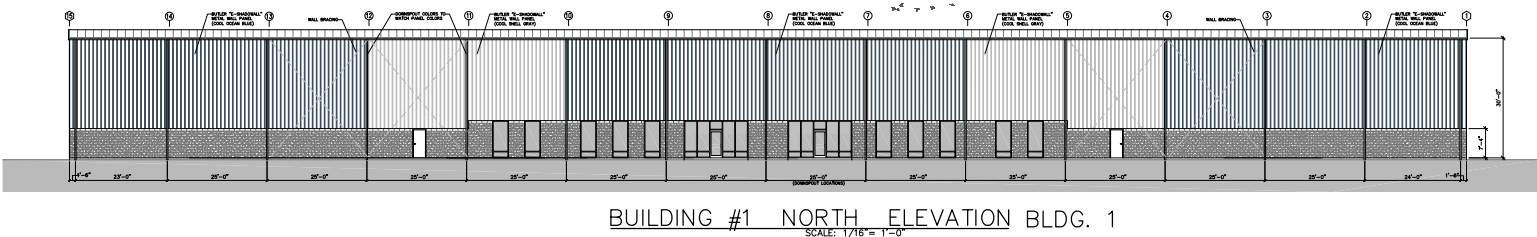
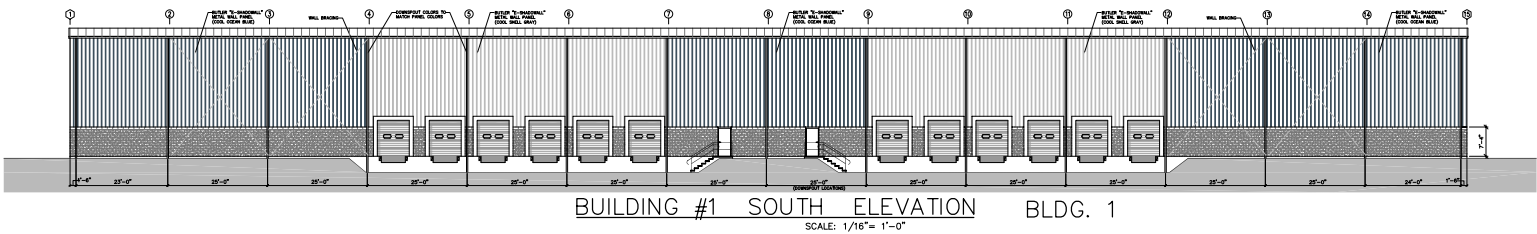
Sale Price \$175.00 PSF

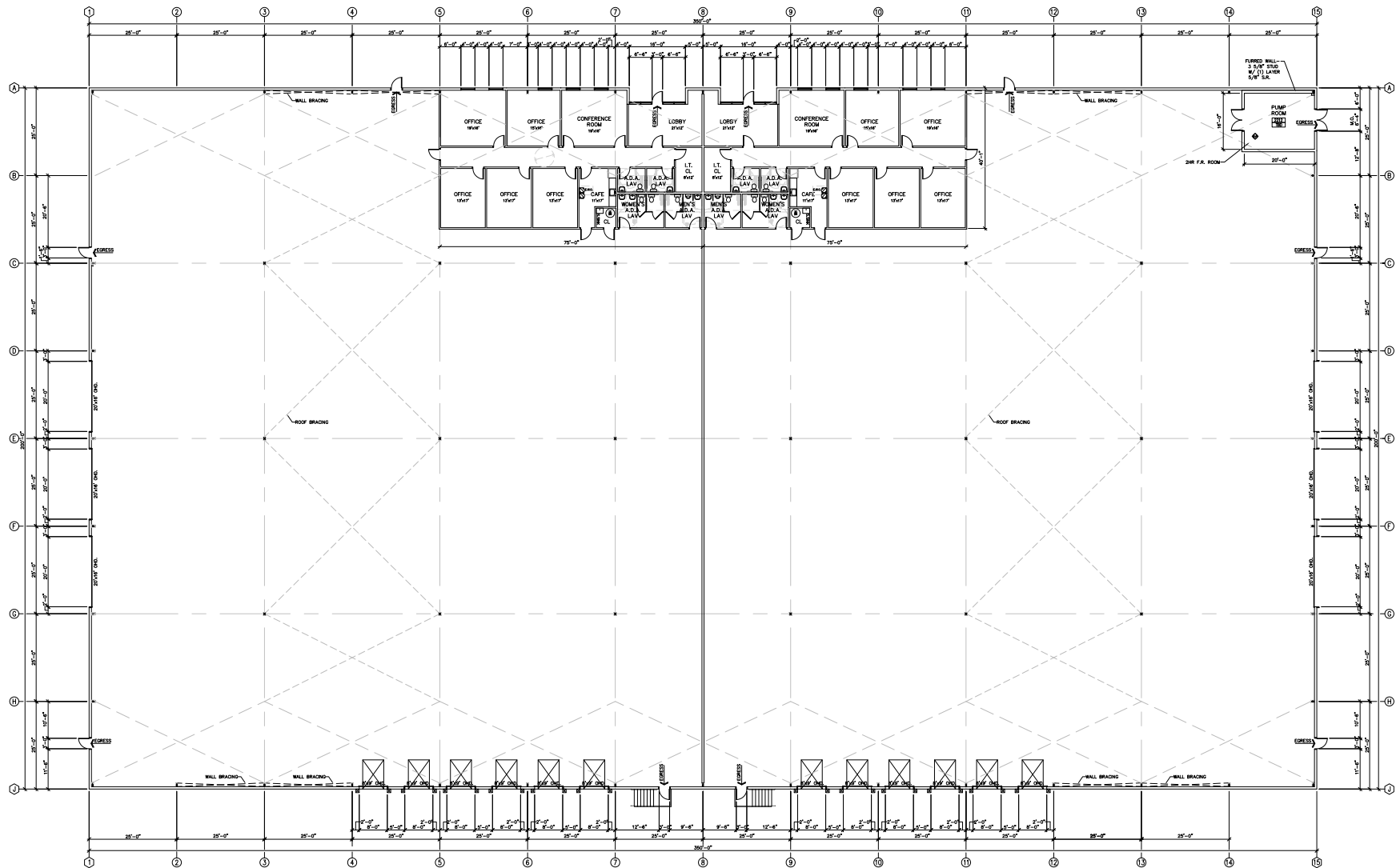
Lease Rate \$13.00 PSF

Whether you're looking to purchase an industrial asset or secure a new, high-quality facility for lease, Farmington Valley Drive offers a **rare opportunity** to establish your operation in a brand-new building designed around today's industrial requirements.

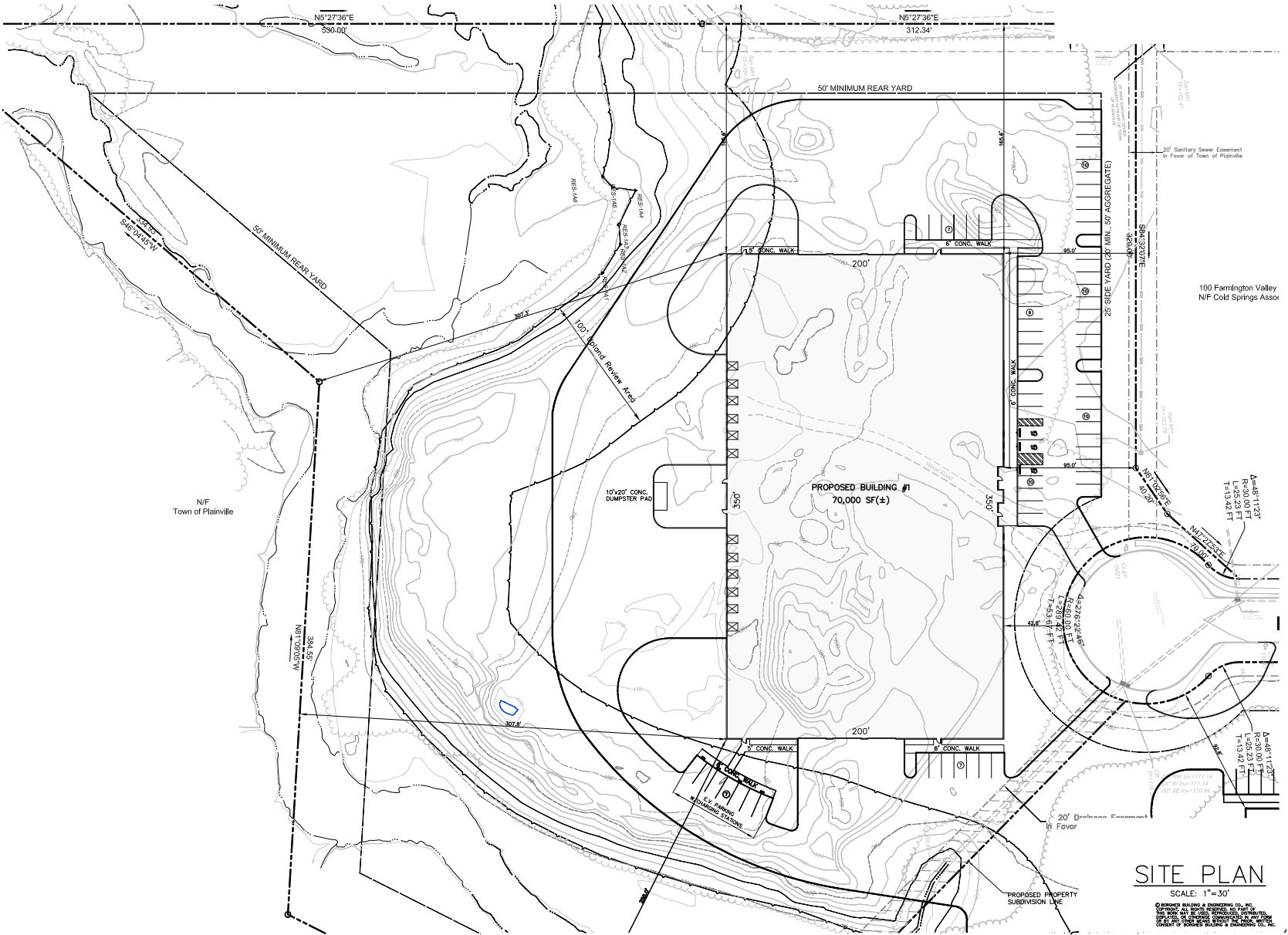
The flexible 35,000 SF and 70,000 SF building configurations provide opportunities for users ranging from growing companies to large-scale industrial operators.

BUILDING #1 ELEVATIONS

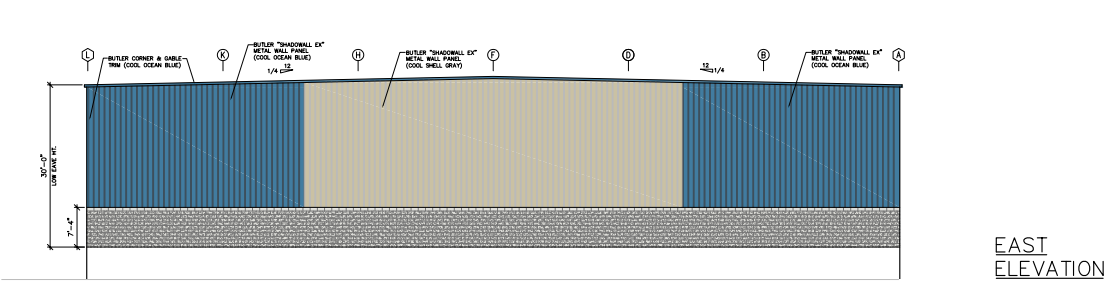
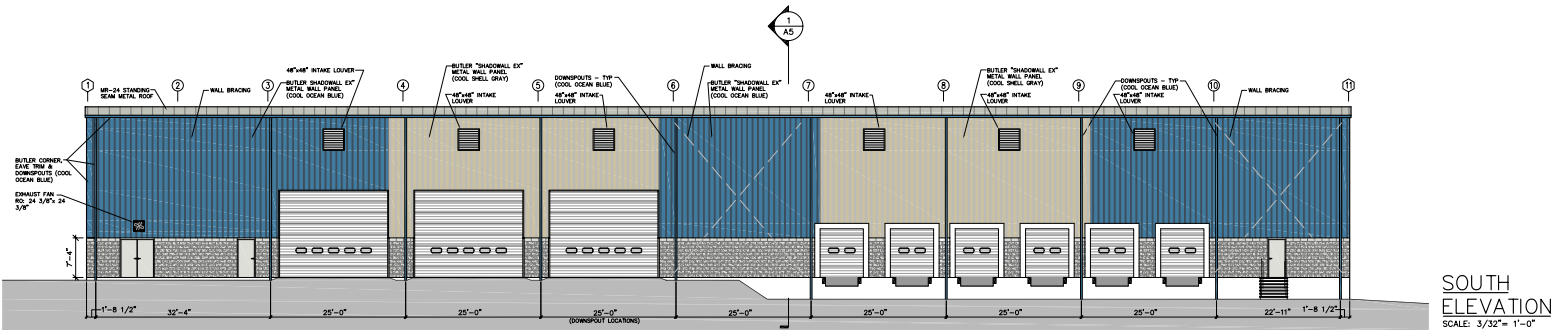
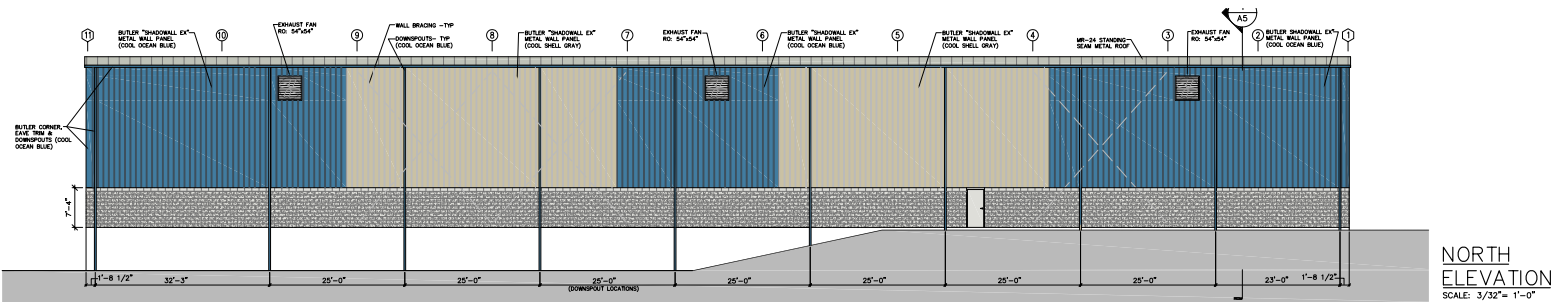


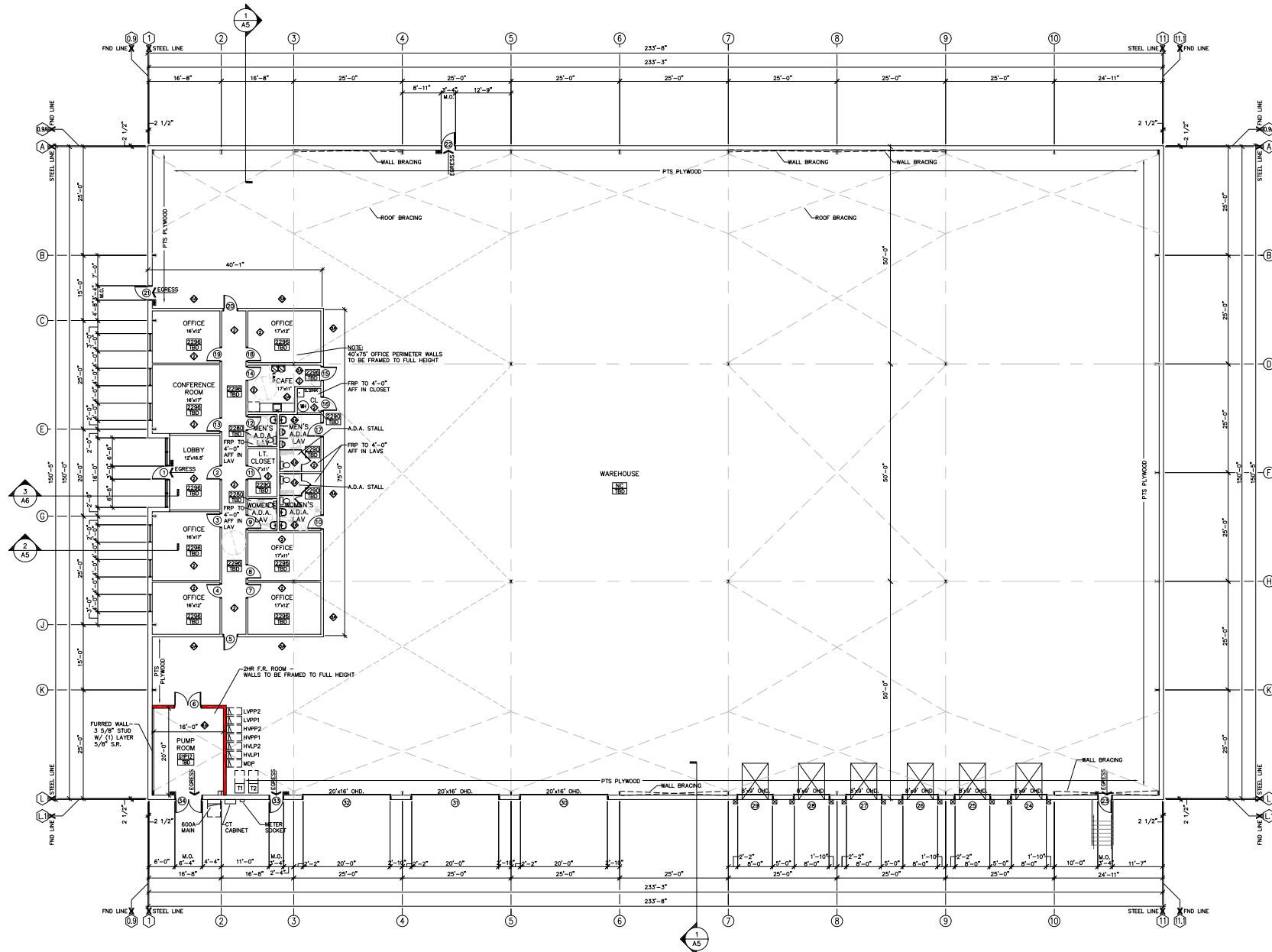


BUILDING #1 SITE PLAN

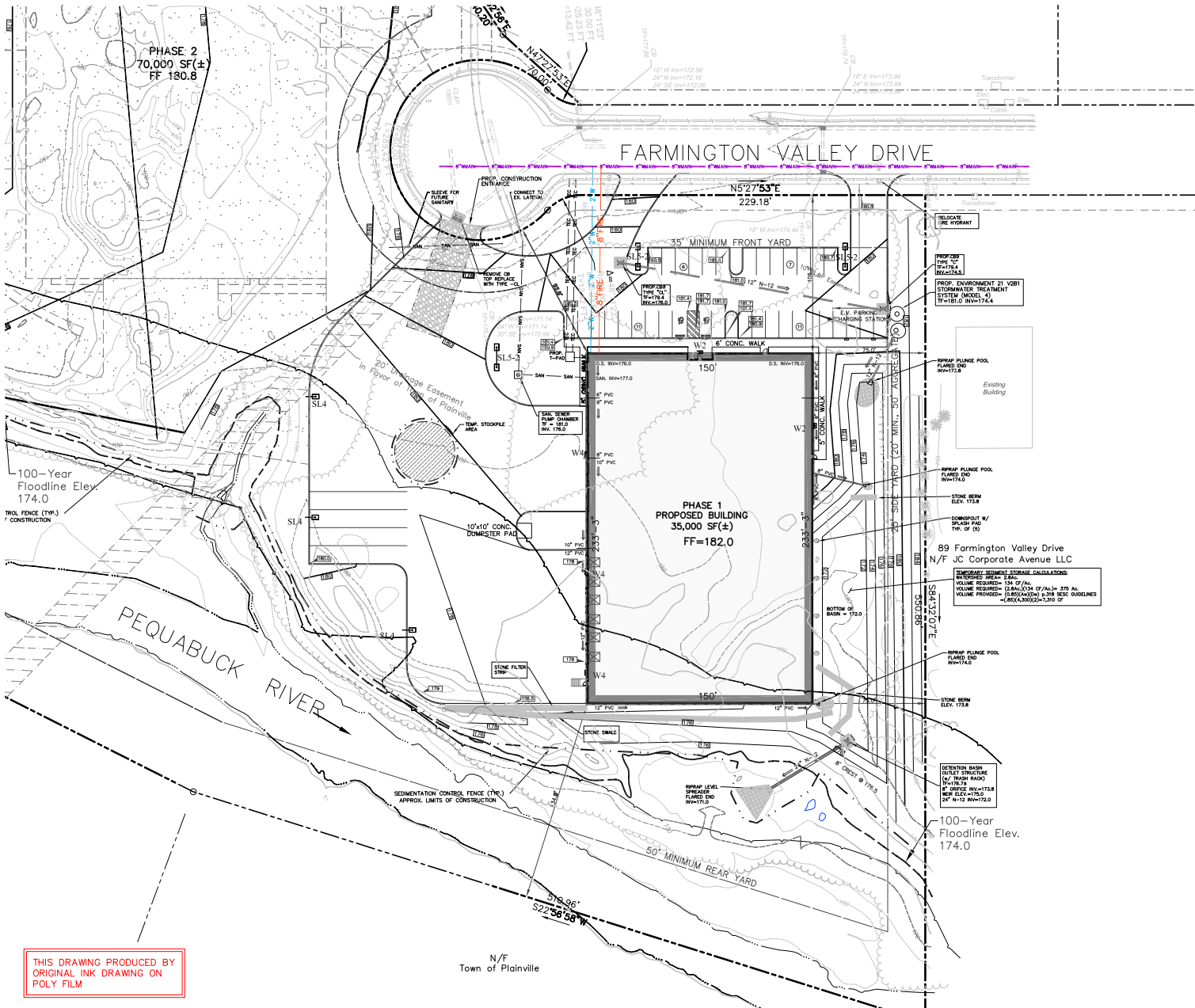


BUILDING #2 ELEVATIONS





BUILDING #2 SITE PLAN



LOCATION

The Farmington Valley Drive location provides an attractive combination of new construction, accessibility, and proximity to established commercial and industrial areas, making it well positioned for manufacturing, distribution, warehouse, flex, and other industrial uses.





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