

# WINSTANLEY LOGISTICS CENTER

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33' CLEAR CLASS A  
DISTRIBUTION CENTER

**SUBLEASE SPACE:**  
65,000 SF

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113 NORTH MAPLE STREET  
**ENFIELD, CT**

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**CBRE**

# THE OPPORTUNITY

CBRE was pleased to represent the Winstanley Logistics Center @ 113 North Maple Street, a 501,500 SF state-of-the-art distribution facility in Enfield, CT. Construction was completed and the building was delivered in December 2022. The property is leased to two Class A tenants of 262,670 SF and of which 238,830 SF.

With a total of 71 acres, Winstanley Logistics Center @ 113 North Maple Street is ideally located halfway between New York City and Boston, in proximity to Exits 48 and 49 on Interstate 91 and just 20 minutes to Bradley International Airport.

## DISTANCE FROM

I-91 (Exit 48): 2.01 miles

I-91 (Mass State Line): 4 miles

Bradley International Airport: 15.9 miles

Boston, MA: 91 miles

I-95 (NY Border): 110 miles

# PROPERTY DETAILS

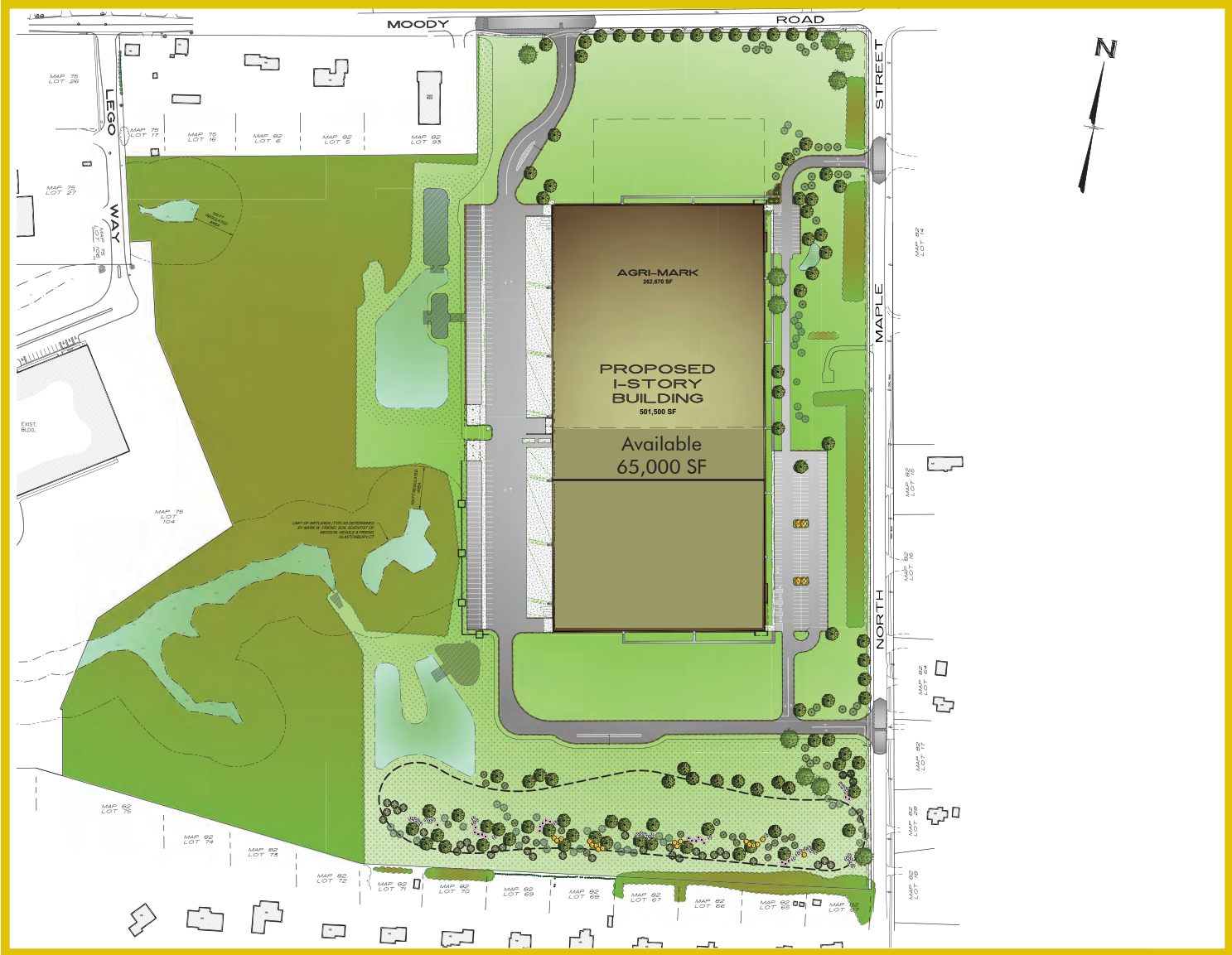
Building Size	501,500 SF
Available Sublease Space	65,000 SF
Land Area	71 acres
Parking	74 trucks, 300 cars 36 trucks available (expandable by 148)
Clear Height	33'
Column Spacing	50' x 50' with 50' x 60' speedbay
Floor Slab	7"
Loading	60 docks, <b>6 docks available</b>
Sprinkler	ESFR
Lighting	LED
Power	3,000 Amps, 277/480 Volts, 3-phase
HVAC	High-efficiency, build-to-suit
Gas/Electric	Eversource
Water/Sewer	Town of Enfield
Storage	3.5 ac outside storage
Asking Lease Rate	\$9.00/SF NNN

## AMPLE LOADING



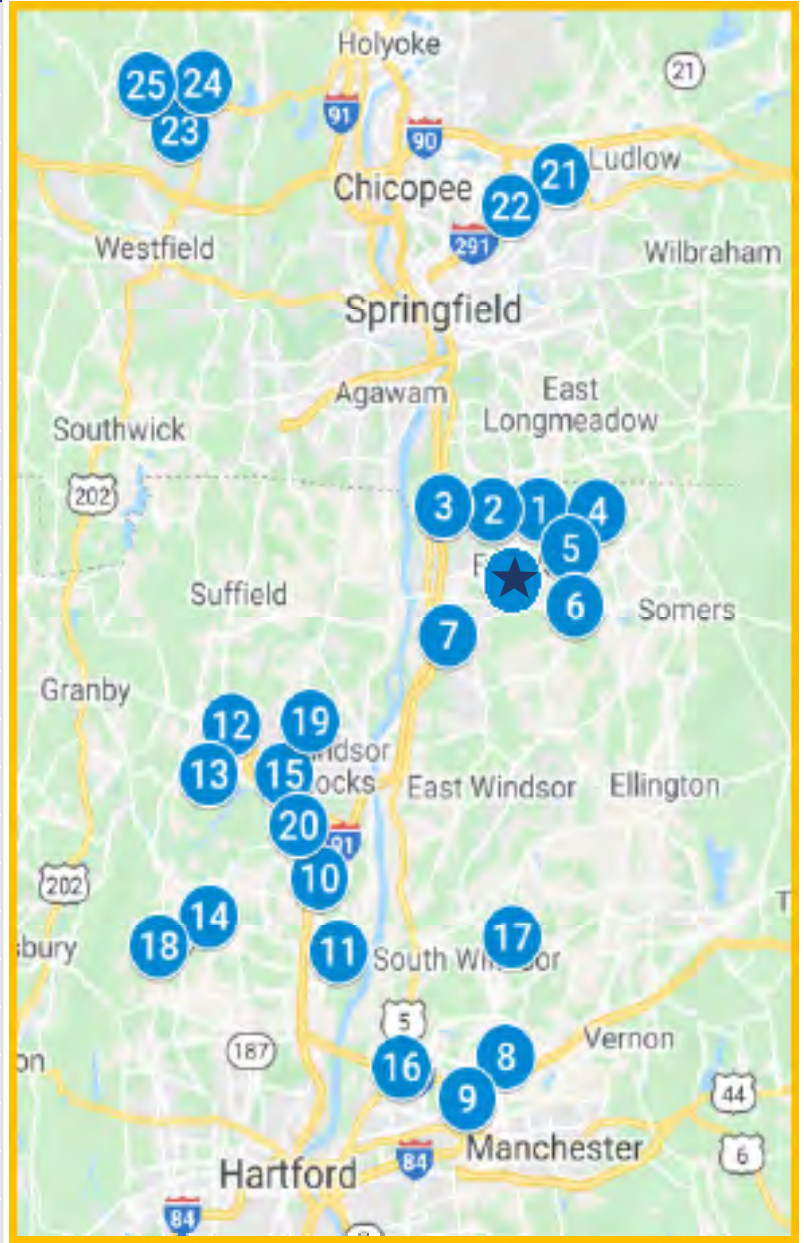


# SITE PLAN



# DISTRIBUTION CENTERS

#	Distribution Centers	SF	City/State
★	Winstanley Logistics Center @ 113 North Maple Street	501,500	Enfield, CT
1	Plastipak	319,643	Enfield, CT
2	iHealth	225,953	Enfield, CT
3	Veritiv	465,189	Enfield, CT
4	Advance Auto	450,000	Enfield, CT
5	LEGO Group	272,000	Enfield, CT
6	Coca Cola	278,000	Enfield, CT
7	Brooks Brothers	1,000,000	Enfield, CT
8	Ahold delhaize	1,000,000	Manchester, CT
9	Raymour & Flanigan	700,000	Manchester, CT
10	Iron Mountain	224,000	Windsor, CT
11	eCommerce Retailer Distribution Center	450,000	Windsor, CT
12	Dollar Tree	1,000,000	Windsor, CT
13	Walgreens	700,000	Windsor, CT
14	HomeGoods T.J. Maxx	800,000	Windsor, CT
15	Ford	234,000	Windsor, CT
16	Home Depot	421,000	South Windsor, CT
17	Coca Cola	210,000	South Windsor, CT
18	Home Depot	450,000	Bloomfield, CT
19	C&S Wholesale Grocers	1,000,000	Windsor Locks, CT
20	Honda	320,000	Windsor Locks, CT
21	USPS Bulk Mail Center	1,100,000	Springfield, MA
22	Big Y	250,000	Springfield, MA
23	Home Depot	657,000	Westfield, MA
24	DHL	420,000	Westfield, MA
25	C&S Wholesale Grocers	520,000	Westfield, MA



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**WINSTANLEY**  
**LOGISTICS**

**CBRE**

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