



**HIGH-QUALITY FLEX INDUSTRIAL SPACE
AVAILABLE FOR LEASE**

**INWOOD BUSINESS PARK
ROCKY HILL, CONNECTICUT**



INWOOD BUSINESS PARK

30, 50, 65 & 70 INWOOD ROAD
ROCKY HILL, CONNECTICUT

Inwood Business Park is a high-quality, 4-building flex industrial park conveniently located just off CT Route 3 (Cromwell Ave) approximately one mile from I-91 at Exit 23. Under new, first-class ownership by Equity Industrial Partners, Inwood boasts ample parking, high-quality construction and excellent exterior signage opportunities. Available suites range from approximately 4,400 – 14,000 SF and are suitable for either office or industrial users.



Excellent Central
Connecticut Location

Live/Work/Play
Amenity Rich Environment

High-Quality
Flex Office/Industry Property

Superior Access
from I-91 at Exit 23

Flexible Suites
From 4,400 to 14,000 SF

INWOOD BUSINESS PARK

ROCKY HILL, CONNECTICUT

Property Specifications

SITE DESCRIPTION				
Property Address	30 Inwood Road, Rocky Hill, CT	50 Inwood Road, Rocky Hill, CT	65 Inwood Road, Rocky Hill, CT	70 Inwood Road, Rocky Hill, CT
Rentable Square Feet	42,895 SF	40,542 Sf	37,341 SF	41,105 SF
Site Area	4.99 Acres	5.02 Acres	4.04 Acres	5.09 Acres
Year Built	1986	1987	1989	1989
Zone	BP (Business Park District)	BP (Business Park District)	BP (Business Park District)	BP (Business Park District)

CONSTRUCTION DETAILS				
No. of Floors	Single-story	Single-story	Single-story	Single-story
Construction	Steel & Block	Steel & Block	Steel & Block	Steel & Block
Foundation	Concrete slab	Concrete slab	Concrete slab	Concrete slab
Roof	Flat membrane	Flat membrane	Flat membrane	Flat membrane
Column Spacing	30'x30'	30'x30'	30'x30'	30'x30'
Loading Docks	(4) Four	(8) Eight	(5) Five	(6) Six loading docks (2) Two drive doors
Ceiling Height	18' clear	18' clear	18' clear	18' clear
Parking	157 spaces (ratio of 3.02/1,000 SF)	103 spaces (ratio of 3.00/1,000 SF)	150 spaces (ratio of 3.19/1,000 SF)	157 spaces (ratio of 3.02/1,000 SF)

BUILDING SYSTEMS				
HVAC	Gas-powered, rooftop units	Gas-powered, rooftop units	Gas-powered, rooftop units	Gas-powered, rooftop units
Electrical	1600amp, 208 volt, 3-phase power	1600amp, 208 volt, 3-phase power	1600amp, 208 volt, 3-phase power	1600amp, 208 volt, 3-phase power
Fire/Life Safety	100% wet sprinkler system	100% wet sprinkler system	100% wet sprinkler system	100% wet sprinkler system
Utilities	Water/Sewer: MDC Electric: Eversource Gas: Connecticut Natural Gas	Water/Sewer: MDC Electric: Eversource Gas: Connecticut Natural Gas	Water/Sewer: MDC Electric: Eversource Gas: Connecticut Natural Gas	Water/Sewer: MDC Electric: Eversource Gas: Connecticut Natural Gas

INWOOD BUSINESS PARK

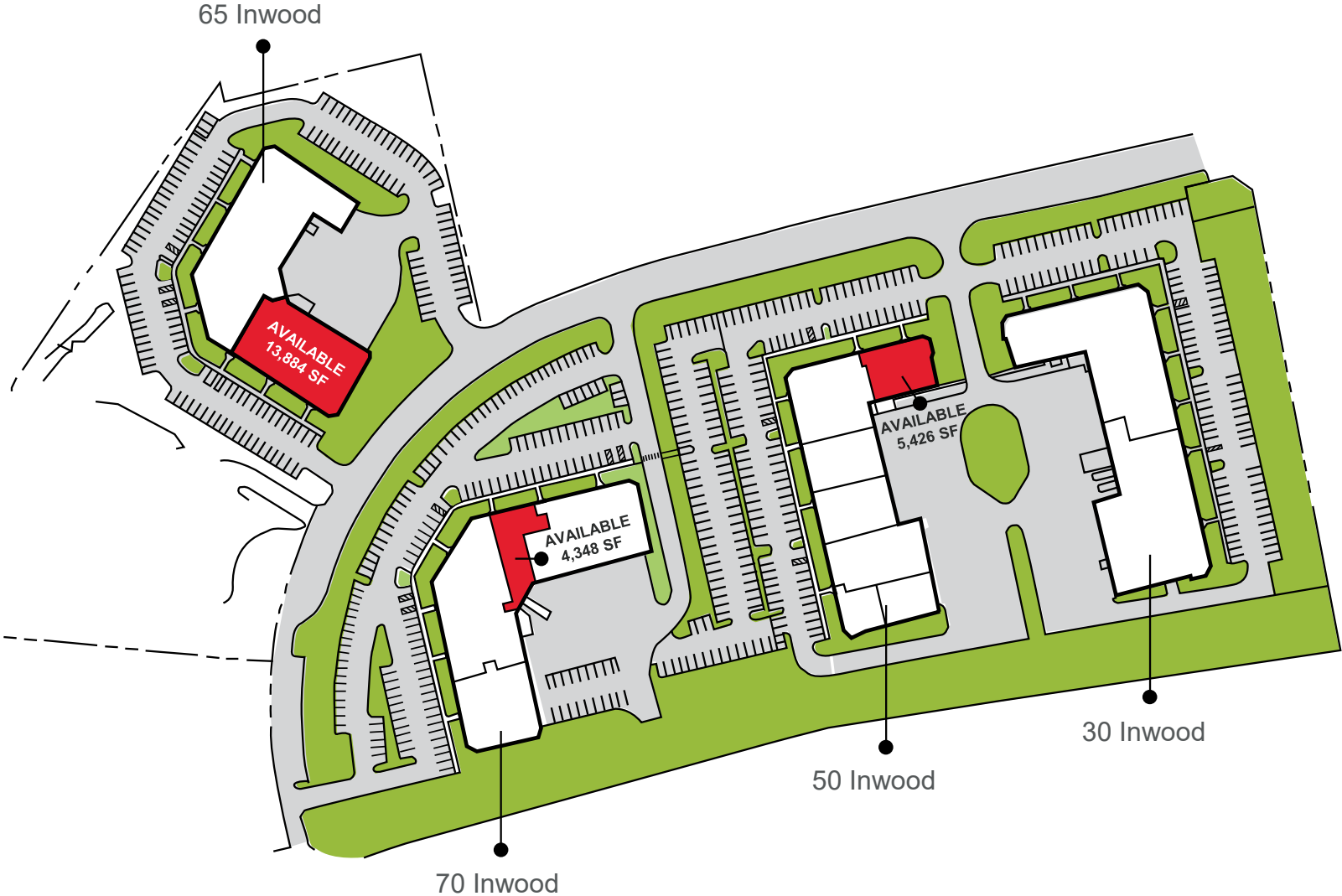
ROCKY HILL, CONNECTICUT

AVAILABLE SPACE

50 Inwood Road
Suite 102 – 5,426 SF

65 Inwood Road
Suite 100 – 13,884 SF

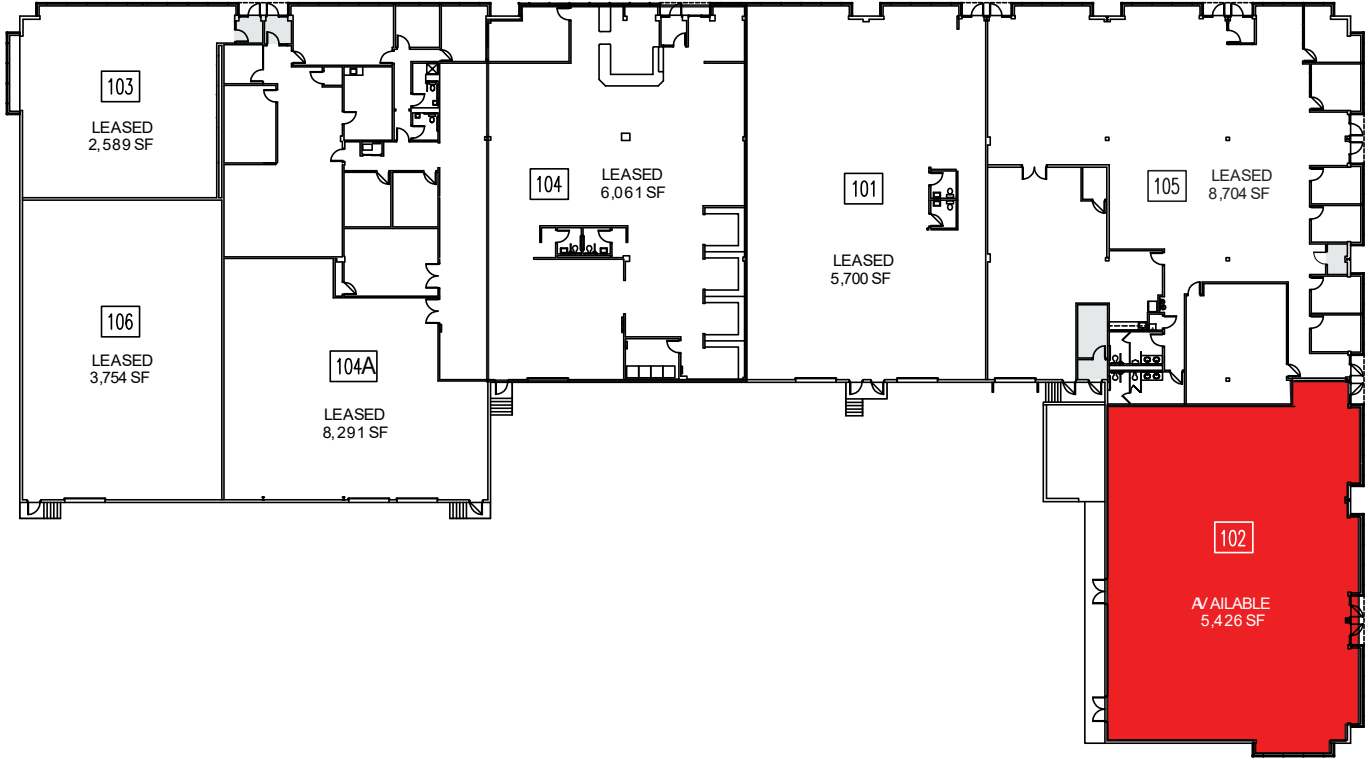
70 Inwood Road
Suite 103 – 4,348 SF



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ROCKY HILL, CONNECTICUT

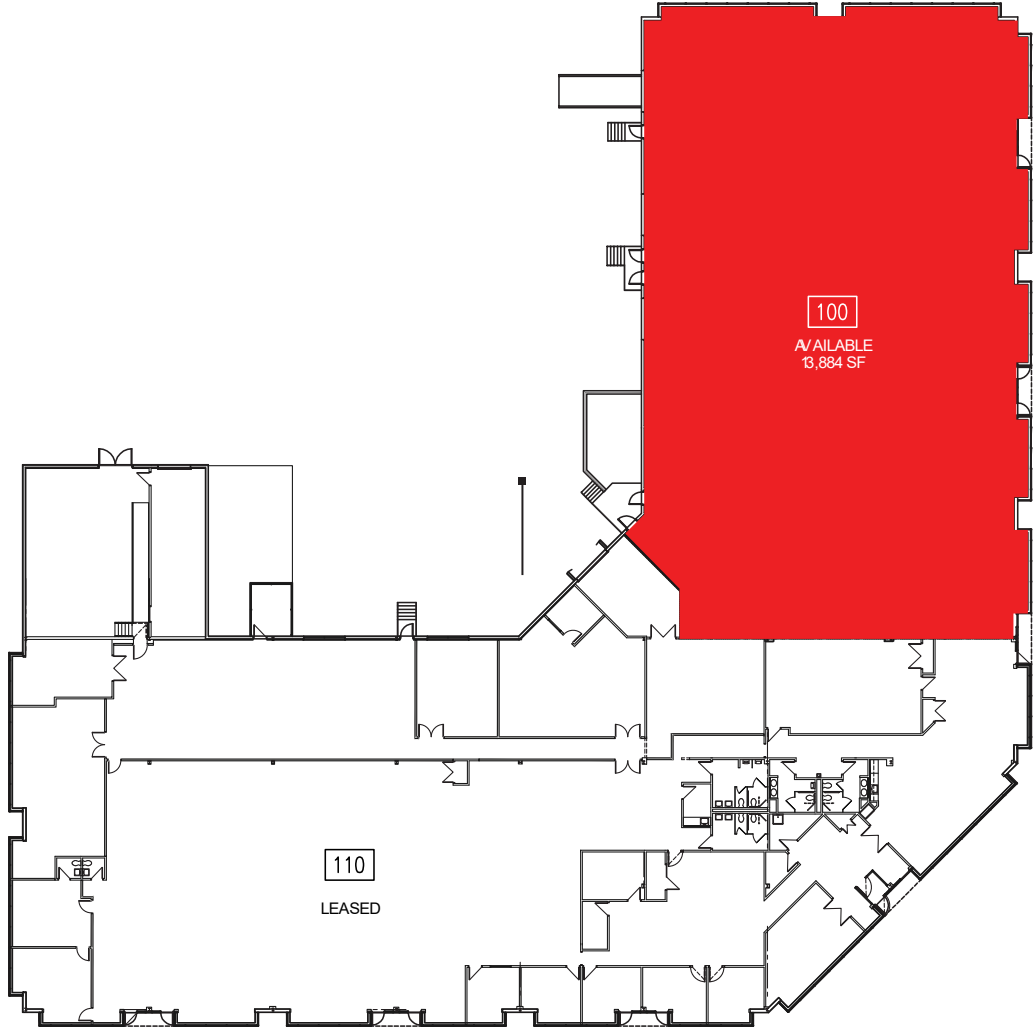
50 Inwood Road
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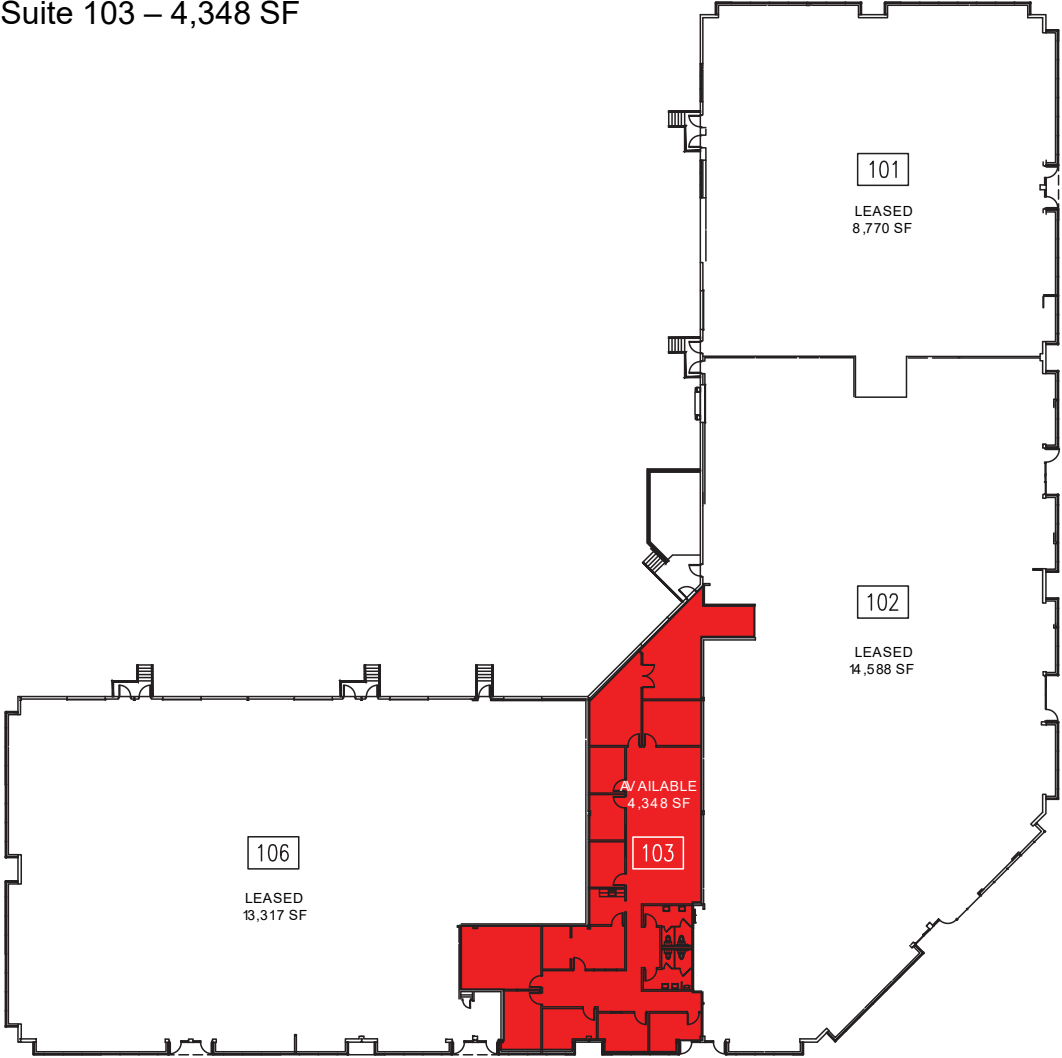
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70 Inwood Road
Suite 103 – 4,348 SF



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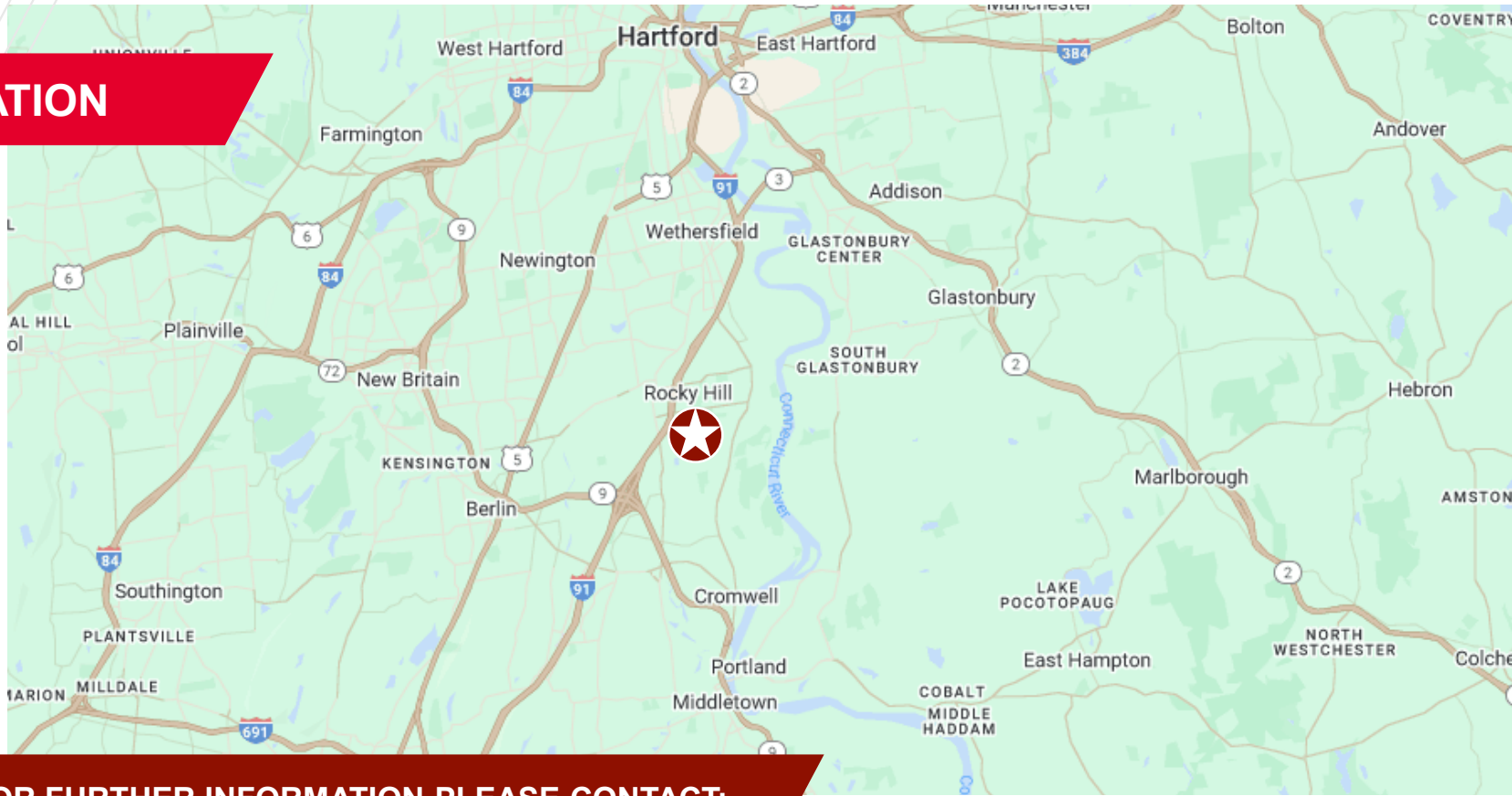
PHOTOS



INWOOD BUSINESS PARK

ROCKY HILL, CONNECTICUT

LOCATION



FOR FURTHER INFORMATION PLEASE CONTACT:

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