

WALLINGFORD LOGISTICS CENTER

5 Research Parkway
Wallingford, CT 06492

FULLY ENTITLED
For Immediate Build



450,000 SF
1.17 SPACES / 1000
530 CAR PARKING SPACES
96 TRAILER SPACES

Research Pkwy

Carpenter Lane

68

EXIT 15

1/4 mile from 

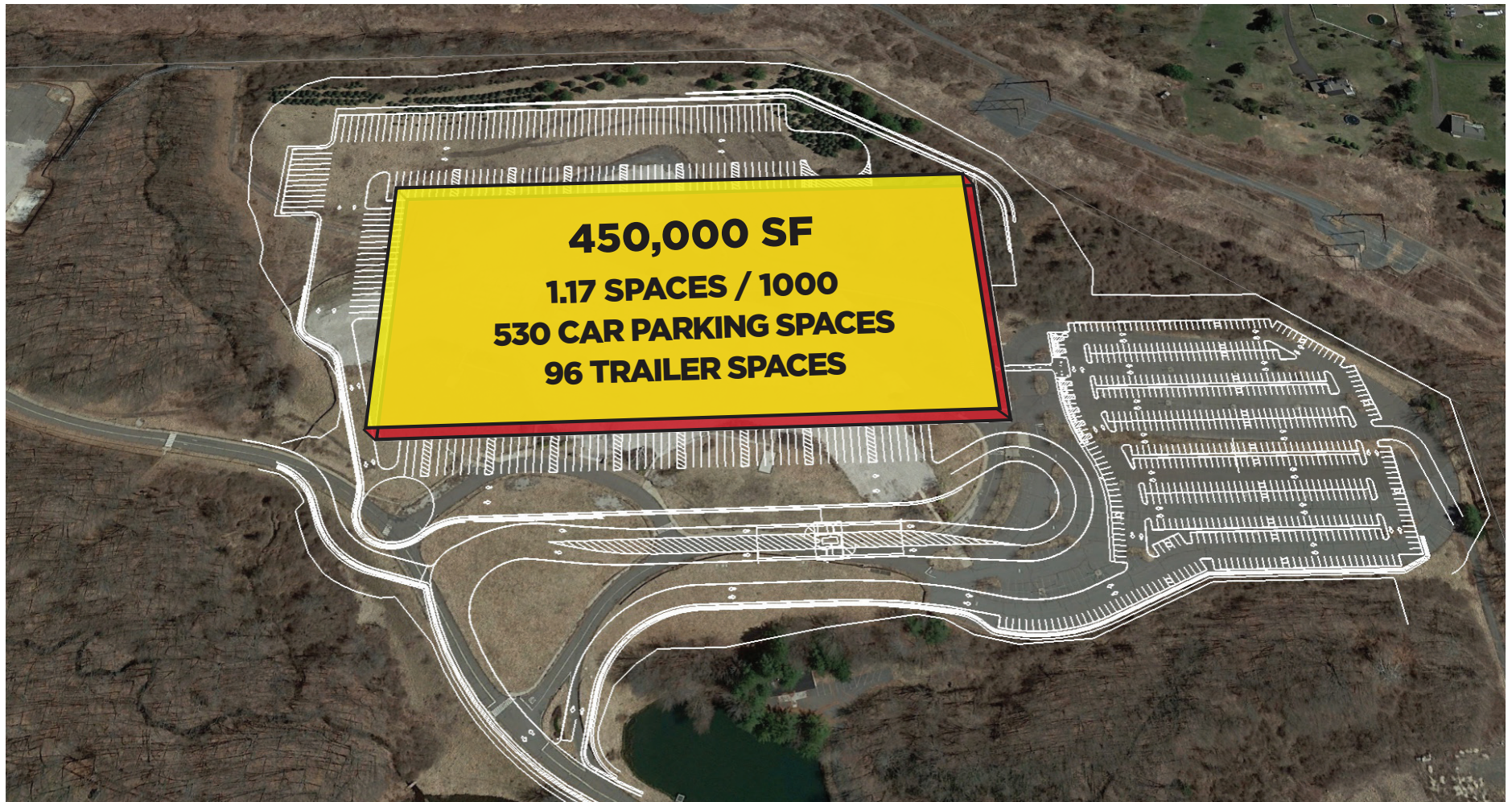
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Now fully entitled and available for immediate construction, the 450,000 square foot Wallingford Logistics Center sits on the site of the former Bristol Myers R&D campus, in Medway Business Park, one of Connecticut's best industrial addresses. Located immediately off I-91, exits 15 and 17, at the intersection of I-691, 12 miles to I-95, the 180 acre site is unusual in its size, existing infrastructure, accessibility, permits in place and speed to delivery.

The mid-state location at the intersection of two interstate highways (I-91 and I-61) is an optimum location for distributing into New England and beyond. The property maintains the secured access, nature trails/fitness walks, day care center and other elements of its previous use. Wallingford has a thriving business community, with some of the lowest electrical rates in the region and an active economic development office welcoming new development and encouraging fast track delivery.



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Building Size: 450,000 SF

Office Area +/-: To suit

Land: 180 acres

Dimensions: 948' (w) x 475' (d)

Zoning: WI (allows broad range of uses)

Ceiling Height: 40' clear

Loading: 105 dock door positions

Parking: 530 cars and 96 Trailers

Construction: Walls: tilt-up concrete
Columns: Predominately 50' x 50'

Utilities: Electricity: Wallingford Electric (lowest cost)
Natural Gas: Eversource
Water & Sewer: Municipal

Mechanicals: HVAC: To suit
Electrical: To suit amps, 277/480 volts, 3-phase
Lighting: To suit



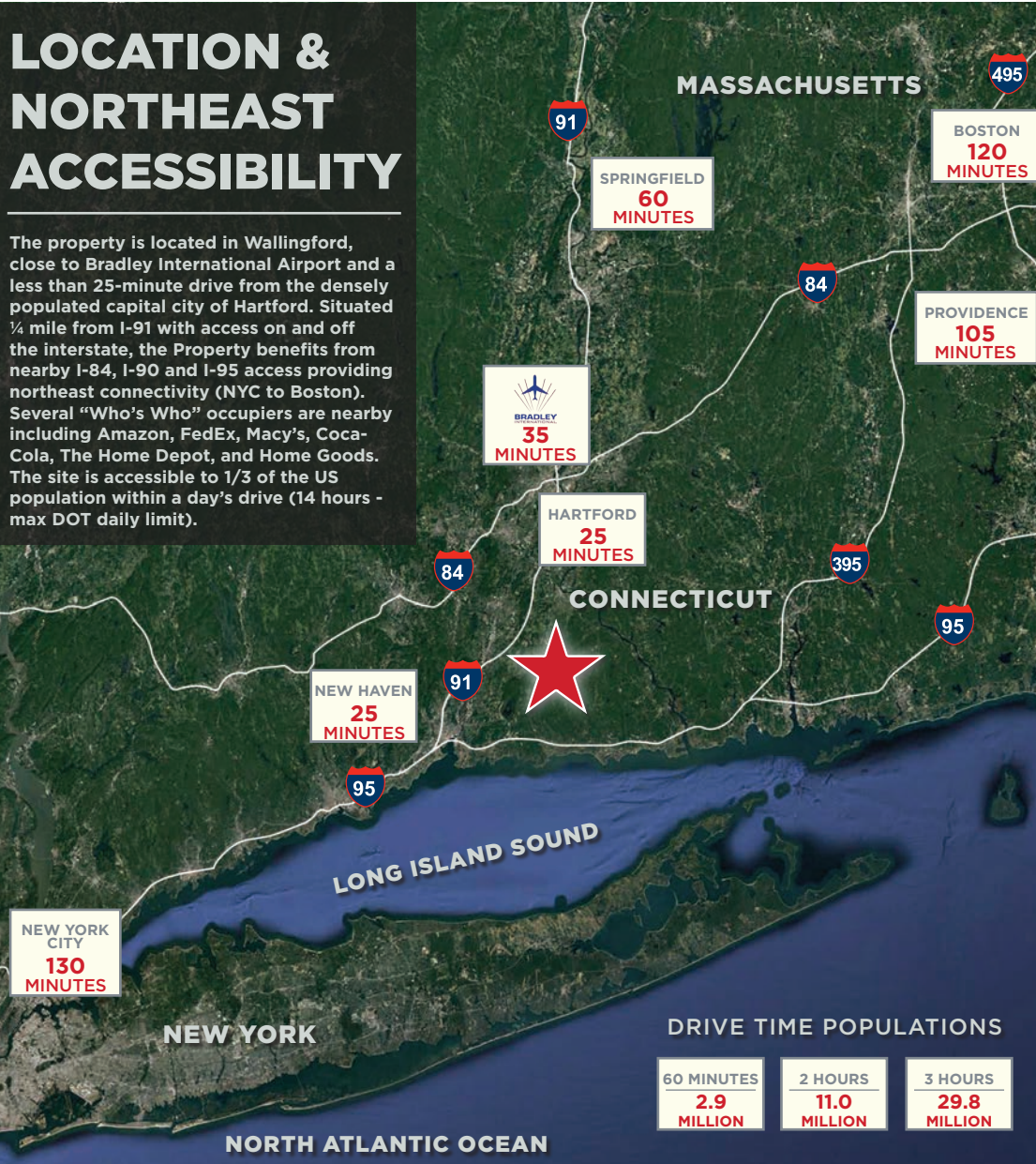
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LOCATION & NORTHEAST ACCESSIBILITY

The property is located in Wallingford, close to Bradley International Airport and a less than 25-minute drive from the densely populated capital city of Hartford. Situated ¼ mile from I-91 with access on and off the interstate, the Property benefits from nearby I-84, I-90 and I-95 access providing northeast connectivity (NYC to Boston). Several "Who's Who" occupiers are nearby including Amazon, FedEx, Macy's, Coca-Cola, The Home Depot, and Home Goods. The site is accessible to 1/3 of the US population within a day's drive (14 hours - max DOT daily limit).



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