

# Up to 667,685 SF Available

## Suffield Industrial Center

**1120** HARVEY  
LANE  
Suffield Connecticut



14' - 36' Clear | 121 Loading Docks | Rail Served | Efficient Column Spacing | Building and Trailer Parking Expansion Potential



The background of the image is a light gray topographic map with various contour lines. The lines are more densely packed in some areas, creating a sense of depth and terrain. The overall tone is minimalist and modern.

**1120 HARVEY**  
**LANE**  
Suffield Connecticut



# Property Highlights and Details

**1120 HARVEY LANE**  
Suffield Connecticut

**Building Size:** 667,685 SF

**Site Size:** 120 acres

**Rail Bay:** 1

**Auto Parking:** +/- 170 spots

**Lighting:** LED throughout

**Ceiling Height:** 14'-36' clear

**Dock Doors:** 121 dock doors

**Trailer Parking:** 117 paved; 50 gravel

**Office Space:** +/- 28,000 SF

**Sprinklers:** Wet and dry

**Floors:** Heavy floor loading

**Roof:** Rubber membrane and built up

**HVAC:** Varies from section to section

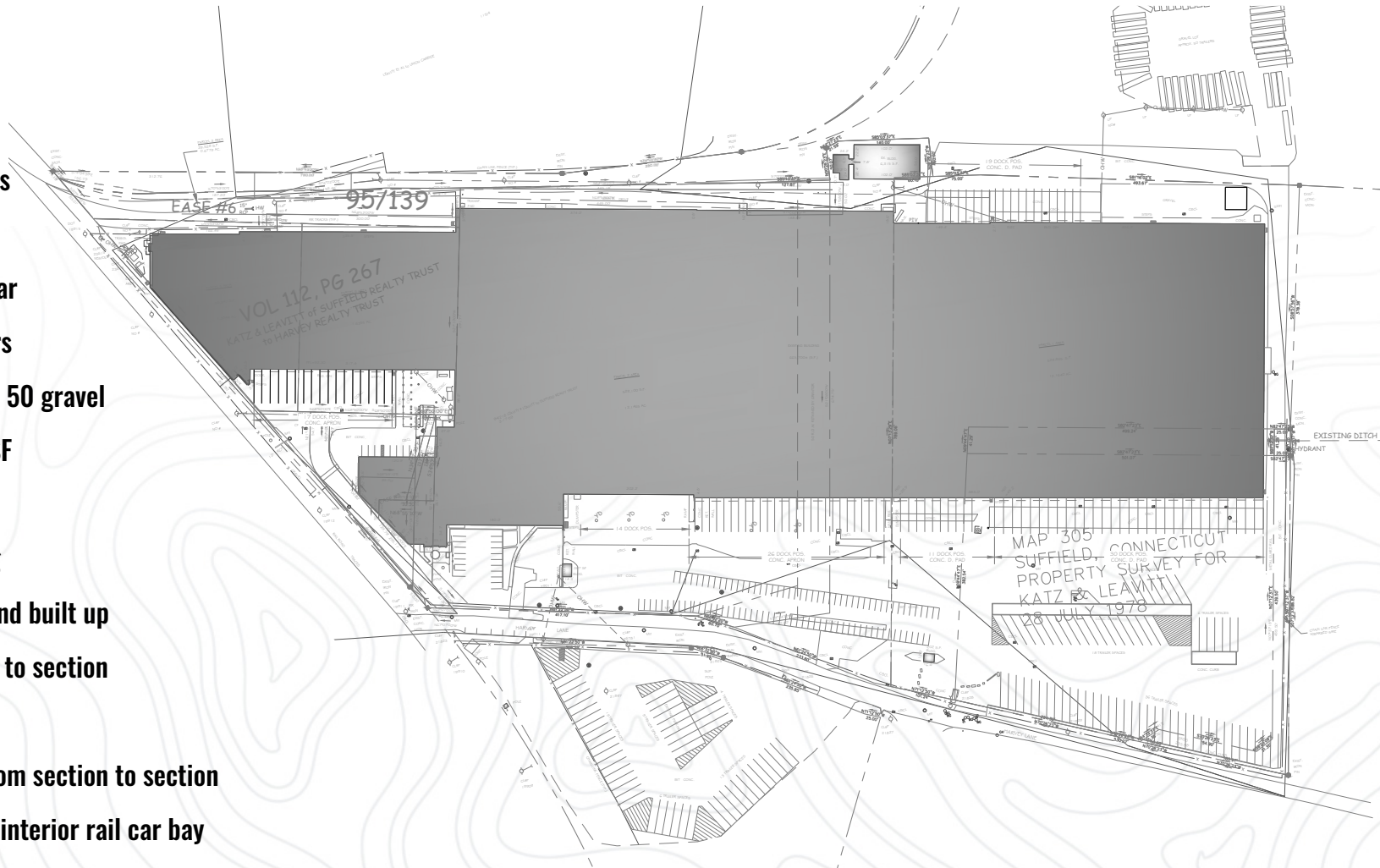
**Electrical:** 8,400 amps

**Column Spacing:** Varies from section to section

**Rail Sided:** With spur and interior rail car bay

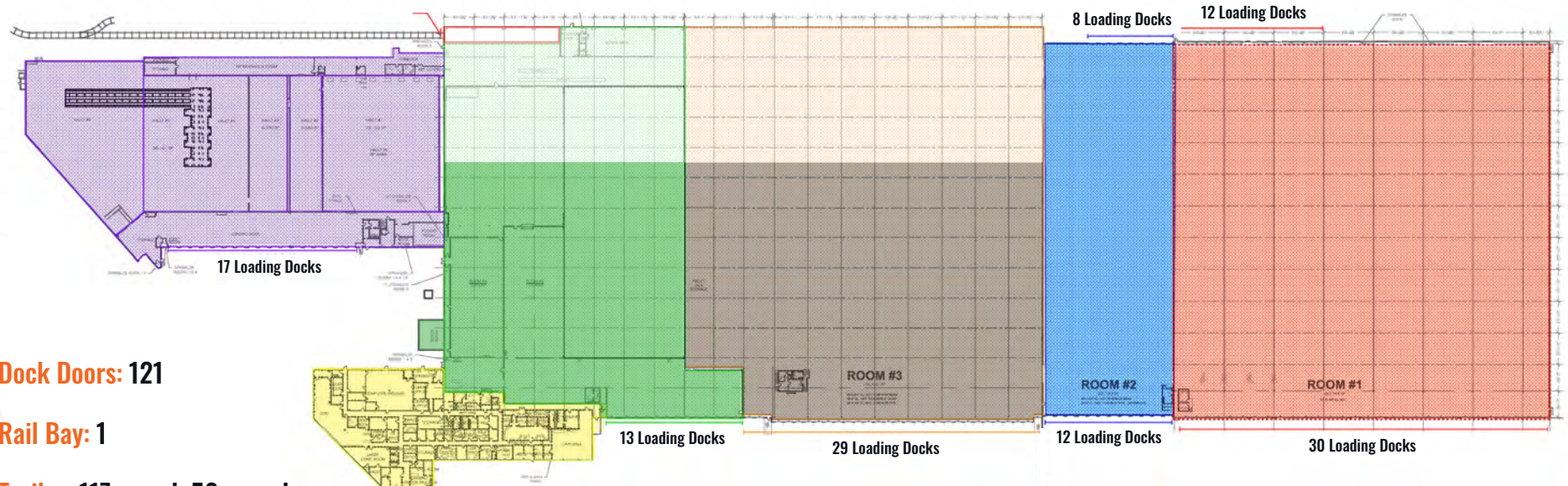
**Security:** Fully fenced and secured campus with guard shack

**Expansion Potential:** Additional acreage to the east to accommodate building or trailer parking expansion



# Floor Plan

**1120 HARVEY LANE**  
Suffield Connecticut



**Dock Doors: 121**

**Rail Bay: 1**

**Trailer: 117 paved; 50 gravel**

**Total Auto Parking: +/- 170**

**Total Acres: 120**

**Total Building SF: 668,615**

## AREA 6

Office  
28,000 SF

## AREA 5

+/- 95,300 SF  
14' - 26' clear  
17 dock doors  
**LEASED**

## AREA 4

121,385 SF  
16' clear  
13 dock doors

## AREA 3

178,000 SF  
21' clear  
28 dock doors

## AREA 2

63,000 SF  
30' clear  
CROSS DOCK  
20 dock doors

## AREA 1

182,000 SF  
36' clear  
CROSS DOCK  
42 dock doors





# Site Plan

## Future Development / Expansion

**1120 HARVEY LANE**  
Suffield Connecticut

### HARVEY LANE PROPOSED DEVELOPMENT

#### Ucar Street Proposed Development

- 138,000 SF Class A Warehouse/ Logistics Center
- 36' Clear Height
- 28 Loading Docks
- 2 Drive-in-Doors
- 90 Trailer Spaces
- 121 Auto Spaces

#### Harvey Lane Expansion

- 34.05 Acres of Developable Land
- Potential Building Expansion of 400,000+ SF
- Potential Trailer Parking Expansion of 400+ Trailer Spaces





# Location & Access

**1120 HARVEY LANE**  
Suffield Connecticut

## DRIVE TIMES

### Boston, MA

104 Miles 108 Minutes



### Providence, RI

98 Miles 107 Minutes



### Port of Boston

105 Miles 107 Minutes



### New Haven Harbor

55 Miles 56 Minutes



### Springfield

13 Miles 18 Minutes



### CSX Intermodal

13 Miles 18 Minutes



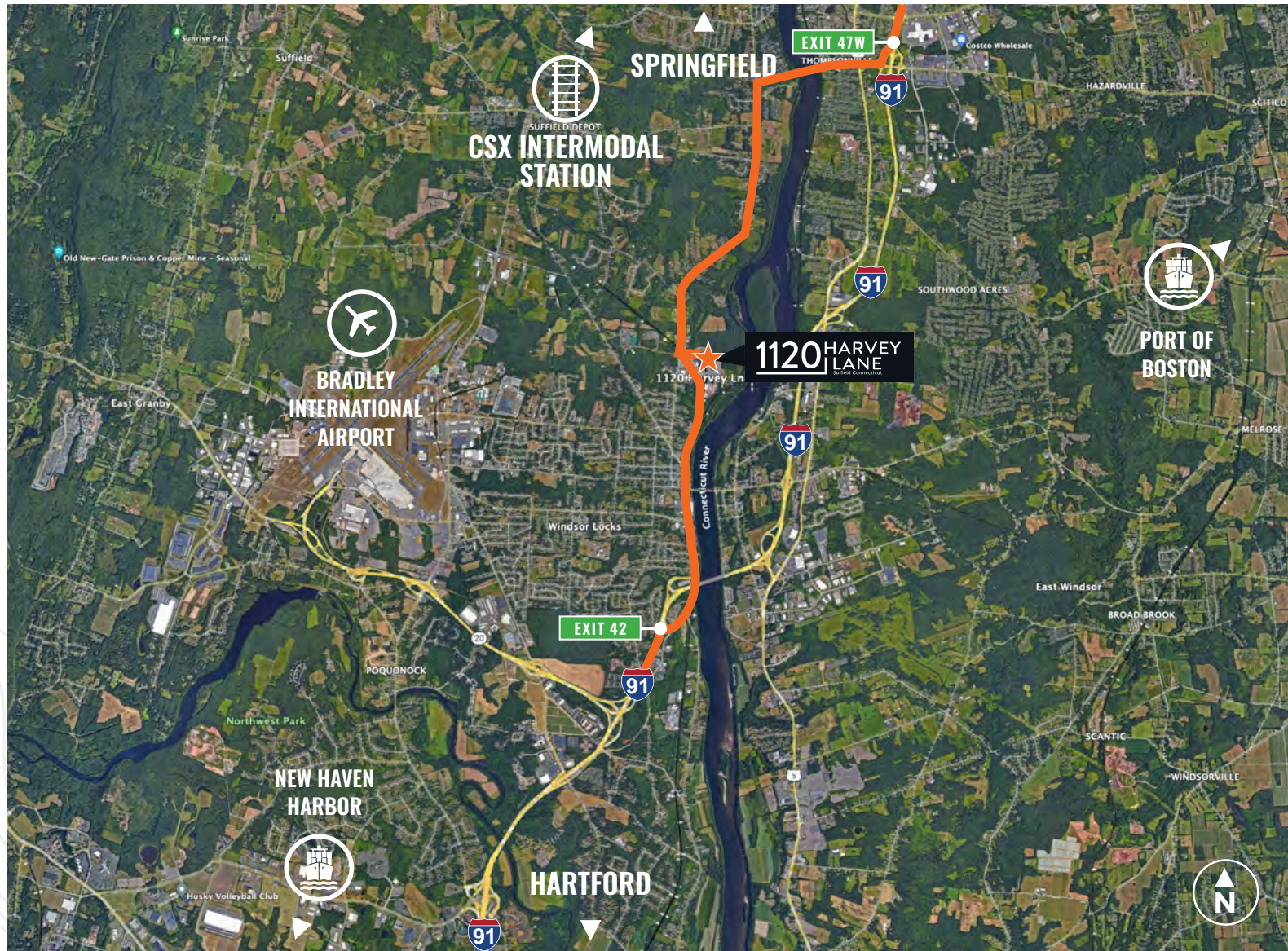
### Harford

14 Miles 19 Minutes



### Bradley International Airport

6 Miles 15 Minutes





# Access to New England & NY

**1120 HARVEY LANE**  
Suffield Connecticut

## LABOR POPULATION

Transportation &  
Warehouse Employees

5 MILES

 **5,193**  
BLUE COLLAR WORKERS

10 MILES

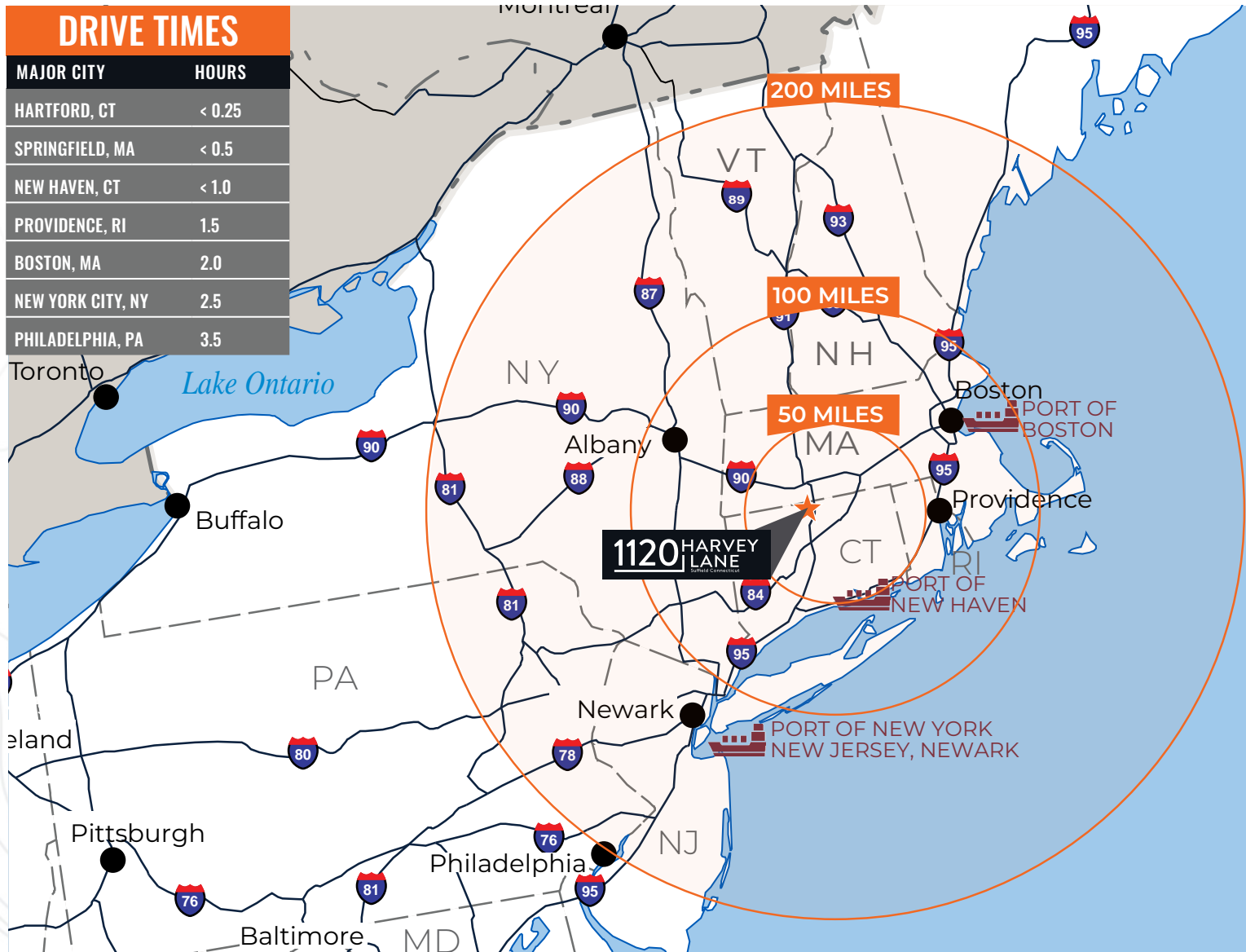
 **10,193**  
BLUE COLLAR WORKERS

15 MILES

 **26,965**  
BLUE COLLAR WORKERS

## DRIVE TIMES

MAJOR CITY	HOURS
HARTFORD, CT	< 0.25
SPRINGFIELD, MA	< 0.5
NEW HAVEN, CT	< 1.0
PROVIDENCE, RI	1.5
BOSTON, MA	2.0
NEW YORK CITY, NY	2.5
PHILADELPHIA, PA	3.5





# Thank You

**1120 HARVEY LANE**  
Suffield Connecticut



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