



**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<br>(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<br>Electric: Eversource<br>Gas: Connecticut Natural Gas | Water/Sewer: MDC<br>Electric: Eversource<br>Gas: Connecticut Natural Gas | Water/Sewer: MDC<br>Electric: Eversource<br>Gas: Connecticut Natural Gas | Water/Sewer: MDC<br>Electric: Eversource<br>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

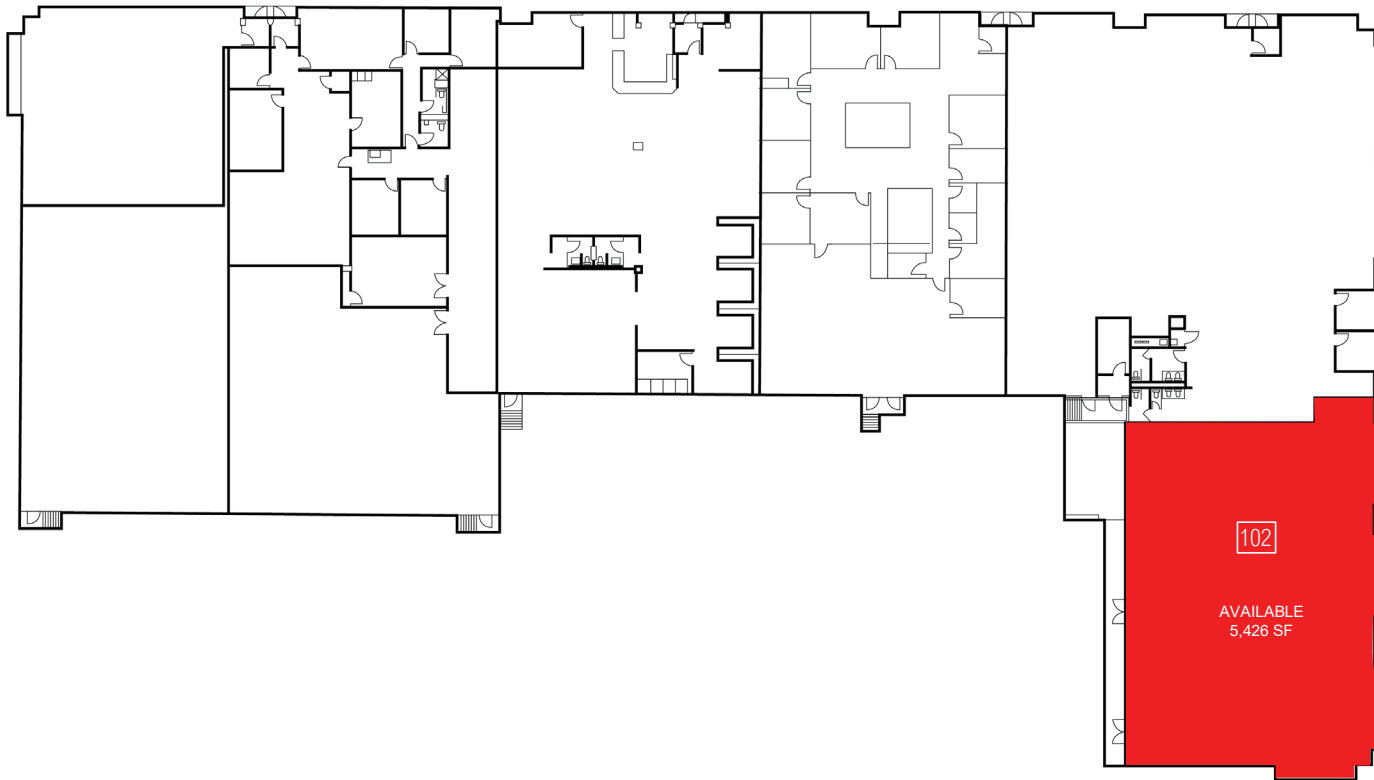


**SITE PLAN**

# INWOOD BUSINESS PARK

## ROCKY HILL, CONNECTICUT

**50 Inwood Road**  
Suite 102 – 5,426 SF



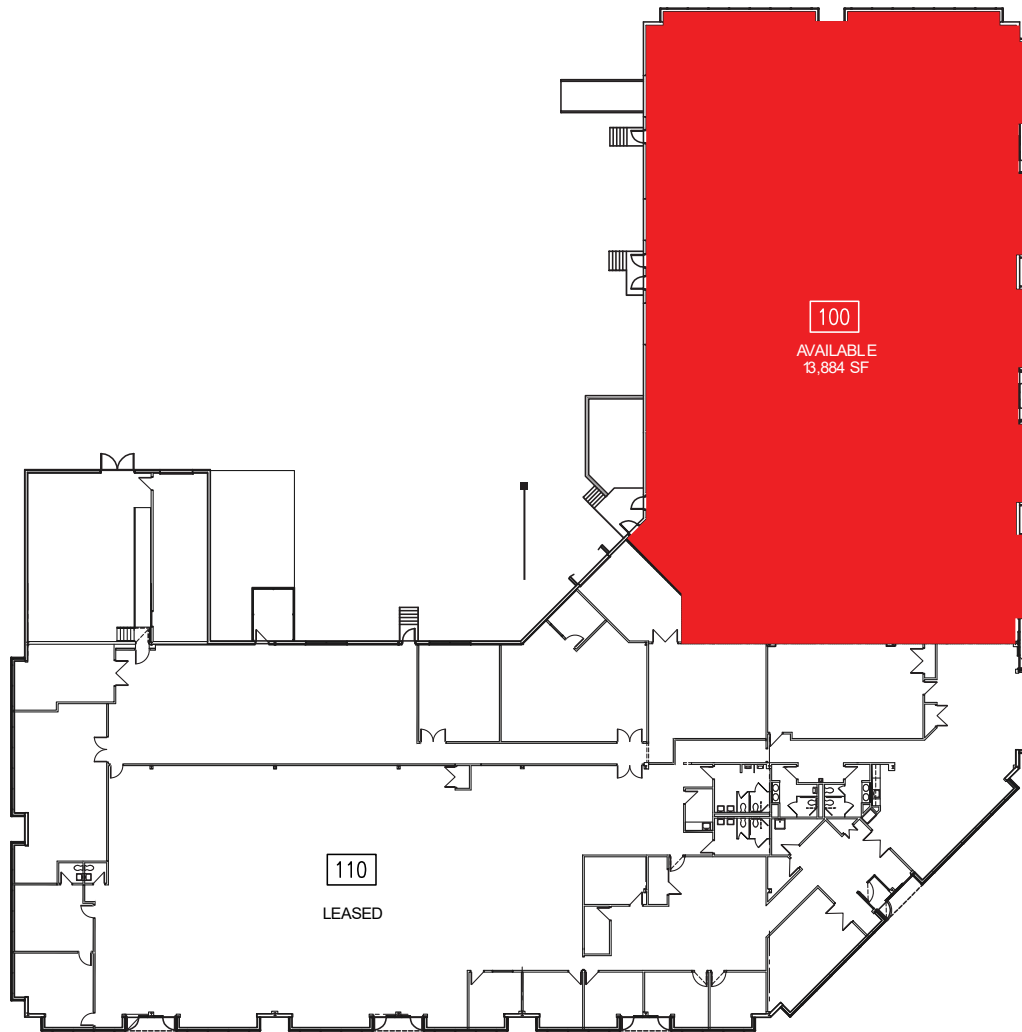
**FLOOR PLAN**

# INWOOD BUSINESS PARK

## ROCKY HILL, CONNECTICUT

**65 Inwood Road**

Suite 100 – 13,884 SF

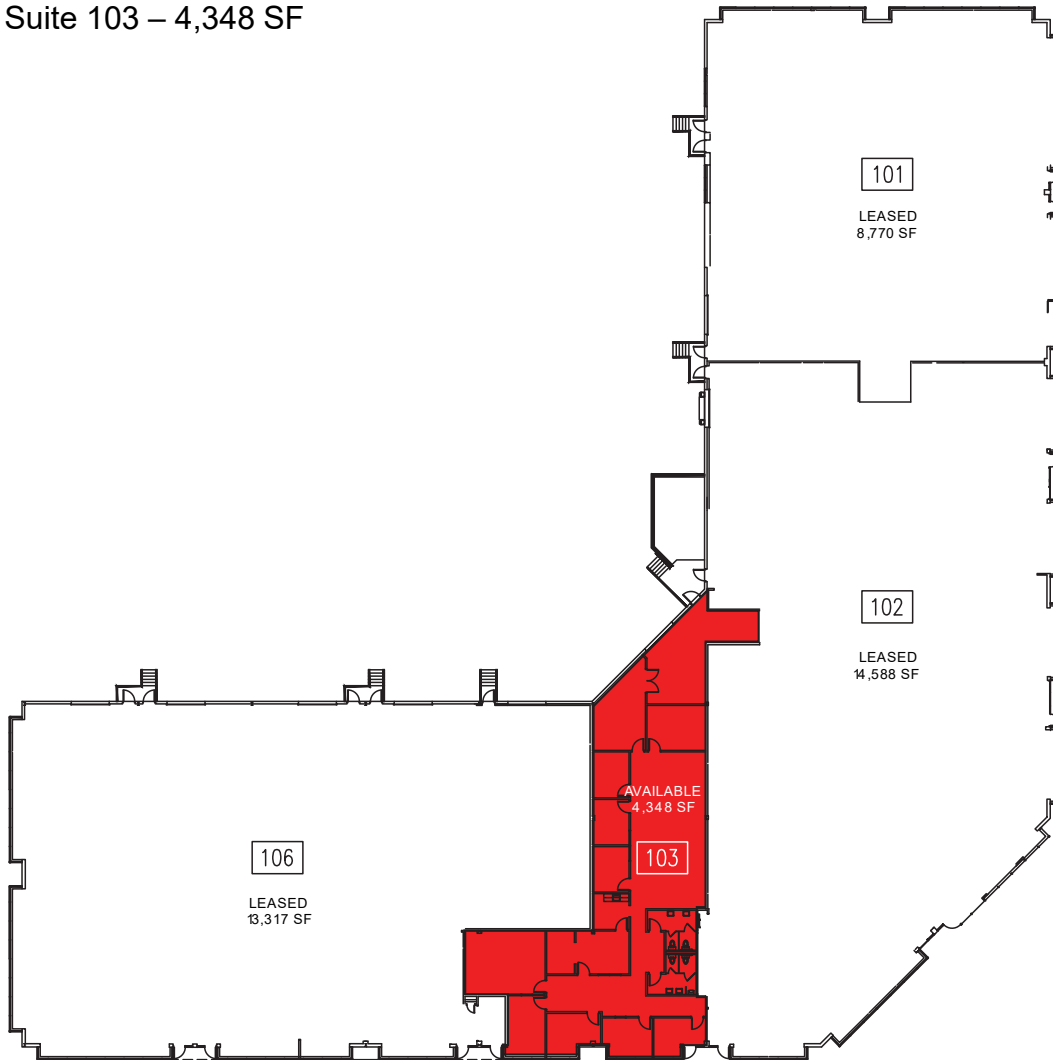


**FLOOR PLAN**

# INWOOD BUSINESS PARK

## ROCKY HILL, CONNECTICUT

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



**FLOOR PLAN**

# INWOOD BUSINESS PARK

## ROCKY HILL, CONNECTICUT

### PHOTOS

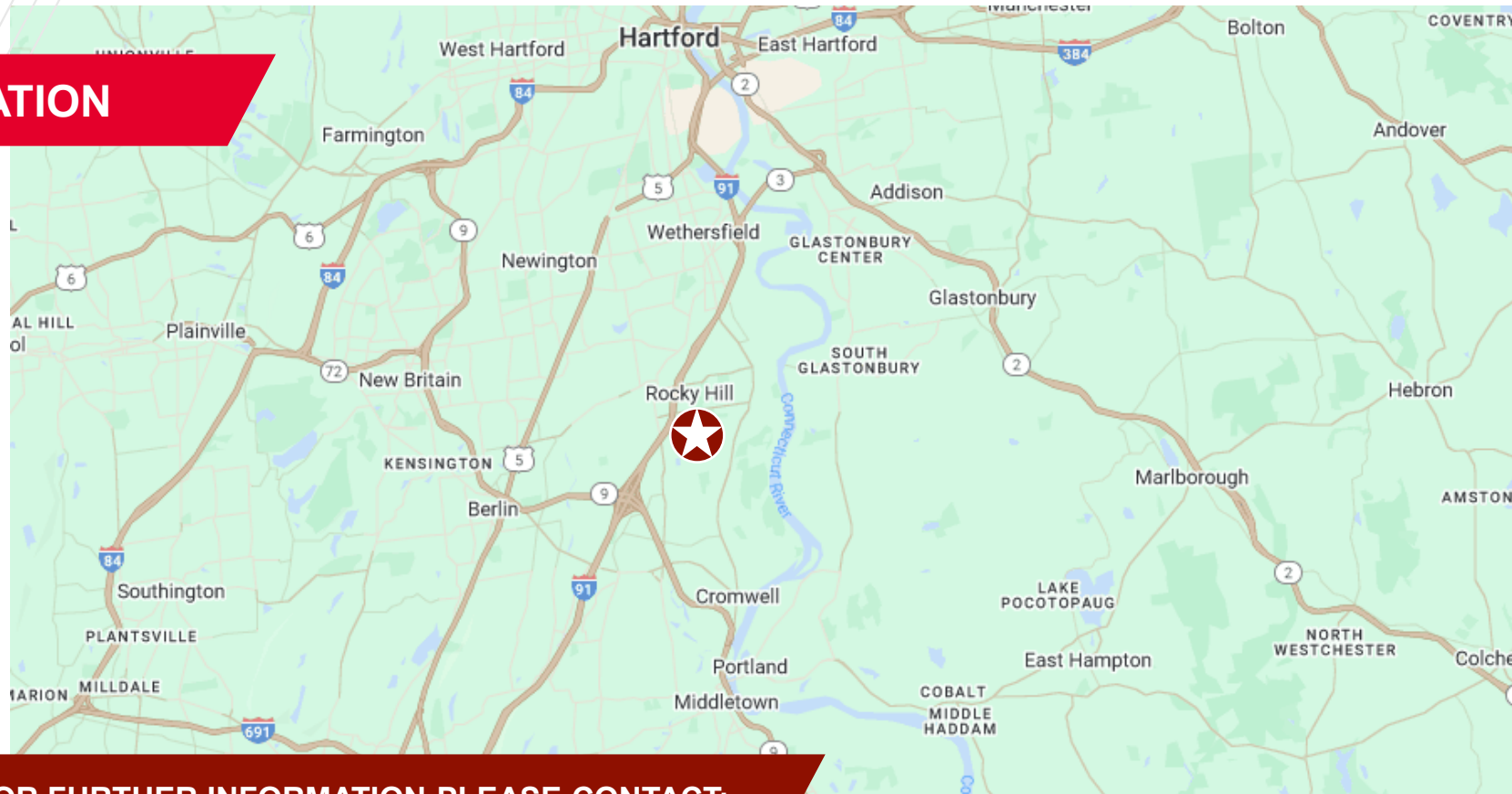




# INWOOD BUSINESS PARK

## ROCKY HILL, CONNECTICUT

### LOCATION



**FOR FURTHER INFORMATION PLEASE CONTACT:**

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