



PROJECT APOLLO

Two Next-Generation Automated Cold Chain Facilities

Apollo North
PLAINVILLE (HARTFORD), CT

Apollo South
MOUNTVILLE (LANCASTER), PA

FOR SALE

CBRE



APOLLO NORTH



APOLLO SOUTH

*Property boundaries outlined are approximate.

The Opportunity

The Project Apollo assets present a rare opportunity to acquire two state-of-the-art, fully automated frozen fulfillment facilities with case-level automation. Delivered between 2022 and 2023 for a major grocery retailer's supply chain network, the facilities boast 10.5 MW of power each through utility service and onsite fuel cell generation for efficiency. The ±329,199 SF Plainville (Hartford), CT facility ("Apollo North") and the ±280,859 SF Mountville (Lancaster), PA facility ("Apollo South") are both strategically positioned within the Northeast and Mid-Atlantic distribution corridors. These next generation cold chain facilities can be acquired together or separately and are available as vacant, providing immediate occupancy for owner-users, operators, or investors seeking highly specialized cold logistics infrastructure.

Both facilities feature state-of-the-art CO₂ cascade refrigeration with integrated case-picking and pallet-handling automation. Together, the assets provide a multi-year competitive advantage versus new development by eliminating the time, risk, and capital associated with permitting, utility procurement, design, construction, and commissioning required to replicate these specialized facilities, offering an opportunity to acquire them at a discount to replacement cost.

The assets provide buyers immediate access to two of the most strategically important food distribution markets in the United States. The CT facility serves Southern New England and the Northeast consumer base from Connecticut's I-84 corridor, while the PA facility anchors Mid-Atlantic distribution from Pennsylvania's highly sought-after Lancaster/Harrisburg logistics region.

Portfolio Snapshot



Rare Opportunity to Acquire Two Fully Automated Cold Chain Facilities



Installed Automation Infrastructure



Significant In-Place Power Capacity (~10.5 MW per facility)



Modern 2022-2023 Construction



135' Rack-Supported ASRS Configuration



Strategic Northeast and Mid-Atlantic Network Coverage



Delivered Vacant for Immediate Occupancy



Significant Discount To Replacement Cost



Institutional-Quality Construction and Refrigeration Systems



Portfolio or Individual Asset Acquisition Opportunity



APOLLO NORTH



APOLLO SOUTH

Asset Profile

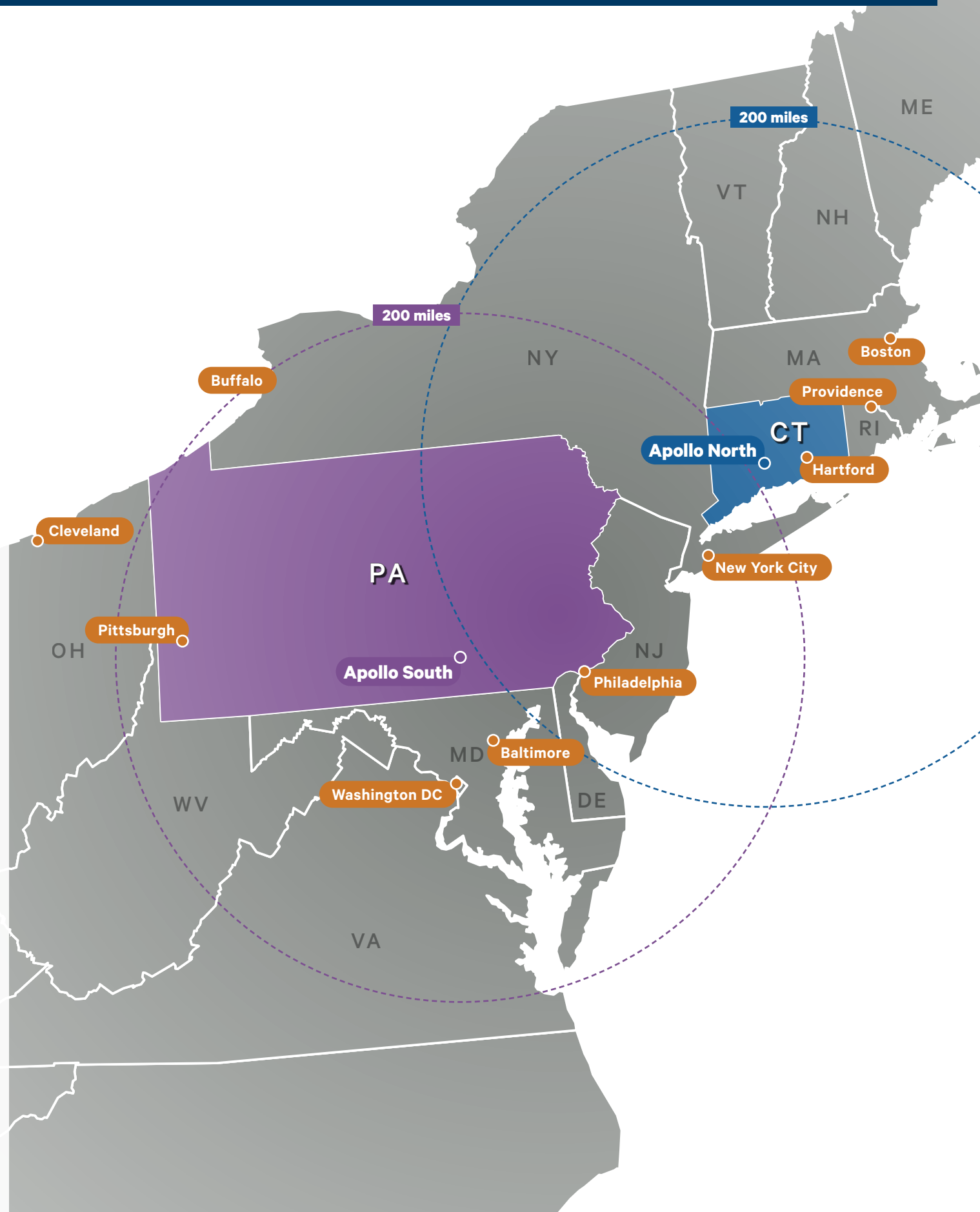


APOLLO NORTH



APOLLO SOUTH

ADDRESS	24 Northwest Dr. Plainville, CT	3800 Hempland Rd. Mountville, PA
COUNTY	Hartford County	Lancaster County
MARKET POSITION	Southern New England Distribution Hub	Mid-Atlantic Distribution Hub
SIZE	±329,199 SF (Phase 2 expansion nearing completion)	±280,859 SF
CLEAR HEIGHT	135'	135'
YEAR BUILT	2022-2023	2022-2023
BUILDING CONFIGURATION/ AUTOMATION	Rack-supported, fully automated high-bay facility (ASRS)	Rack-supported, fully automated high-bay facility (ASRS)
REFRIGERATION	CO ₂ cascade refrigeration (-10°F and -20°F temp zones)	CO ₂ cascade refrigeration (-10°F and -20°F temp zones)
POWER	8.5 MW utility + 2.0 MW fuel cell	10.5 MW
OCCUPANCY	Vacant / Wind Down Complete	Available Q1 2027



APOLLO NORTH

APOLLO SOUTH

Portfolio or Individual Asset Acquisition Opportunity

The Project Apollo facilities can be sold together or separately.

Rare Opportunity to Acquire New, Fully Automated Cold Chain Facilities

Delivered between 2022 and 2023 for a major grocery retailer's network, the facilities represent a completely unique opportunity in North America to acquire newly constructed, large-scale automated cold chain assets with ready-to-operate automation in place. Both facilities run a CO₂ cascade refrigeration system with a -10°F primary ASRS and a -20°F deep-freeze zone, with an automated mixed-pallet building with the infrastructure for bagged ice manufacturing (actual ice building equipment availability to be discussed). The automation was designed to receive pallets, disassemble to cases, buffer and sequence, and rebuild mixed store-ready pallets.

Purpose-Built for Modern Automated Fulfillment

As cold chain operators continue investing in automation, the sophisticated Project Apollo facilities require significantly less capital and execution risk for an operator than new construction. The facilities were designed specifically to support evolving grocery and food distribution requirements, including:

- High-density frozen storage
- Case-level order fulfillment
- Store-ready pallet construction
- Reduced labor dependence
- Improved throughput efficiency
- Enhanced inventory accuracy
- Automation-driven operating models

Discount to Replacement Cost

The Project Apollo assets offer a substantial discount to the estimated cost to replicate the assets today. Replacement cost would be in the hundreds of millions when considering land acquisition, specialized building components, refrigeration infrastructure, automation systems, utility installations, and development carry costs.

Major Building Infrastructure Cost Components Include:

- Rack-supported 135-foot high-bay structure
- Fully insulated freezer envelope and CO₂ cascade refrigeration systems
- Pallet ASRS infrastructure
- Case handling and buffer systems
- Specialized automation controls and software
- Utility infrastructure and fuel cells



APOLLO NORTH

APOLLO SOUTH



Speed to Market: Immediate Occupancy Versus Multi-Year Development Timeline

Recreating these facilities would require multiple years of design, entitlement, utility procurement, construction, automation integration, and commissioning, navigating uncertainty of approvals for height and ability to achieve power.

Significant Power in Place (± 10.5 MW per facility) - A Multi-Year Speed-to-Market Advantage in a Tight Power Interconnection Environment

Power can be one of the most binding constraints on new construction of automated facilities. In today's constrained utility environment, obtaining comparable power levels can require multiple years of utility coordination and infrastructure investment. New interconnection requests in most markets have multi-year queues. The in-place 10.5 MW for each facility is approximately a three-year head start against a competing site being developed from the ground up.

The CT facility (Apollo North) has 8.5 MW from the utility plus a 2.0 MW Bloom Energy solid oxide fuel cell installation on natural gas. The fuel cells act as a baseload and inrush buffer for the automation's simultaneous startup draw.

The PA facility (Apollo South) benefits from being within the PJM Interconnection utility grid footprint where wholesale electric prices tend to be lower and more stable compared to other parts of the region.

Rare Approval of 135' Clear Height

135-foot clear height industrial buildings face extraordinary local opposition in virtually every Northeast and Mid-Atlantic jurisdiction. At that height, a building triggers FAA review, requires special use permits or variances in most municipalities, and can face community and planning board resistance. In Connecticut and Pennsylvania specifically, the approval process for a 135-foot industrial building can be a multi-year entitlement process with no guaranteed outcome.

Multiple Use Case Scenarios and Investment Exit Strategies

While originally developed for automated grocery retail fulfillment, the facilities present opportunities for occupiers across multiple categories that want to leverage best-in-class frozen infrastructure and automation that would otherwise take years and hundreds of millions of dollars to replicate. Potential occupiers may include grocery retailers, wholesale grocers, food manufacturers, foodservice distributors, 3PL operators, or e-commerce platforms, whether ambient or temperature-controlled.

Strategic Northeast and Mid-Atlantic Network Coverage

The Project Apollo facilities provide immediate access to two of the country's most important food distribution corridors, serving the East Coast's dense markets, with strong access to major food suppliers.

Apollo North

Plainville (Hartford), CT Location

Located along Connecticut's I-84 Corridor, the facility serves 15+ million consumers within two hours and connects key New England and Northeast markets.

Drive Times:

- New Haven and Coastal Connecticut: ± 45 minutes
- Providence: ± 1.25 hours
- Boston metro: ± 1.75 hours
- New York metro: ± 2 hours

Apollo South

Mountville (Lancaster), PA Location

Mountville sits in Lancaster County, a major food manufacturing, dairy, and protein hub, offering strategic access to key Mid-Atlantic markets and about 40% of the U.S. population within a one-day drive.

Drive Times:

- Harrisburg–York–Lancaster: immediate
- Philadelphia: ± 1.25 hours
- Baltimore: ± 1.25 hours
- Washington DC: ± 2 hours
- New York metro: ± 2.75 hours



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