



Accelerating success.

±59.51 DEVELOPMENT SITE

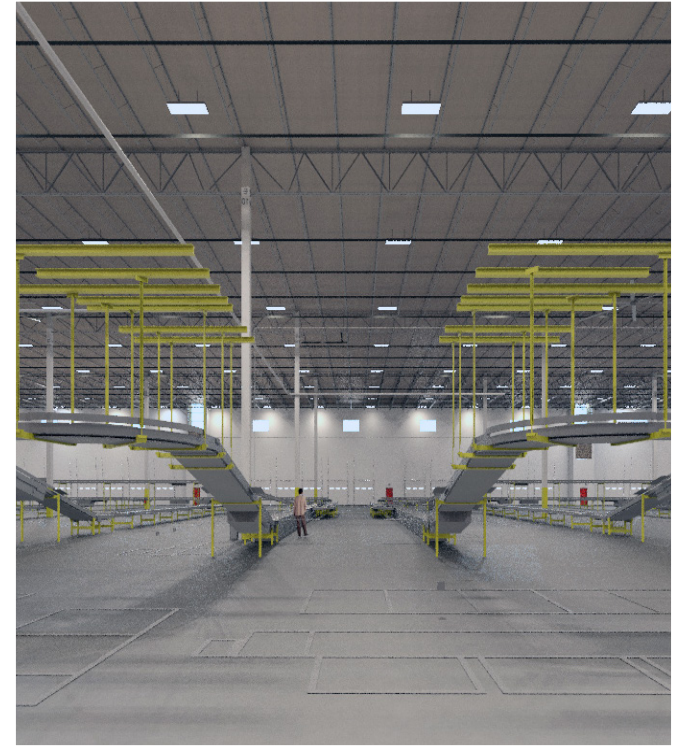
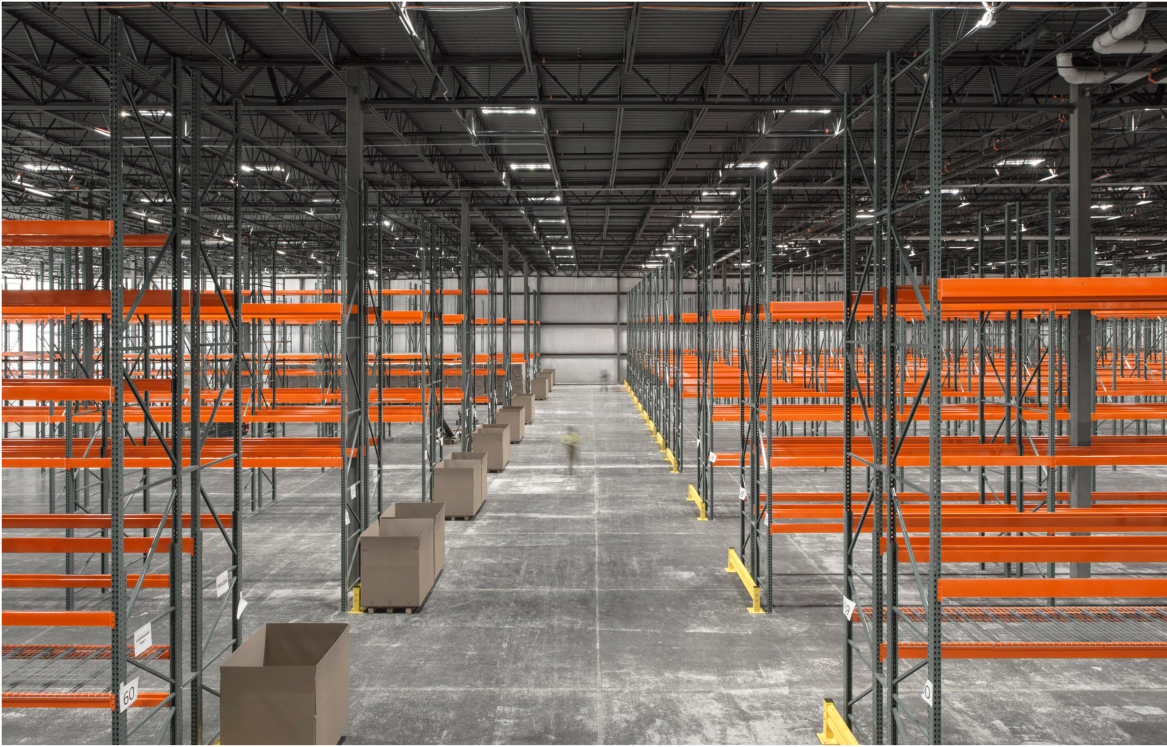
Approved for ±283,800 sf warehouse

99 Smoron Road
Southington, CT 06489



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Summary

The proposed development will include removal of the farm buildings and the construction of an industrial warehouse with a footprint of approximately 283,800 square feet, new pavements, and utilities. Access will be from Smoron Drive, which connects to Spring Street.

The proposed building is anticipated to be a single-story, masonry and steel-framed structure with a ground-supported floor slab and no basement or crawl space.

Three retaining walls are planned: approximately 630 feet long and up to 14 feet high at the southern corner of the site; 500 feet long and up to 12 feet high on the northeastern side; and 220 feet long and up to 10 feet high along a portion of the access road on the northern side.

Stormwater management basins are planned at the northern and western corners of the site.

Allowable Uses in I-2 Zone

1. Manufacturing:

General manufacturing, including light and heavy industrial activities.

2. Warehousing and Distribution:

Storage facilities for goods and materials.
Distribution centers for shipping and receiving.

3. Research and Development Facilities:

Facilities focused on the development of new products or technologies.

4. Assembly and Fabrication:

Assembly of products from previously prepared materials.

5. Office Uses:

Offices that are accessory to the primary industrial use.

6. Service Uses:

Various service businesses that support industrial activities.

7. Wholesale Trade:

Businesses engaged in the wholesale distribution of goods.

8. Accessory Uses:

Activities that are incidental and subordinate to the main industrial use, such as parking and utilities.

9. Outdoor Storage:

Designated areas for the outdoor storage of materials related to industrial activities, subject to specific regulations.

Special Permit Uses:

Certain uses may require a special permit or additional approvals from the Planning and Zoning Commission. This could include more intense industrial uses or developments that do not fit neatly within the standard categories.

Summary of Approvals

1. Earth Filling and Grading Approval (EE #145)

- Approval Date: August 23, 2023
- Details: Approved to import/export over 10,000 cubic yards of material for proposed industrial development.
- Expiration: This approval is valid for two years, expiring on August 23, 2025

2. Site Plan Approval (SPR #1869)

- Approval Date: August 23, 2023
- Details: Approved to construct a 283,800 square foot industrial development, including loading docks, trailer parking, and employee parking.
- Expiration: This approval is valid for five years, expiring on August 23, 2028. A five-year extension can be requested prior to expiration if the work has not been completed.

3. Special Permit Approval (SPU #683)

- Approval Date: August 23, 2023
- Details: Approved for the construction of a 283,800 square foot industrial building on a parcel over 4 acres.
- Expiration: The special use must be put into effect within one year of the approval, or it becomes null and void. A single one-year extension can be requested before the first anniversary.

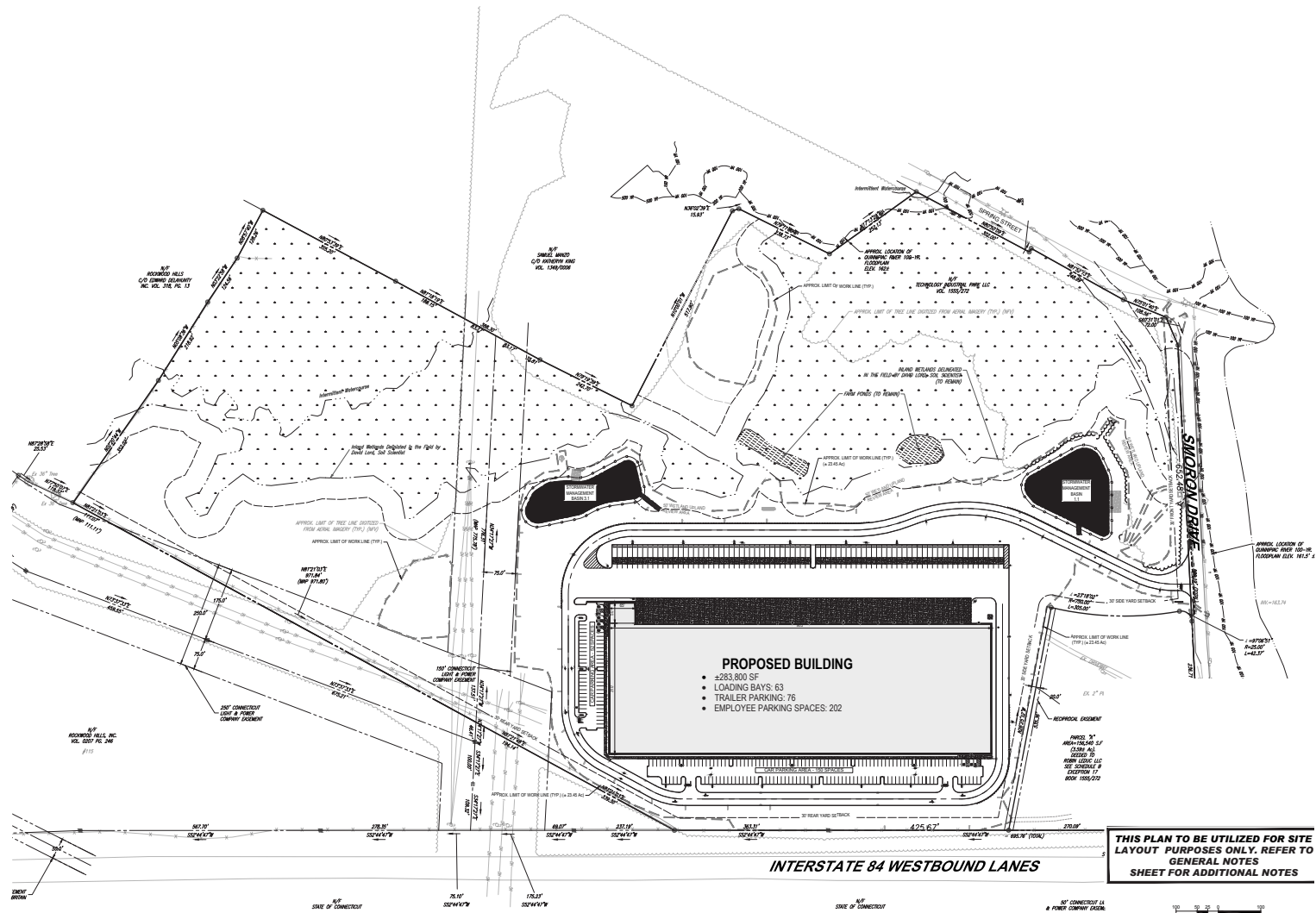
Important Notes

- All approvals are contingent upon submitting revised plans for signature and setting any required bonds prior to starting work.
- Building and zoning permits, along with a preconstruction meeting, will also be necessary for the site development.

Enterprise Zone Benefits

Southington is a designated enterprise zone under the Connecticut Department of Economic and Community Development (DECD). It was designated under the "plant closure" criteria (i.e., a municipality suffering a major job loss) rather than the standard poverty/unemployment thresholds. Some of the key benefits for businesses and property in the enterprise zone include:

1. A five-year, 80% property tax exemption for manufacturers acquiring or improving facilities and machinery/equipment within the zone.
2. A ten-year corporate business tax credit (25% generally, up to 50% for meeting resident employment criteria) for improvements in the zone.
3. For commercial or residential real property improvements (that don't qualify under the manufacturing clause), there is a seven-year property tax exemption: 100% for first two years, then declining (50%, then 10% etc).
4. Locally, Southington's ordinance (§ 375-5) shows that real property in the zone, when improved, can have its assessment increases deferred for up to seven years according to a schedule (100% first two years, then 50%, 40%, 30%, 20%, 10% in successive years).



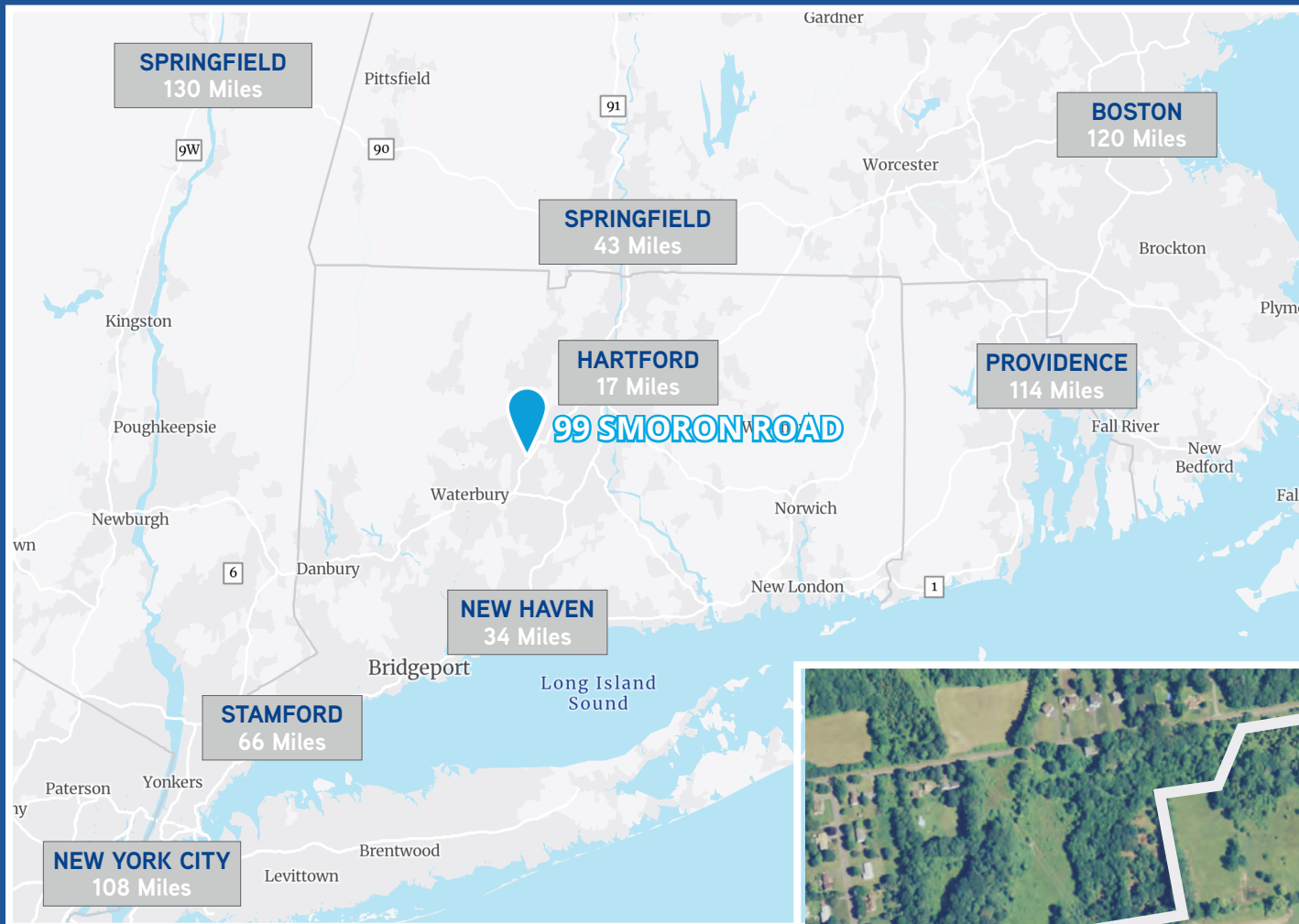


Warehouse highlights

Location	99 Smoron Road, Southington, CT 06489	Dock doors	63 dock doors
Building size	±283,800 sf	Drive-in doors	4 drive in doors (14'x16')
Lot size	±59.51 acres	Roof	5 mil mechanically fastened TPO
Zoning	I-2	Fire protection	ESFR
Use	Light manufacturing / warehouse	Sprinklers	Wet system
Construction	Class A tilt-wall	Power	277/480v 3 phase; 4,000 amps
Building depth	310'	Delivery	Shell complete
Clear height	Up to 65'	Column spacing	50'x50'
Parking	76 trailer spaces 202 employee parking		
Enterprise Zone	Yes		



Location



Close to several urban centers: Springfield, Hartford, and New Haven within an hour and Boston and New York within 2 – 2 1/2 hrs.

Off I-84 and nearby transportation center in Southington with passenger and freight rail and deep water port for shipping. Two international airports within 100 miles and a smaller regional airport nearby New Haven.

Interstate 84 serves as the east/west corridor in the region. Interstate 91 intersects the region and serves as north/south corridor in the region.





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