



Accelerating success.

Industrial warehouse

Build to suit opportunity

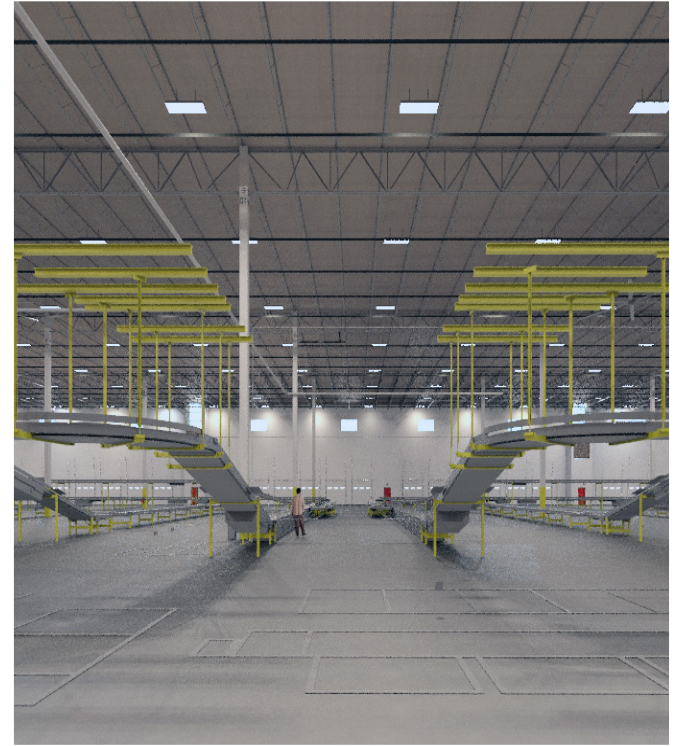
±200,000 sf for lease

111 Spring Street
Southington, CT 06489



David Richard
860 616 4026
david.richard@colliers.com

Nicholas Morizio, CRE, SIOR
860 616 4022
nicholas.morizio@colliers.com



Highlights

- New construction
- Sub-divide to 50,000 sf
- Immediate I-84 access



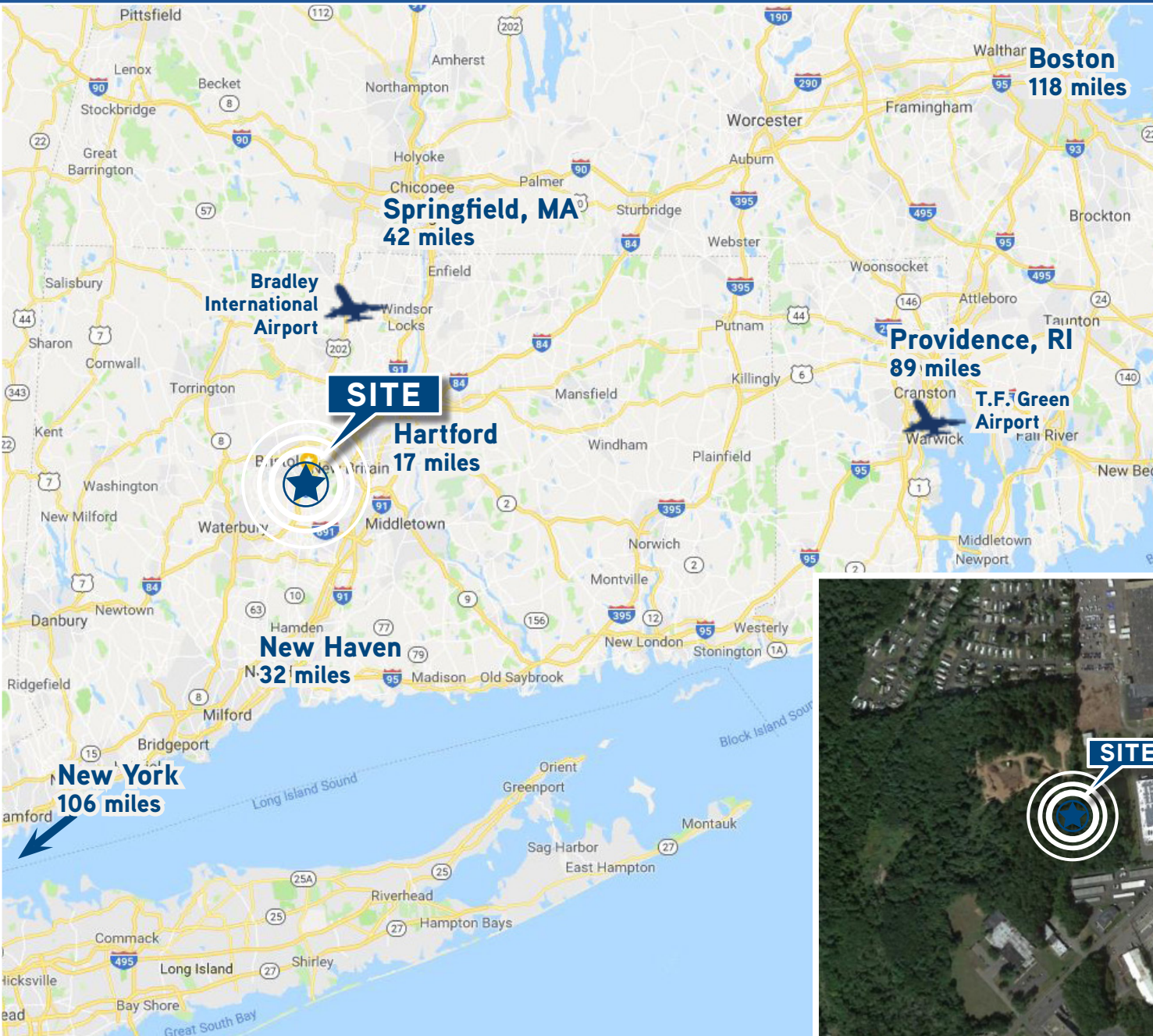


Warehouse highlights

Location	111 Spring Street, Southington, CT	Dock doors	40 dock doors
Building size	±200,000 sf	Drive-in doors	4 drive in doors (14'x16')
Type	Cross dock warehouse	Roof	5 mil mechanically fastened TPO
Lot size	±37 acres	Fire protection	ESFR
Zoning	I-1	Sprinklers	Wet system
Use	Light manufacturing / warehouse	Power	277/480v 3 phase; 2,000 amps
Construction	Class A tilt-wall	Delivery	Shell complete
Building depth	300'	Clear height	32'
Parking	40 dock spaces 90 trailer spaces (1 space/employee + 1 space/fleet vehicle)		
Column spacing	50'x50'		



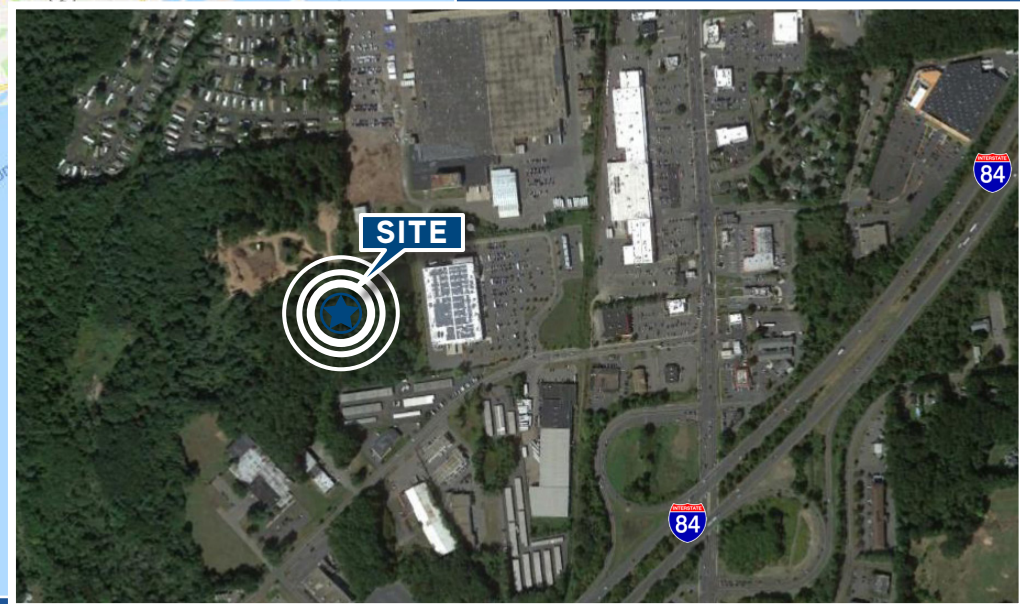
Location



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

Exit 32 off I-84. Two international airports within 90 miles and a smaller regional airport nearby in New Haven.

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





864 Wethersfield Avenue
Hartford, CT 06114
860 249 6521 Main
colliers.com/hartford

Contact:

David Richard

860 616 4026
david.richard@colliers.com

Nicholas Morizio, CRE, SIOR

860 616 4022
nicholas.morizio@colliers.com

This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). ©2021. All rights reserved.