

Building 1280 Blue Hills Avenue

Property Description:	a 100,657 RSF single Story "Flex" building
Property Location:	Bloomfield, CT
Access	Easy access from Exit 37 off I-91
Current Tenants:	Coherent-Deos, Inc & Netflix Inc.
Expansion Potential:	Possible
Uses:	Acceptable uses include manufacturing, office, warehouse and research & development
Parking	300+ spaces/expandable if needed
Construction:	Single-story with frame and masonry unit walls
HVAC:	Gas fired roof-top package units/bldg is fully air-conditioned
Clear Height:	14'
Water:	Town
Sewer:	Town
Power:	two 1,500 amp services
Loading Docks:	The available space comes with one drive-in door
Space Available:	25,301 RSF
Leasing Information:	Tim D'Addabbo Cushman and Wakefield (860) 249-0900 Barbara Green Winstanley Enterprises LLC (978) 287-5000