

Property Description

Property Name	239 West Service Road
Property Description	A 279,000 SF warehouse distribution property
Property Location	Hartford, CT (Northmeadows)
Access	Easy access from the Jennings Road Exit off I-91 North
Current Tenants	Vacant
Lot Size	16+ 10 acres for expansion
Expansion Potential	Up to 175,000 SF (see enclosed space plan)
Zoning	I-2
Uses	Acceptable uses include manufacturing, office, warehouse, retail, and distribution
Parking	500+ cars
Construction	Metal
HVAC	Package units and gas fired units in warehouse area
Clear Height	Column free space with 18' at lowest point on side walls and 24' in center of warehouse
Utilities	Water, sewer, natural gas, and electric (CL & P)
Visibility	Property sits on I-91 with outstanding visibility & access
Space Availability	230,000 SF of warehouse space & 40,000 SF of office space, will sub-divide
Leasing Information	Nick Morizio at Dow & Condon Colliers (860)-249-6521 or Adam Winstanley (978)-287-5000