

Building 75 -121 Brainard Road

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| Property Description: | Three single story buildings. 133,784 SF. |
| Year Built: | 1981 - renovated in 2002 and 2003 |
| Access: | Directly off I-91 and routes 5/15 in Hartford, CT |
| Property Location: | 75-121 Brainard Road, Hartford, CT |
| Current Tenants: | Golfers Warehouse, Restaurant Depot, Dal-tile and Autotote |
| Uses: | "Warehouse Retail" and light Industrial |
| Parking | 500+ spaces |
| Construction: | Concrete Block |
| HVAC: | Roof top gas fired package units |
| Clear Height: | 18' |
| Column Spacing: | 40' x 25' |
| Water: | City Water |
| Sewer: | City Sewer |
| Gas: | Natural Gas provided by Yankee Gas |
| Power: | 1680 amps of 208 volt power |
| Loading Docks: | 6 expandable loading docks at each building |
| Bldg Renovations: | Three fully renovated buildings, including new roofs, parking lots, exterior painting, site lighting, and other improvements. |
| Space Available: | 13,000 +/- SF includes loading docks |
| Leasing Information: | Tim D'Addabbo Cushman & Wakefield 860-249-0900 Adam Winstanley Winstanley Enterprises 978-287-5000 |