

Building Inwood Business Park

Property Description:	Four separate 40,000+ SF single story buildings located in a flex office park
Year Built:	
Property Location:	30, 50, 65 & 70 Inwood Road, Rocky Hill, CT
Access	Located at Exit 23 off I-91 in Rocky Hill, CT
Current Tenants:	
Expansion Potential:	30,000 SF plus additional parking
Uses:	Flex Office, Warehouse, Distribution, Research and Development, Light Manufacturing
Parking	Expandable 2.5/1,000 SF on site parking
Construction:	Structural steel framing, split face masonry block and insulated metal panels
HVAC:	Roof top packaged units in buildings 50,65 & 70,; Central plat in Buidling 30
Clear Height:	17'6" - 19'6"
Column Spacing:	30' x 30'
Water:	MDC (City Water)
Sewer:	MDC (City Sewer)
Gas:	CNG (CT Natural Gas)
Power:	3 phase , 4 wire 1600 amp, 120/208 volt service @ 50 & 70; upgraded electrical service at 30 & 65 Inwood . Electrical service by CL&P/Northeast Utilities
Loading Docks:	8 - 10 per building; drive-in dock at 30 Inwood
Bldg Renovations:	30 Inwood Road totally renovated in 1997 and re-designed in 2006 65 and 70 Inwood Road mnovated in 2005 and 2006
Space Available:	8,800 RSF
Leasing Information:	Bill Bronson CB Richard Ellis 860-525-9171