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165,000 SF Space For Lease in Distribution Facility With Numerous Renovations

35 Manning Road | Enfield, CT 06082

RECENT RENOVATIONS: 35 Manning was recently painted along the front of the building and in the entire interior of the building along with columns up to 6'. There are enlarged docks with new dock shelters, working levelers, dock locks and 1 grade overhead door. New lighting in the entire building will save tenants electric and maintenance costs. There is a new entrance and enhanced landscaping. The property has a new pylon sign.

FEATURES

- 235,000 SF distribution facility on 19.05 acres with 165,000 SF for lease
- Ideally located with easy access to I-91 and Route 5 and is only 15 minutes from Bradley International Airport
- 35' x 35' column spacing & 23' ceilings
- 23 loading docks & 1 drive-in overhead door
- 480 volts / 600 amps
- ESFR Sprinklers
- 1,500 SF air-conditioned office
- Rail on site, but not to building
- Excellent parking for cars and trailers

LEASE RATE:

$4.25 PSF NNN

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