

Enfield Distribution Center

35 MANNING ROAD, ENFIELD, CT 06082



NUMEROUS RENOVATIONS TO THE PROPERTY

35 Manning Road > Industrial Building

35 Manning Road is a 235,000 SF distribution facility on 19.05 acres in Enfield, CT. This property is ideally located with easy access to I-91 and Route 5 and is only 15 minutes from Bradley International Airport. It is leased to two long term tenants.

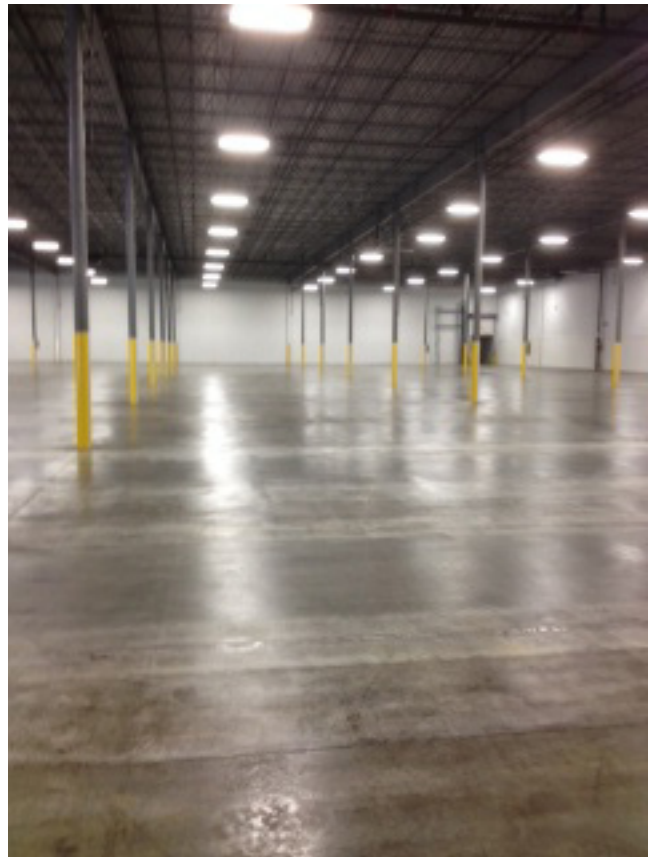
Building Amenities

- > 35' x 35' column spacing
- > 23' ceilings
- > 23 loading docks
- > 1 drive-in overhead door
- > 480 volts / 600 amps
- > 8% cap rate
- > ESFR Sprinklers
- > 1,500 SF air-conditioned office
- > Rail on site, but not to building
- > Excellent parking for cars and trailers
- > Sale Price: \$35.00/SF

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.

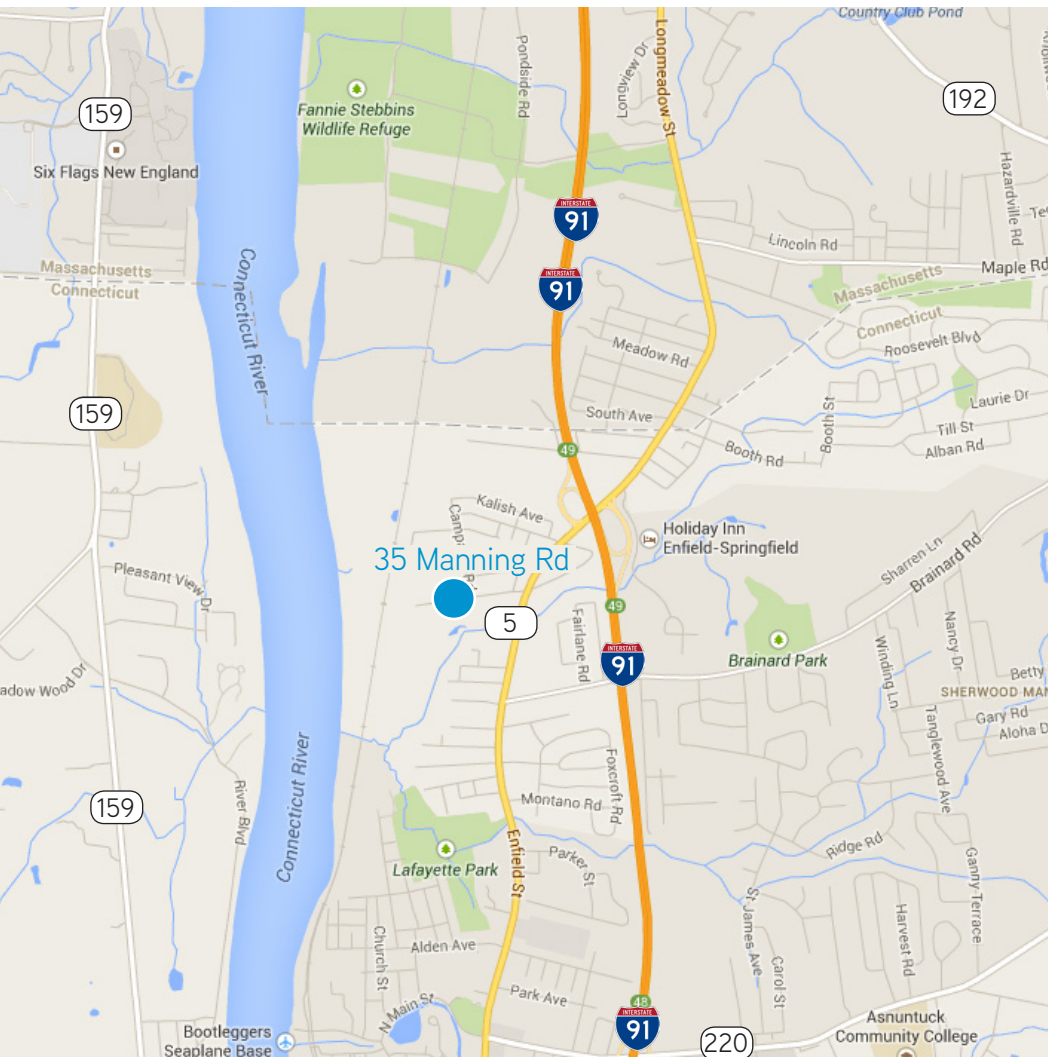
35 Manning Road > Property Photos



AVAILABLE > INDUSTRIAL BUILDING

35 Manning

ENFIELD, CT 06082



Contact Us

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