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Property Summary

Land For Sale

ADDRESS: Metro Park North
E/S King Street (Rt 5)
Enfield, CT 06082

Directions: I-91 Exit 45, east to Rt. 5, north on Rt. 5
approximately ½ mile to property.



SALE PRICE: \$3,750,000

BUILD-TO-SUIT: based on occupier building specs

SIZE/ZONING

Total Acreage: 120^{+/-} acres
Will Subdivide? Possible
Current Permitted I-1 & King St Design
Zoning: Overlay District
Potential Uses: Office, warehouse,
Distribution
Condition of Site: Level, partially wooded & partially
cleared
Building Coverage: 50%
Allowed Height: 32' (above 25' requires increase of
side/front yard of one foot)
Bradley Airport
Access: 8 miles

Highway Access: Very Good ^{+/-}0.5 miles from I-91 to
Metro Park entrance (Exit 45)
Restrictions/ Easements: Wetlands
Setbacks Front Side Rear (front 40' side 25')
Frontage Rt 5 100', 157' and 171'
Depth: 3,900' ^{+/-}
Max Building Area: Up to 500,000^{+/-} Distribution
Building plus additional optional
Site Plan Approval: In process
Rail On Site: No
Site Improvements: Utilities/Sidewalks/Road

UTILITIES

Sewer Public/Septic: Public; 21' trunk line
Water Public/Well: Public; Hazzardville Water Co.
Gas Natural/Propane: Yankee Gas
Electricity: Yes; in excess of 4MW,
3 phase, 4 wire
Fiber Optics: Yes; Frontier / Comcast
Top Elevation 140' (max) 90' (min)

TAXES

Assessment: \$932,730 (based on 133 acres)
Mill Rate/Year: 34.93/2017 (Fire District 1)
Real Estate Taxes: \$32,580.26

COMMENTS: Metro Park North is a master planned Business Park in one of the Springfield/Hartford/New Haven premiere locations. Locate your corporate headquarters, distribution/manufacturing hub, or class A offices at a site that looks east over rolling hills and a picturesque, rural countryside. The site is currently in site plan approval stages for construction of ^{+/-}500,000 SF distribution facility with all utilities serving a nearly level site only 1 minute from the interstate. Approximately ½ mile to full interchanges with I-91 (Exit 45 and 46) and 9 minutes from Bradley International Airport; Take advantage of Southern New England's Knowledge Corridor location.