

FOR SALE OR LEASE

EXCELLENT INDUSTRIAL REDEVELOPMENT OPPORTUNITY

300 EAST RIVER DRIVE, EAST HARTFORD, CT

±70,350 SF, SINGLE-STORY

6.58 ACRES

EXCELLENT LOCATION

IMMEDIATE HIGHWAY ACCESS



PROPERTY OVERVIEW

±70,350 SF SIGNATURE SINGLE-STORY BUILDING

CBRE is pleased to announce the availability of this ±70,350 SF signature building located at 300 East River Drive in East Hartford, Connecticut. Currently occupied by Red Thread Spaces (Steelcase), 300 East River Drive's single-story, flexible design and infrastructure makes it ideal for industrial/distribution, R&D and light manufacturing uses.

Situated along the Connecticut River just across from downtown Hartford, 300 East River Drive benefits from immediate access to Interstates 91 and 84, as well as Route 2. The building is available in its entirety, but may be subdivided to accommodate multiple tenants and features an on-site parking ratio of 2.5/1,000 SF, which may be expanded to up to 4.5/1,000 SF.

300 EAST RIVER DRIVE
IS A SIGNATURE,
BUILDING WITH AN
EXCELLENT LOCATION
AND INFRASTRUCTURE
THAT IS IDEALLY
SUITED FOR A
SINGLE-TENANT
INDUSTRIAL USE





BUILDING SPECIFICATIONS

SITE DETAILS

BUILDING SIZE: 70,350 SF
LOT SIZE: 6.58 Acres
YEAR BUILT/REN.: 1967/1998-1999
NO. OF STORIES: One (1)
ZONING: Business 4 (B-4) allows for a variety of uses including warehouse and light industrial
ACCESS: Accessible via Hartland Street on the north side of the lot. Driveway and access roads circle the building, providing access to a paved parking area and loading docks.

BUILDING SYSTEMS

HVAC SYSTEM: Gas-fired forced air heating and cooling in office/showroom area and suspended gas-fired heating units in the warehouse area. Building contains four (4) hot water heaters, two (2) gas-fired heaters, three (3) condensing units and two (2) boilers.
ELECTRIC: 800amp, 480/277volt; 600amp, 600volt
FIRE/LIFE SAFETY: ADT panel, smoke detectors with pull station
UTILITIES: Water & Sewer: Town of East Hartford
Gas: Connecticut Natural Gas
Electric: Eversource

CONSTRUCTION DETAILS

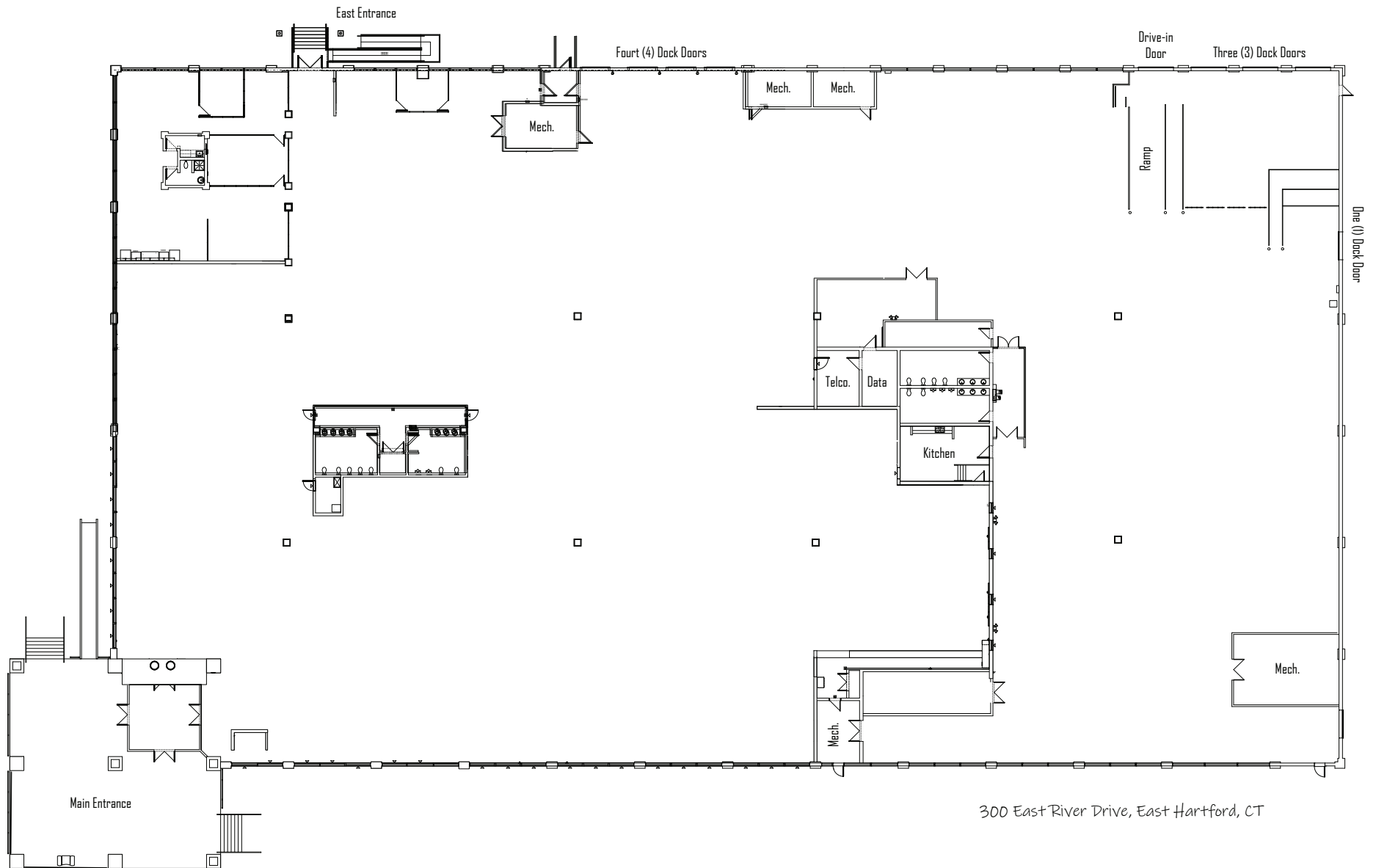
FOUNDATION: Poured concrete slab
CONSTRUCTION: Concrete with dryvit exterior walls
ROOF: Flat and gable style, fully adhered rubber membrane installed in 1998
CEILING HEIGHT: 17' clear warehouse
COLUMN SPACING: 49' x 32' and 39' x 32'
PARKING RATIO: 2.5/1,000 SF; which may be expanded by an additional 144 spaces for a 4.5/1,000 SF parking ratio
DOCK DOORS: Nine (9) docks
- Four (4) 14' dock height
- Four (4) 8' dock height
- One (1) 10' drive-in
TRUCK COURTS: South Wall: 75' Deep; East Wall: 105' Deep



ILLUSTRATIVE FLOORPLAN

SAMPLE ILLUSTRATIVE PLAN FOR INDUSTRIAL USE WITH 17' CLEAR CEILING HEIGHT

Existing buildout includes the former Red Thread office/showroom space and large warehouse/distribution space with a total of 9 loading docks.



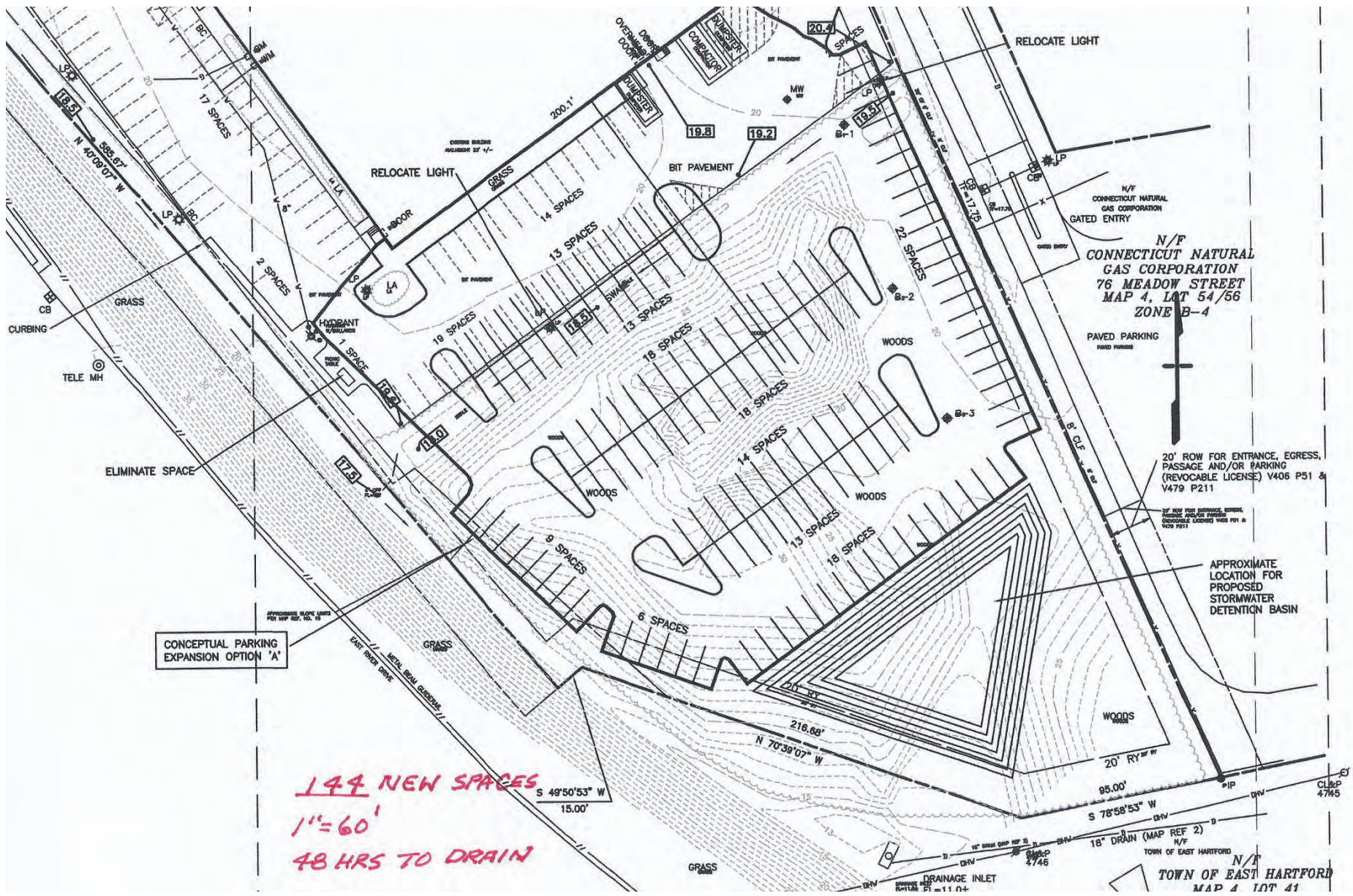
EXISTING SITEPLAN

±70,350 SF ON 6.58 ACRES



CONCEPTUAL PARKING PLAN

POTENTIAL EXPANSION BY ±144 SPACES FOR A 4.5/1,000 SF ON-SITE PARKING RATIO





HARTFORD CBD



300 EAST RIVER DRIVE

EAST HARTFORD, CONNECTICUT



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