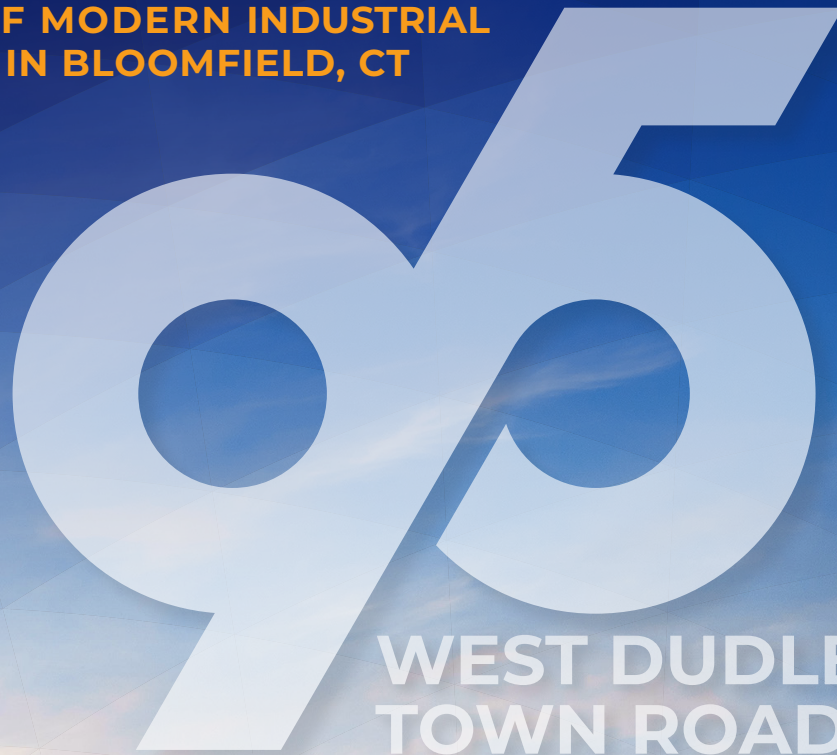


**56,640 SF MODERN INDUSTRIAL
FACILITY IN BLOOMFIELD, CT**



**WEST DUDLEY
TOWN ROAD**



NEWMARK

VISION
INDUSTRIAL

95

WEST DUDLEY TOWN ROAD

On behalf of Vision Real Estate Partners and Rialto, Newmark's Southern New England/Hudson Valley Industrial Team is pleased to bring to your attention 95 West Dudley Town Road located in Bloomfield, Connecticut.

The 56,640 SF modern distribution facility, which is a part of the Bloomfield Logistics Portfolio, will be delivered on July 1, 2022. The property features 2,400 SF of air-conditioned office space, clear ceiling heights up to 28', ESFR sprinklers, 8 dock and 2 drive-in doors, and concrete landing pads.

Situated within Bloomfield, CT's industrial area, the site is located close to major interstates including I-84, I-91, and I-291, and is at the center of Greater Hartford's logistics and distribution hub.

The property is located less than 8 miles to Bradley International Airport and is within close proximity to a number of hotels, restaurant amenities, and other industrial logistics users.



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PROPERTY SPECIFICATIONS

SIZE

56,640 SF

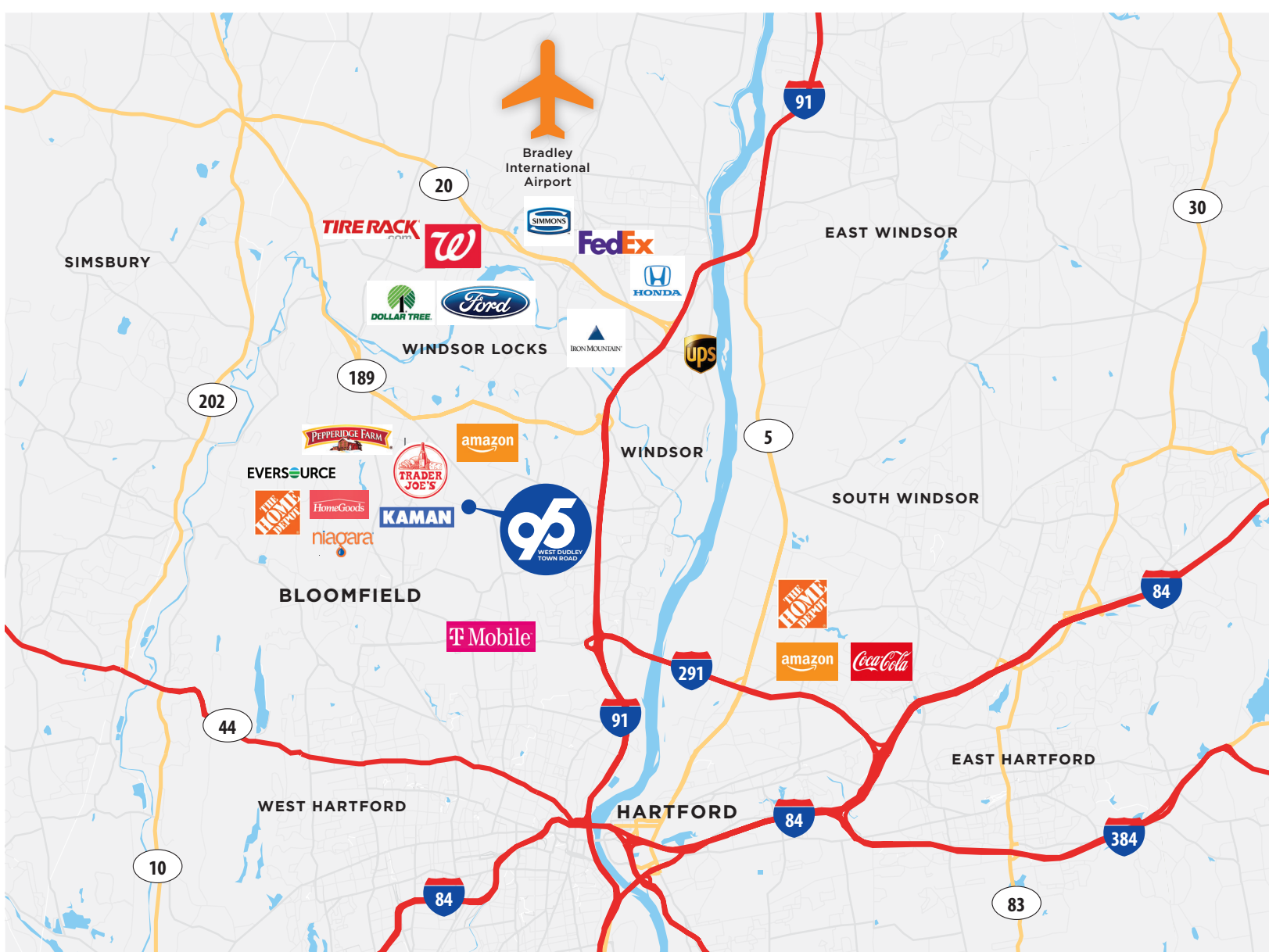
RENT

\$6.75 NNN

POSSESSION

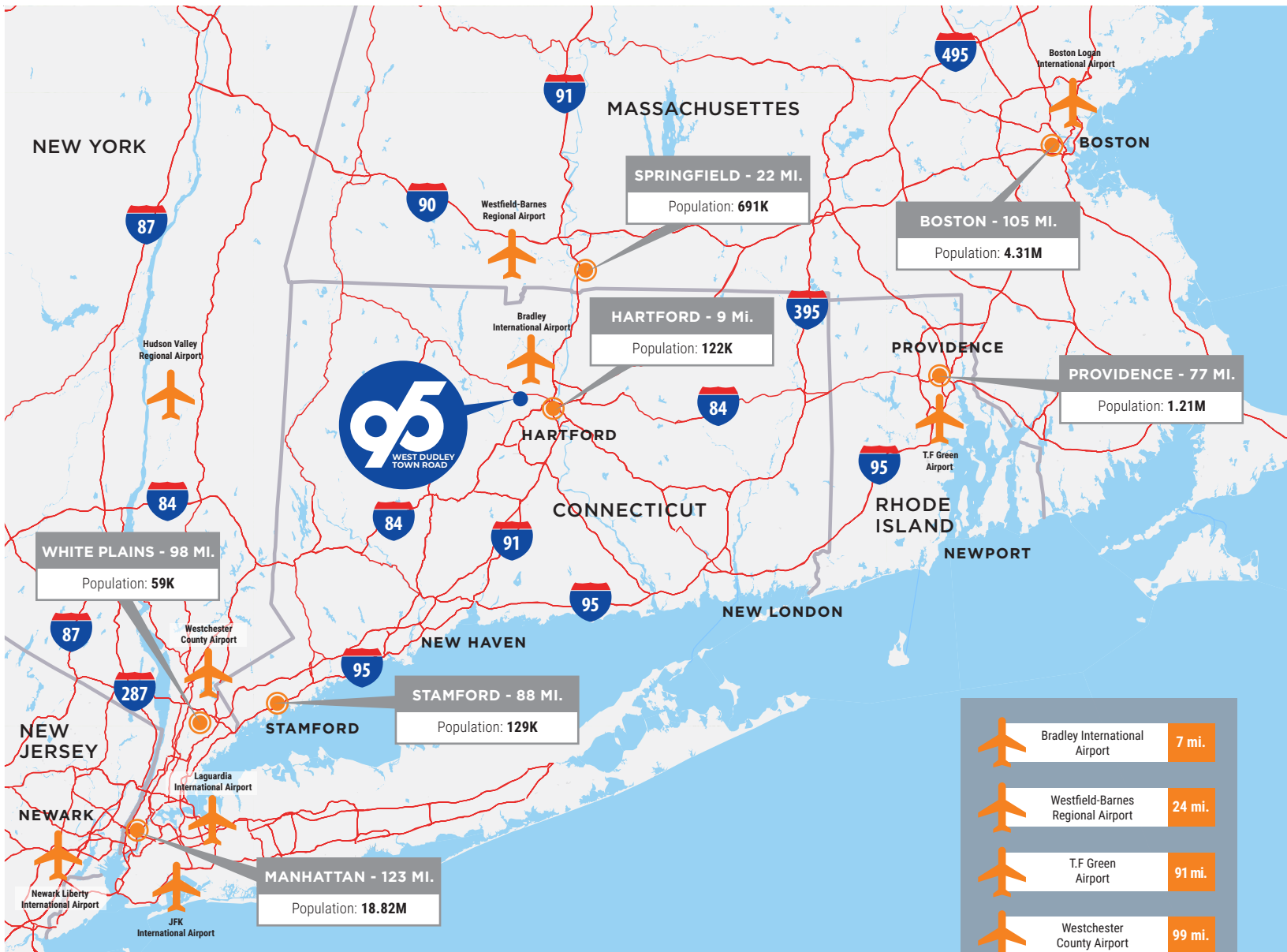
JULY 1, 2022

Year Built:	2006	Lighting:	To be upgraded to LED Wall mounted Halogen exterior lights
Available Size:	56,640 SF	Loading:	(8) 8' x 10' TG dock doors; 5 are equipped with load levelers, dock seals, locks, and lights. (1) 12' x 14' DI door; and (1) 8' x 10' DI door. Truck Court Depth: 120'
Lot Size:	7.2 acres	Gas:	CT Natural Gas
Office:	2,400 SF	Water:	City - MDC
Office Description:	2,400 SF of air-conditioned offices are situated in the southeast end of the building. The space consists of 1 general office area, 2 private offices, 1 rest room, and 1 break room. The finish consists of wall-to-wall carpeting, dropped acoustical ceiling tiles, and fluorescent lighting. A shipper's office and rest rooms are situated in the north end of the building.	Sewer:	Septic
Quality:	Excellent	Power:	Eversource - (1) pad mounted primary transformer located off the south wall; connected to main secondary switchgear rated at 1,200 Amp; 277/480 Volts; 3 Phase; 4 Wire.
Dimensions:	160' x 354'	Heat:	Gas fired Reznor ceiling suspended units
Ceilings:	Metal - steel truss	Air Conditioning:	Offices are equipped with A/C
Ceiling Heights:	25' 6"(Min) - 28' (Max)	Sprinklers:	ESFR coverage
Ceiling Comments:	East eave is at 28' clear; West eave is at 25' 6" clear.	Ventilation:	Ceiling mounted fans are situated throughout the warehouse.
Column Spacing:	40' x 40'	Miscellaneous:	Zoning is Industrial I-2
Columns:	Steel H	Parking:	70 cars; plus loading staging area
Roof:	Steel deck/Rubber membrane	Last Use:	Warehouse/Distribution
Floors:	Reinforced concrete	Operating Expenses:	\$2.63 PSF (Taxes - \$1.49 PSF, CAM - \$.87 PSF, Insurance - \$.27).
Walls:	Block & decorative b lock		



HARTFORD COUNTY'S PROVEN DISTRIBUTION MARKET

- Bloomfield sub-market is in the heart of Hartford's strong industrial market.
- Close proximity to Bradley International Airport, I-91, I-84, and I-291.
- Corporate neighbors include Amazon, Trader Joe's, Home Goods, Pepperidge Farm, Niagara Bottling, T-Mobile, Home Depot, FedEx, Walgreens, Ford, Honda, and Coca Cola.



	Bradley International Airport	7 mi.
	Westfield-Barnes Regional Airport	24 mi.
	T.F. Green Airport	91 mi.
	Westchester County Airport	99 mi.
	Hudson Valley Regional Airport	101 mi.
	Boston Logan International Airport	108 mi.
	Laguardia International Airport	119 mi.
	JFK International Airport	126 mi.
	Newark International Airport	137 mi.

BLOOMFIELD'S EXTENDED SERVICE AREA

DISTRIBUTION CAPABILITIES THROUGHOUT THE REGION

Nearly **23 million** people can be reached within 100 miles of 95 West Dudley Town Road, representing **38.4%** of the Northeastern United States' population.

Clear Ceiling
Height up to 28'

ESFR Sprinklers

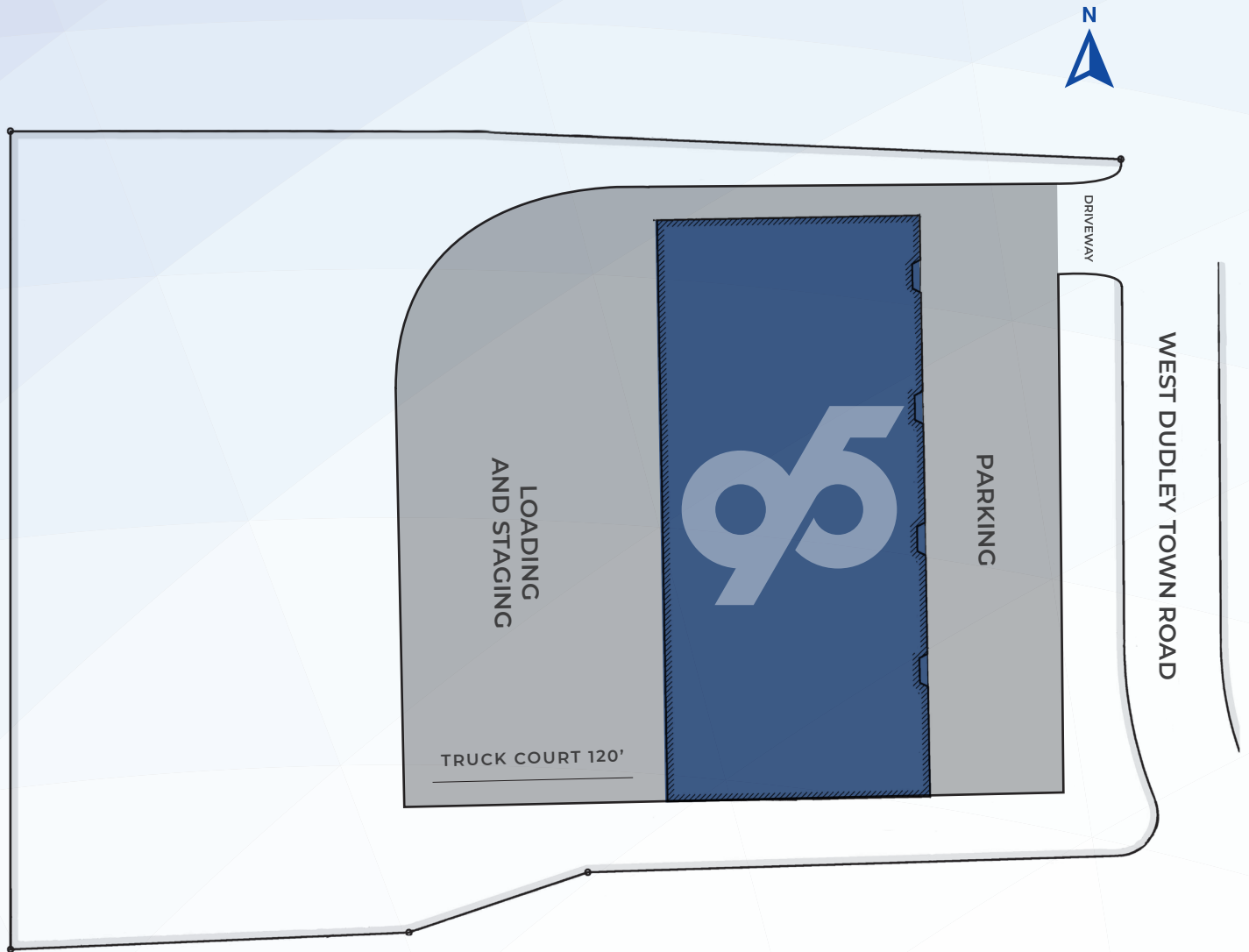
8 Dock Doors
2 Drive-In Doors



2021 Demographics Summary

DRIVING RANGE	TOTAL POPULATION	TOTAL HOUSEHOLDS	MEDIAN HOUSEHOLD INCOME	AVERAGE HOUSEHOLD INCOME
5 miles	95,958	35,664	\$75,029	\$102,502
10 miles	425,243	166,731	\$69,251	\$99,197
25 miles	1,724,738	673,962	\$70,925	\$96,627

SITE PLAN



EXCLUSIVELY OFFERED BY

VISION INDUSTRIAL

95 West Dudley Town Road is a part of the Bloomfield Logistics Portfolio, consisting of 550,000 SF over 18 buildings

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Mountain Lakes, NJ 07046**

NEWMARK

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FOR MORE INFORMATION

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