



# Metro Park North

HWY 5 AND CORPORATE ROAD  
ENFIELD, CT

FULLY PERMITTED, SHOVEL READY SITE AVAILABLE



Build-to-Suit  
Land Lease  
For Sale  
Fee Development



2026 or 2027  
Delivery



Building I - Up to  
500,225 SF (cross dock);  
Divisible to ±250,000 SF



Fully Approved Shovel  
Ready

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# PROPERTY DETAILS

## AND AREA INFORMATION



Total Site Size of  
±135 Acres



Alternative Site  
Plans Available



Largest Owner/Operator  
of warehouse space in  
New England including  
5 other warehouses in  
Enfield, CT



Unparalleled Access  
to I-91 Via 2 Exits  
(less than 0.5 miles)



Class A Distribution  
Building



Located Between  
Exit 45 & 46 on I-91



12 Minutes to  
Springfield and  
Hartford



Excellent Auto and  
Trailer Parking

### Property Information

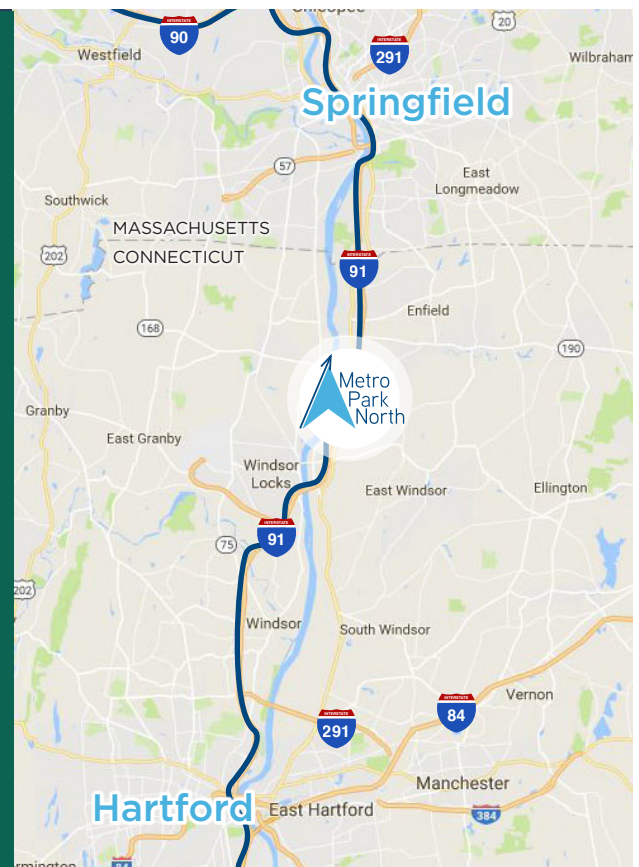
- Tilt-up new construction; Class A warehouse distribution building
- Excellent access with ample auto and trailer parking
- Cross dock approved

### Prime Location

- Located less than 0.5 miles to I-91
- 12 minutes to Springfield, 12 minutes to Hartford
- 9 minutes to Bradley International Airport
- 90 minutes to Boston, 2 hours to Metro NYC

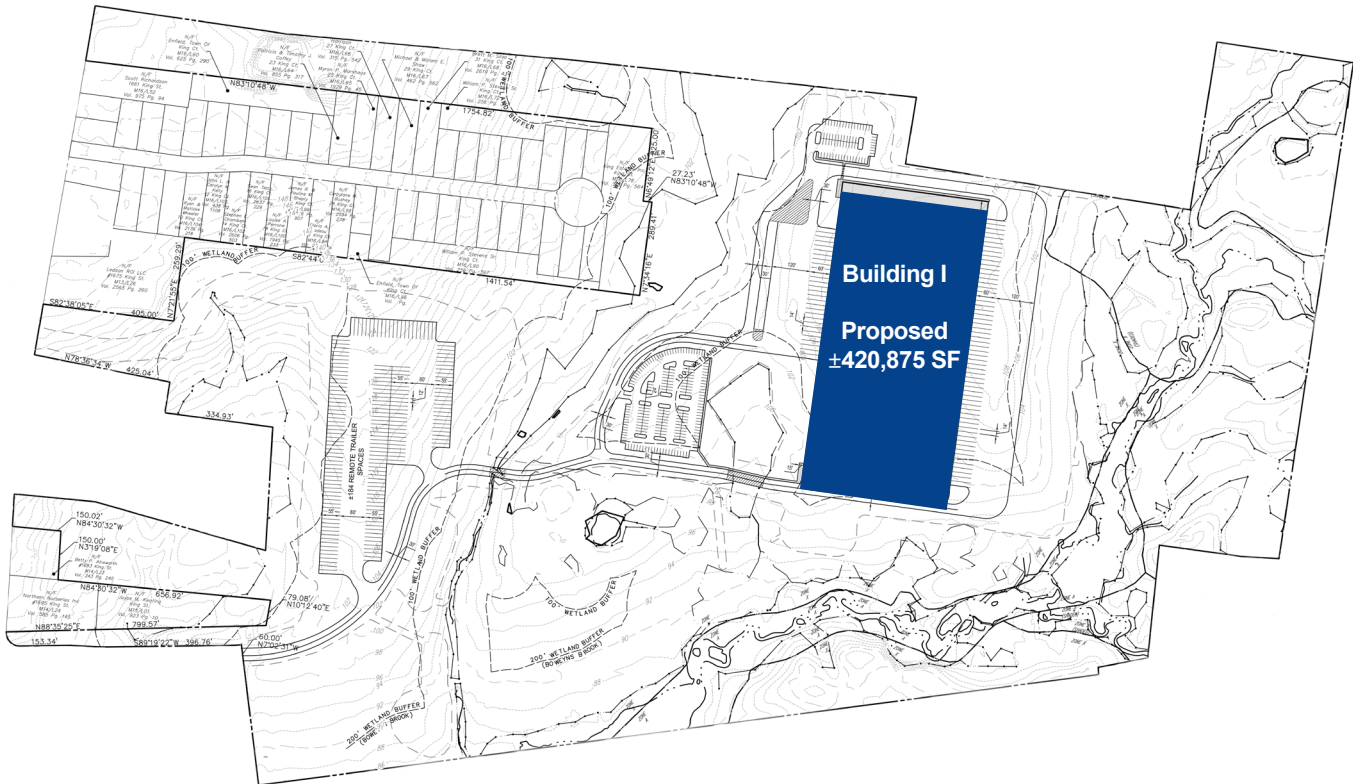
### Speed to Market

- All permits in hand
- Flexible configurations; Built to suit
- Delivering 2025 or 2026



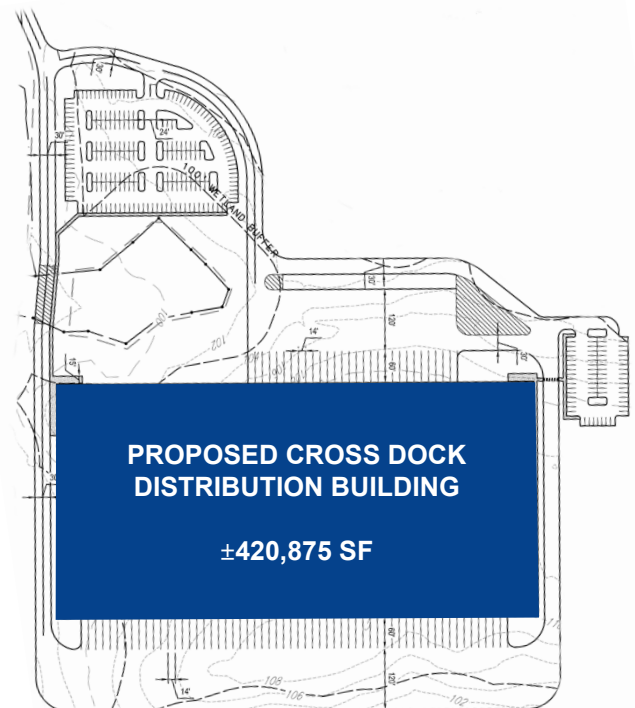
# SITE PLAN - BUILDING I

ALTERNATIVE SITE PLANS AVAILABLE



## Facility features subject to future tenant's specific needs will include:

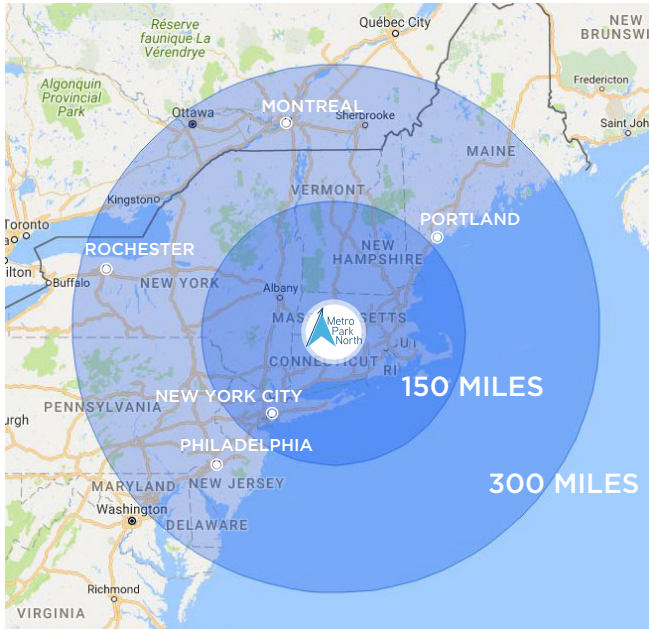
- **Building Size:** ±420,875 SF (925 X 455), divisible to suit
- **Column Spacing:** 50' X 50'
- **Ceiling Height:** 33' (60' Speed Bays)
- **Building Height:** 43'
- **Dock Doors:** 9'x10' dock high loading doors
- **Cross Dock Loading:** 84 total truck dock positions, 1 drive-in door per tenant space
- **Auto Parking:** 270 total available
- **Trailer Parking:** 184 total available
- **Sprinklers:** ESFR
- **Lighting:** LED Motion Sensor, High Bay Lighting
- **Construction:** Tilt-up concrete construction
- **Floors:** 6" concrete reinforced floors
- **Utilities:** All utilities are available at the site: town sewer, electric, water, fiber





# SITE LOCATION

ENFIELD, CONNECTICUT



## Distance to Major Cities

Boston, MA	90 Miles
Albany, NY	98 Miles
New York City, NY	138 Miles
Newark, NJ	145 Miles
Portland, ME	189 Miles
Philadelphia, PA	231 Miles
Montreal, Canada	312 Miles
Baltimore, MD	326 Miles
Washington, DC	359 Miles
Pittsburgh, PA	492 Miles



# AREA DISTRIBUTION



HWY 5 AND CORPORATE RD | ENFIELD, CT



# Metro Park North

ENFIELD, CONNECTICUT



Our legacy is *built* on helping create *yours*.

**FOR MORE INFORMATION, PLEASE CONTACT:**

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