



Ranked in Top 50
Commercial Firms in U.S.



FOR LEASE

111 Phoenix Crossing, Bloomfield, CT
7,500± SF FLEX/INDUSTRIAL SPACE

LEASE RATE: Call For Details

HIGHLIGHTS

- Clear Height: 21' - 23'
- 90 Parking Spaces
- New Construction
- 100% A/C
- Perfect for Flex, R&D and Distribution
- 1 Dock & 1 Drive-in Door in space
- 5.56± Acres
- Zoning I-2
- I-91, Exit 37
- Near Amazon, Home Goods, Trader Joe's, Pepperidge Farm and Kaman Corp.

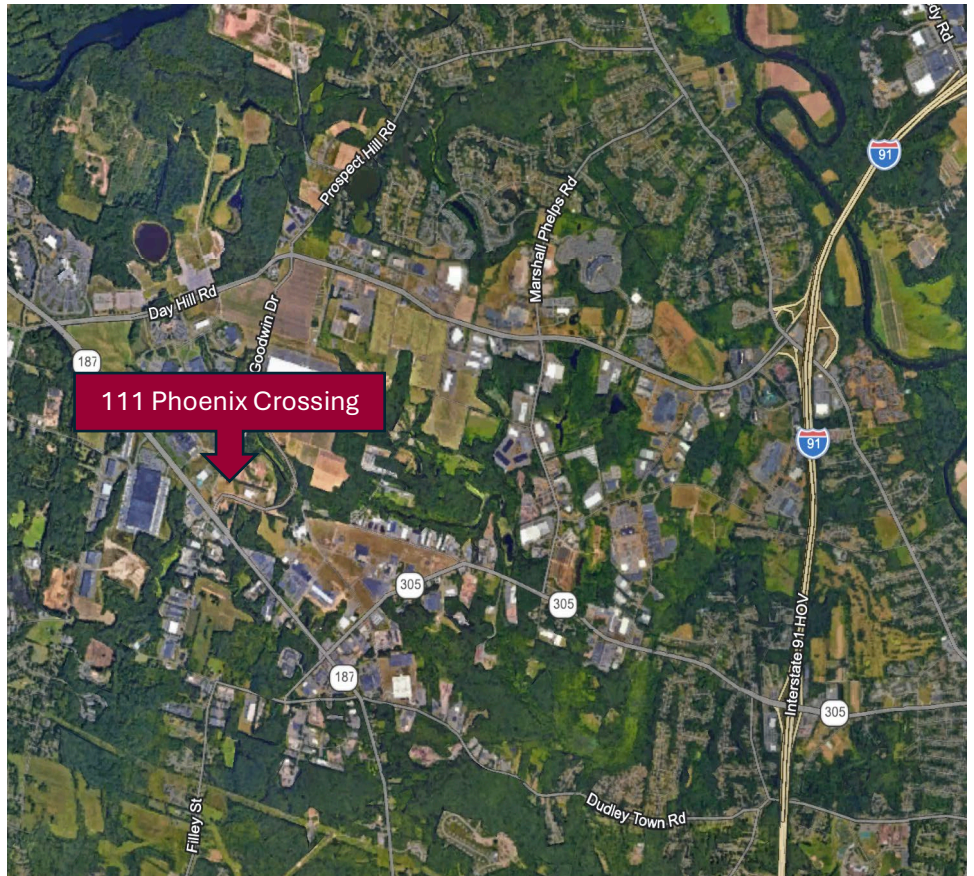
CONTACTS

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BUILDING INFORMATION

GROSS BLD. AREA: 30,000± SF
AVAILABLE AREA: 7,500± SF
OF FLOORS: 1
DRIVE-INS: 1 Drive-in in space
DOCKS: 1 Dock in space
CLEAR HEIGHT: 21' - 23'
CONSTRUCTION: Metal Framing/Masonry
ROOF TYPE: Single Ply Membrane
YEAR BUILT: 2021

MECHANICAL EQUIPMENT

AIR CONDITIONING: 100% A/C
HEAT: Gas
SPRINKLERED: Wet

SITE INFORMATION

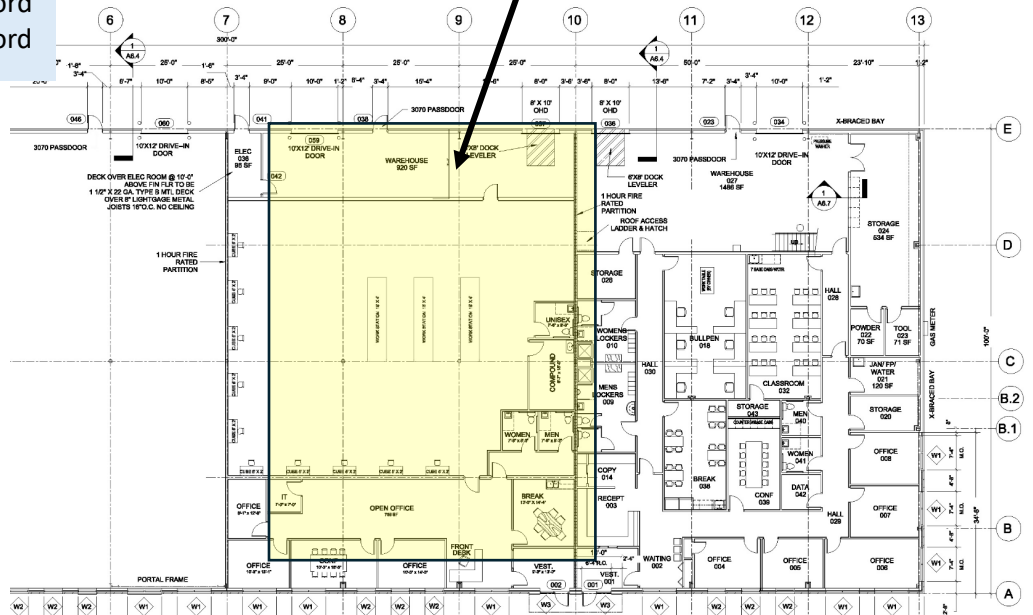
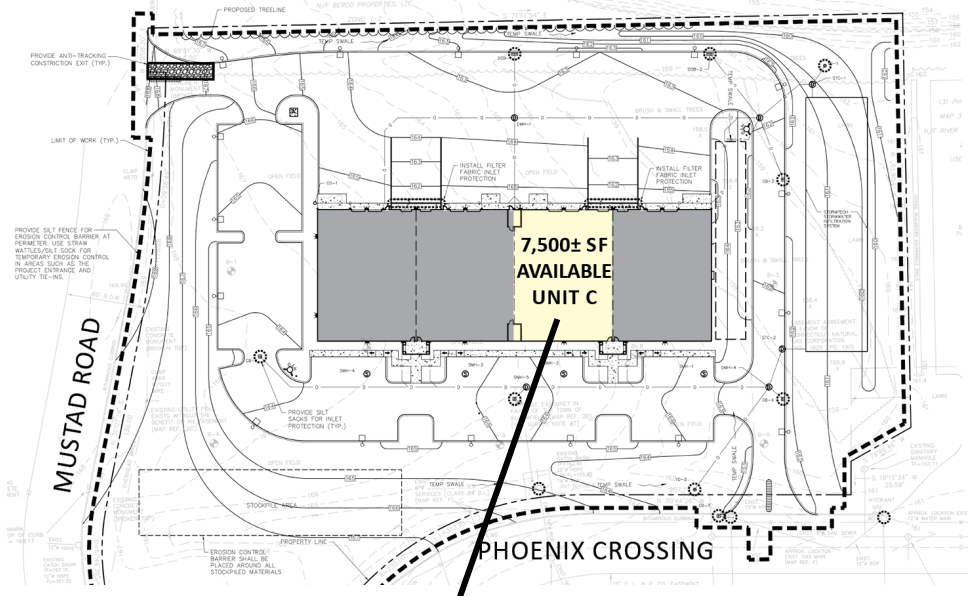
SITE AREA: 5.56± Acres
ZONING: I-2
PARKING: 90 Spaces
SIGNAGE: TBD
HWY ACCESS: I-91 Exit 37

UTILITIES

SEWER: City
WATER: City
GAS: Yes

EXPENSES

RE TAXES: Tenant Landlord
UTILITIES: Tenant Landlord
INSURANCE: Tenant Landlord
MAINTENANCE: Tenant Landlord



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