



Prime Industrial Space  
Flexible Terms  
Move-In Ready  
Outstanding Value!



Sublease Rate  
**\$7.95** psf nnn

## 95 West Dudley Road Bloomfield, CT 06002

### Grow Your Business with Premium Industrial Space

Well located industrial building with modern amenities suitable for manufacturing or warehouse distribution. Immediate proximity to I-91 and Bradley International Airport as well as I-84 and I-90 provides quick and convenient access to major metros in the Northeast.

#### Features

- 28' Clear with ESFR
- Ample loading – 8 docks and 2 drive-in's doors
- Outside Storage
- Crane – 2.5 ton bridge crane with 200' of runway
- Available Sublease Term through 4/2033 – shorter term considered
- Occupancy 1/1/2027

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# Property Specifications

Year Built	2006
Available Size	56,640 SF
Lot Size	7.2 acres
Office SF	2,400 SF updated 2022
Dimensions	160' x 354'
Ceilings	Metal - steel truss
Ceiling Heights	25'6" - 28'
Column Spacing	40'x40'
Roof	Steel deck/Rubber membrane
Floors	Reinforced concrete
Walls	Block & decorative block
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'
Gas	CT Natural Gas
Water	MDC
Sewer	Septic
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.
Heat	Gas fired Reznor ceiling; suspended units
Air Conditioning	Offices are equipped with A/C
Sprinklers	ESFR coverage
Zoning	Industrial I-2
Parking	70 autos plus trailers and outside storage
Lighting	New energy efficient LED lighting



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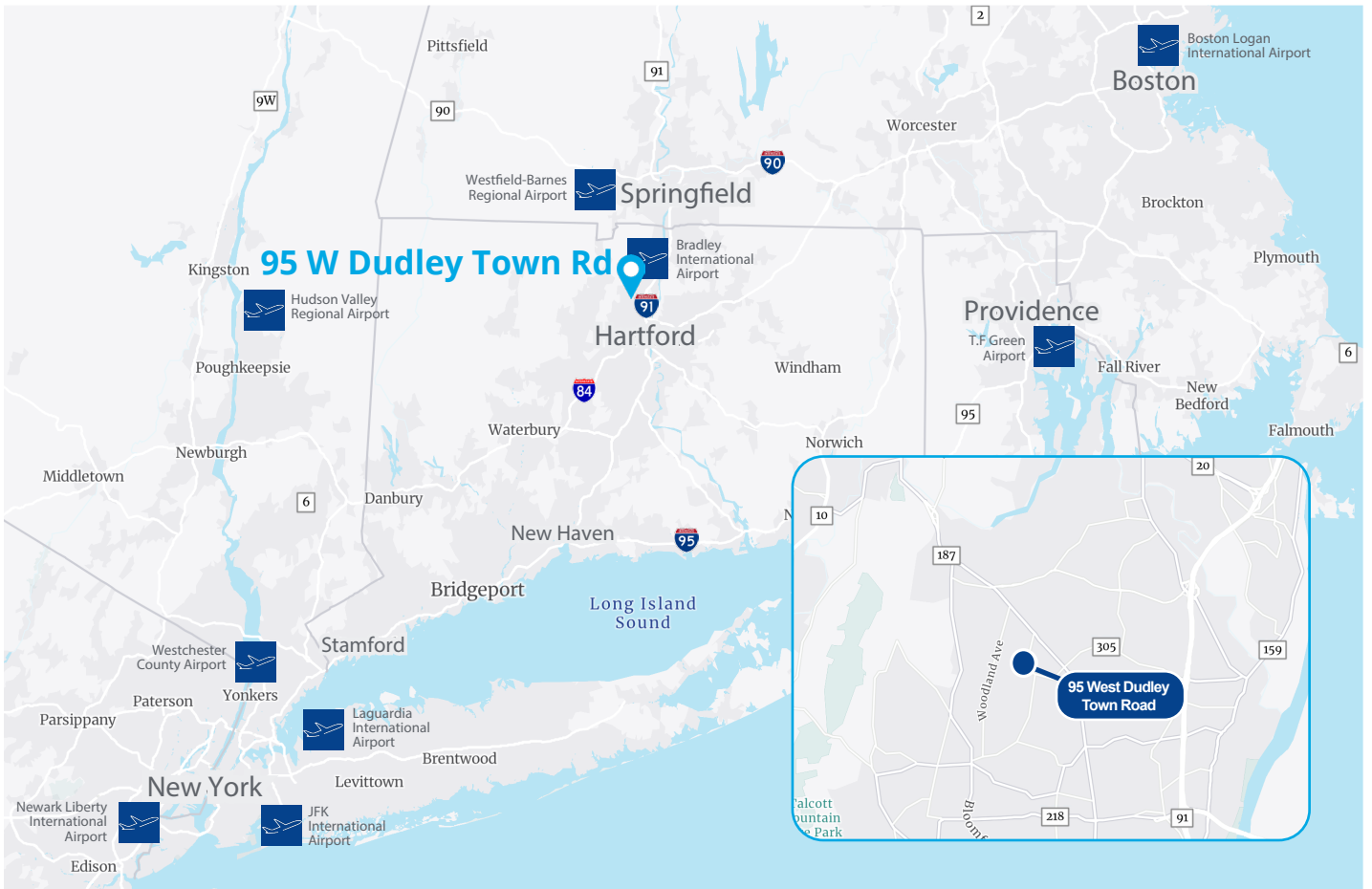
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## Aerial





- Multiple population centers nearby including Albany NY (110 Miles), Boston MA (100 miles), New York NY (120 miles) and Providence RI (75 miles).
- Total population within 150 miles of Bloomfield is 36,245,021.
- Nearby companies include Amazon, FedEx, Ford, Honda, Home Depot, Kaman Aviation, Niagara Bottling, Pepperidge Farms, Tire Rack, Trader Joe's and many others.



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