



Accelerating success.

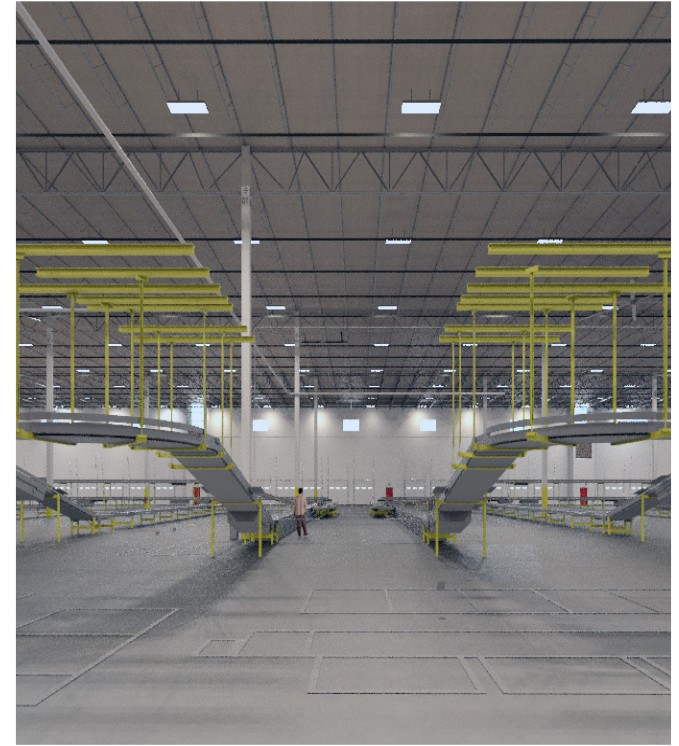
Industrial warehouse  
Build to suit opportunity  
±200,000 sf for lease

111 Spring Street  
Southington, CT 06489



**David Richard**  
860 616 4026  
david.richard@ct.colliers.com

**Nicholas Morizio, CRE, SIOR**  
860 616 4022  
nicholas.morizio@ct.colliers.com



## Highlights

- New construction
- Sub-divide to 50,000 sf
- Immediate I-84 access





## Warehouse highlights

<b>Location</b>	111 Spring Street, Southington, CT	<b>Dock doors</b>	40 dock doors
<b>Building size</b>	±200,000 sf	<b>Drive-in doors</b>	4 drive in doors (14'x16')
<b>Type</b>	Cross dock warehouse	<b>Roof</b>	5 mil mechanically fastened TPO
<b>Lot size</b>	±37 acres	<b>Fire protection</b>	ESFR
<b>Zoning</b>	I-1	<b>Sprinklers</b>	Wet system
<b>Use</b>	Light manufacturing / warehouse	<b>Power</b>	277/480v 3 phase; 2,000 amps
<b>Construction</b>	Class A tilt-wall	<b>Delivery</b>	Shell complete
<b>Building depth</b>	300'	<b>Clear height</b>	32'
<b>Parking</b>	40 dock spaces 90 trailer spaces (1 space/employee + 1 space/fleet vehicle)		
<b>Column spacing</b>	50'x50'		







864 Wethersfield Avenue  
Hartford, CT 06114  
860 249 6521 Main  
[colliers.com/hartford](http://colliers.com/hartford)

**Contact:**

**David Richard**

860 616 4026

[david.richard@ct.colliers.com](mailto:david.richard@ct.colliers.com)

**Nicholas Morizio, CRE, SIOR**

860 616 4022

[nicholas.morizio@ct.colliers.com](mailto:nicholas.morizio@ct.colliers.com)

This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). ©2021. All rights reserved.