

45,000+/-SF BUILD-TO-SUIT WAREHOUSE FOR LEASE OR LAND SALE Meriden, CT



Coldwell Banker Commercial is pleased to present a state-of-the-art industrial development at 1201 Research Parkway in Meriden, CT. The 45,000 SF building, to be located on 29.6 Acres.

Medway Business Park is located along the vibrant Hartford/New Haven corridor and is easily accessed from I-91, I-691, I-84, Route 15 and Route 66. Other notable companies in the park include Nationwide Insurance, Stratus Technologies, Bristol Myers Squibb, Protein Sciences Corporation, Radio Frequency Systems.

- Total SF: 45,000 +/- on 4 usable acres
- Acres: 29.6
- Ceiling Height: 32' Clear
- Column Spacing 40' X 50'
- Loading Docks: To Suit
- Drive-in Doors: To Suit
- Lighting: LED
- Sprinkler: 100% wet system, ESFR upgrade available
- Exit 17 I-91 and Route 15 Merritt Parking
- Corporations Nearby: GKN Aerospace, Protein Sciences Corp., LaserShip, Mirion Technologies.
- Power: 2,000 amps
- Zoning: M-4 Planned Industrial
- HVAC: Office
- Taxes: \$9,644 (Land Only)
- Parking: 400 + cars
- Lease Rate: Upon Request
- Purchase Price Vacant Land 2.1 Million

**FOR MORE
INFORMATION
PLEASE CONTACT:**

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The Broker has NOT undertaken an independent investigation to verify the accuracy or completeness of the information herein, except as required by law or regulation. The information contained herein has been provided to the Broker by the Seller/Owner or has been obtained from other third party sources such as public records. Prior to entering into a contract, Purchaser/Tenant is strongly encouraged to verify the accuracy of all information contained herein, including all information concerning Purchaser's/Tenant's intended use of the property.

STATE- OF-THE- ART INDUSTRIAL DEVELOPMENT



1201 RESEARCH PARKWAY



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