



MOOSUP

DISTRIBUTION CENTER

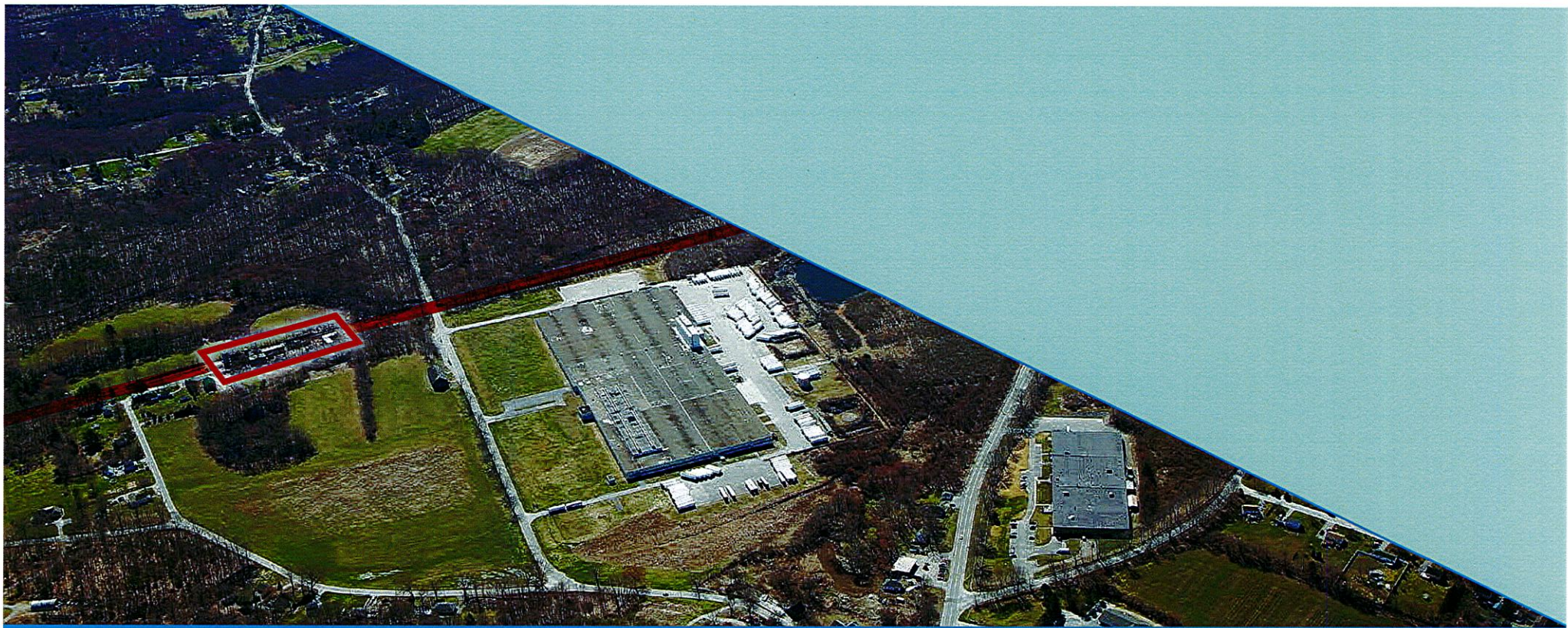
85 MOOSUP POND ROAD ♦ PLAINFIELD, CT

530,300 SF
DIVISIBLE TO 65,000 SF
FOR SALE OR LEASE



SPECIFICATIONS

BUILDING SIZE	Total: 530,300 SF Warehouse/Mfg.: 511,800 SF Office: 18,500 SF
BASIC DIMENSIONS	1,124' x 475'
MINIMUM DIVISION	Negotiable
SITE SIZE	80.08 acres; adjacent parcel totaling 26.5 acres available separately
ZONING	Industrial (I)
YEAR BUILT	1958, renovated 1990
CONSTRUCTION	Steel frame and concrete block with brick façade and insulated corrugated steel panel
FLOORS	8" reinforced concrete
CEILING HEIGHT	22' 6" to 32' 6"
COLUMN SPACING	35' x 44'
LOADING	26 external dock level, 12 interior dock level, two drive-in doors
PARKING	246 cars, 300+ trailers
ELECTRICAL	Two 1,500 kVA transformers, 4,000 amps, 480 volts, three phase
UTILITIES	Gas: Eversource Energy 6" line Electric: Eversource Energy Water/Sewer: Municipal
SPRINKLER	Partial wet system
ECONOMIC INCENTIVES	Enterprise Corridor Zone benefits may be available
RAIL	Providence & Worcester; 25-car rail spur on site



HIGHLY DESIRABLE, RAIL-SERVED PROPERTY

Featuring a 25-car rail spur on site, the Moosup Distribution Center offers unparalleled freight accessibility. This direct connection to the Providence & Worcester railroad line gives the property access to 516 miles of track across Massachusetts, Rhode Island, Connecticut and New York.



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2000 MOOSUP RD. MOOSUP, VT 05748



ATTRACTIVE LABOR AND TAX BENEFITS

Situated within Connecticut's Enterprise Corridor Zone, the Moosup Distribution Center benefits from the state's supportive environment for new businesses with economic incentives possible. In addition, the property's location in northeastern Connecticut – near the Rhode Island and Massachusetts borders – provides desirable access to a large labor supply.