

FOR SALE

HALMARK DISTRIBUTION CENTER

1,049,750 SF

25 BACON ROAD ENFIELD, CT



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CBRE | New England
CB Richard Ellis-N.E. Partners, LP, a CBRE Joint Venture

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BUILDING SPECIFICATIONS

- TOTAL SF:

1,049,750 SF
- ACRES:

304.7 Parcel 95-5
22.2 Parcel 97-6
20.97 Parcel 94-65
347.87 Total
- ZONING:

Industrial (I-1)
- OFFICE AREA:

62,110 SF
- LOADING DOCKS:

65
- DRIVE-INS:

5
- ROOF:

Celotex (1995, 1997 replacement)
- CEILING HEIGHT:

26' - 624,950 SF Operations
75' - 323,000 SF Warehouse (rack supported)
22' - 38,350 SF Receiving area
- YEAR BUILT:

1981
- PARKING:

517 spaces Main entrance
50 spaces Security office area
50 spaces Receiving area
- LIGHTING:

Operations lighting upgrade (2,500 fixtures) 2012
 - New high polished reflective light fixtures installed
 - 50% lamp reduction (from 4) T-8 bulb fixtures to (2) T-8 bulb fixtures)Office lighting upgrade (2009)
 - New high polished reflective light fixtures installed
 - 50% lamp reduction (from 4) T-8 bulb fixtures to (2) T-8 bulb fixtures)
- AIR-CONDITIONING:

Operations building only:
 - 800-ton Trane centrifugal chiller (2007)
 - 800-ton Marley 2 cell cooling tower
 - (13) Governair split system roof top units for cooling/heatingReceiving office:
 - (1) 10-ton Trane DX cooling/heating unit
 - (1) 3-ton Trane DX
- ELECTRICAL:

23kv (600 AMP Distribution to (4) sub-stations 480/277/3ph
- HEATING:

Operations building only:
(2) Duel fuel Cleaver Brooks (CB-400-350-125) boilers (gas/fuel/oil)
 - (13) Governair split system roof top units for heating/cooling
 - Water tower heating top

HEATING (CONT.)

- Security:
- (1) 3-ton Trane DX cooling/heating unit
- Receiving office:
- (1) 10-ton Trane DX cooling/heating unit
 - (1) Governair roof top unit (just for heating)
- (2) Underground 20,000 gallon fuel oil tanks
- (2) 275 gallon double wall day fuel oil tanks in Receiving

WAREHOUSE:

- Built as two identical warehouses with a double fire wall
- Each side has almost 50,000 pallet locations
- Building is 75.5 SF high and has 11 levels of rack locations
- There are 28 aisles, each approximately 400 SF long
- Total warehouse size is 800' x 400' + 320,000 SF
- Automated storage retrieval system (AS/RS)
- Each side of the warehouse has (4) cranes
 - Each side has (2) transfer cars

ORDER SELECTION:

- Material handling equipment
- Powered take-away conveyors (order selecting)
 - Gravity conveyors (stock)
 - Tilt tray conveyors (stock)

PROCESS AIR:

- Air compressor - Quincy QGV-50 (QMA60ATA31H) replaced 2013

SPRINKLERS:

- In-rack ESFR (Warehouse), ESFR Operations

TAXES:

- \$672,017.74 Parcel 95.5
- \$1,000.46 Parcel 97.6
- \$5,406.94 Parcel 94.65

UTILITIES:

Utility	Usage	Cost
Electricity	4,466,438 kv	\$562,733.12
Water	2,863,524 gallons	\$22,679.64
Natural Gas	28,686 MMBTU	\$543,612.93
Fuel Oil	6,500 gallons	\$7,089.00

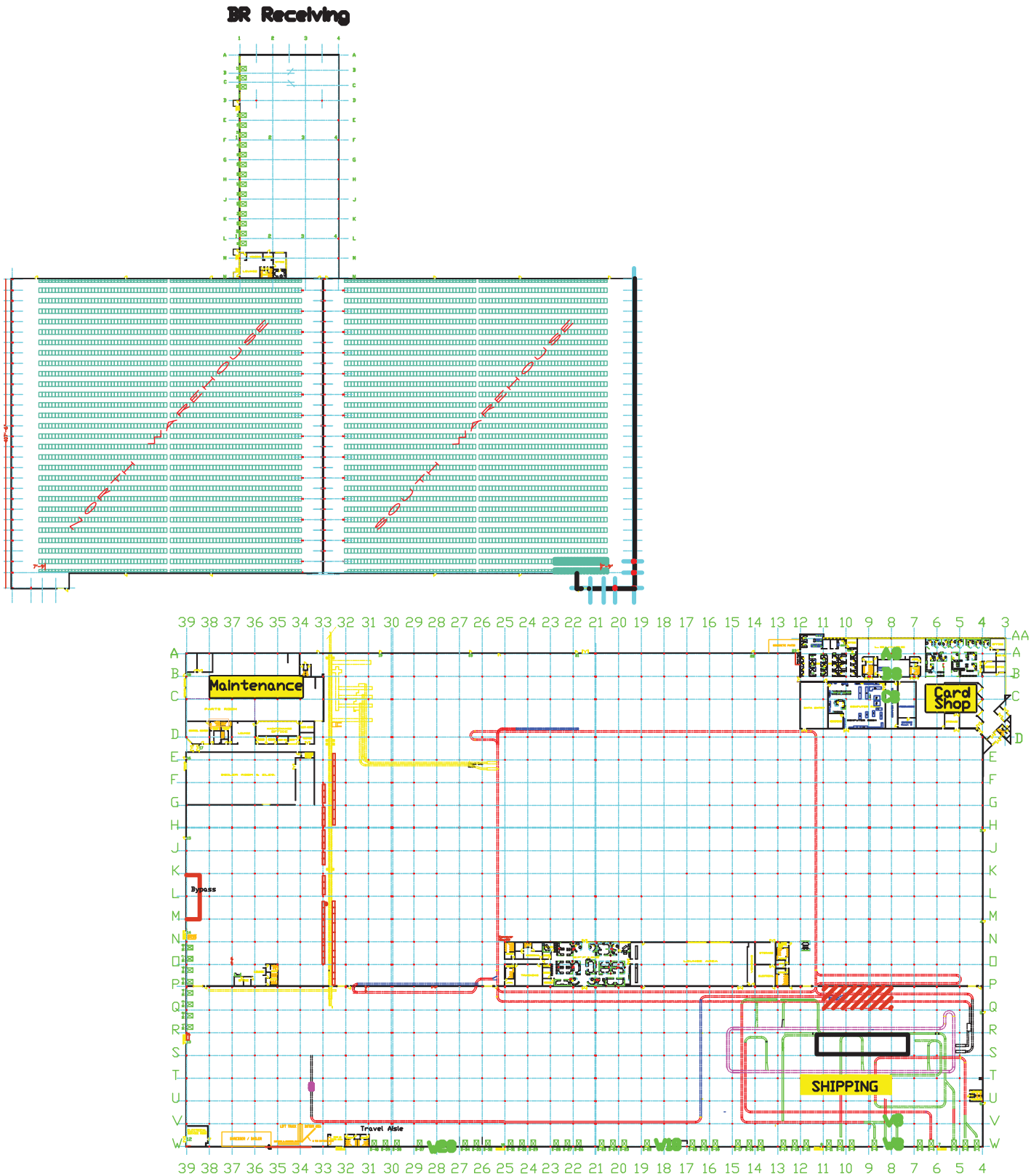
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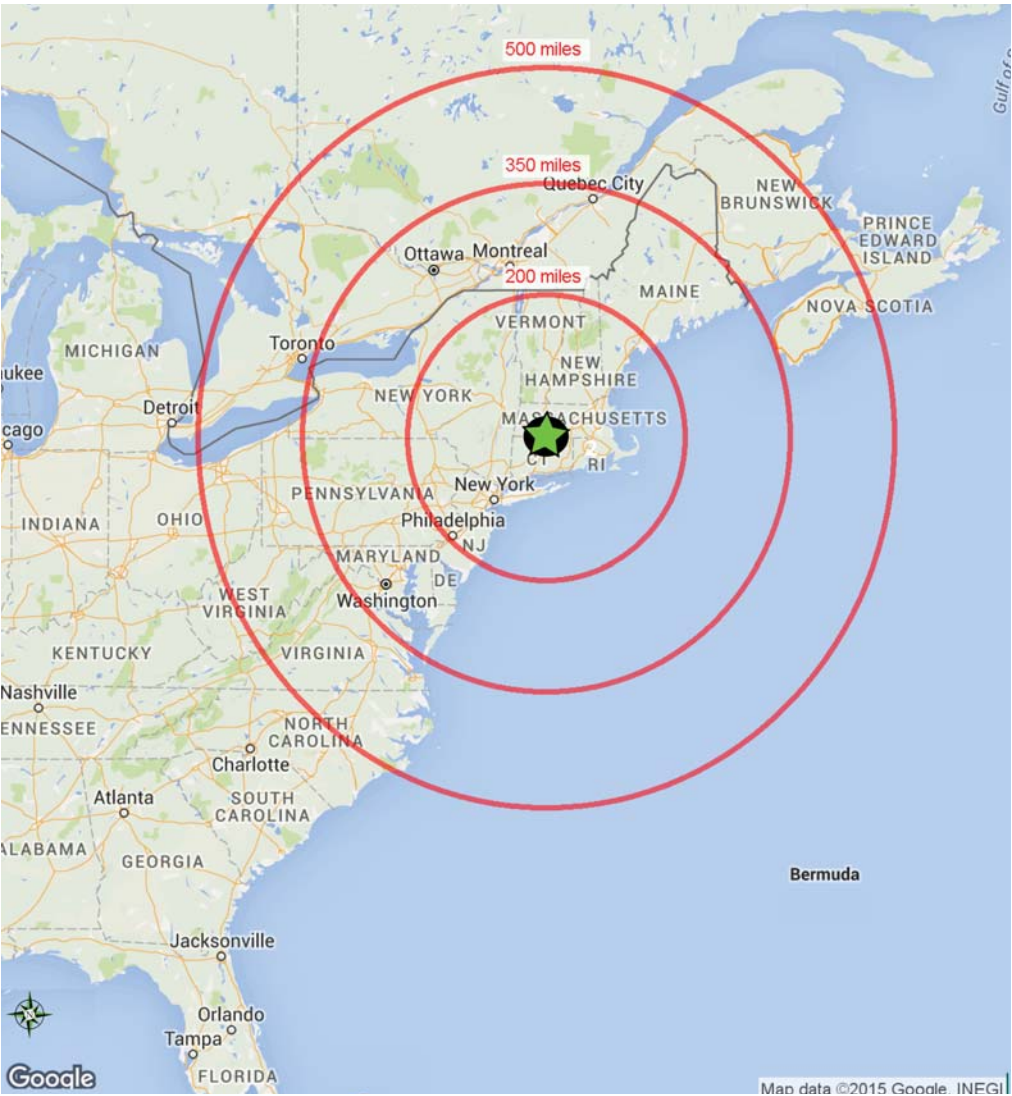
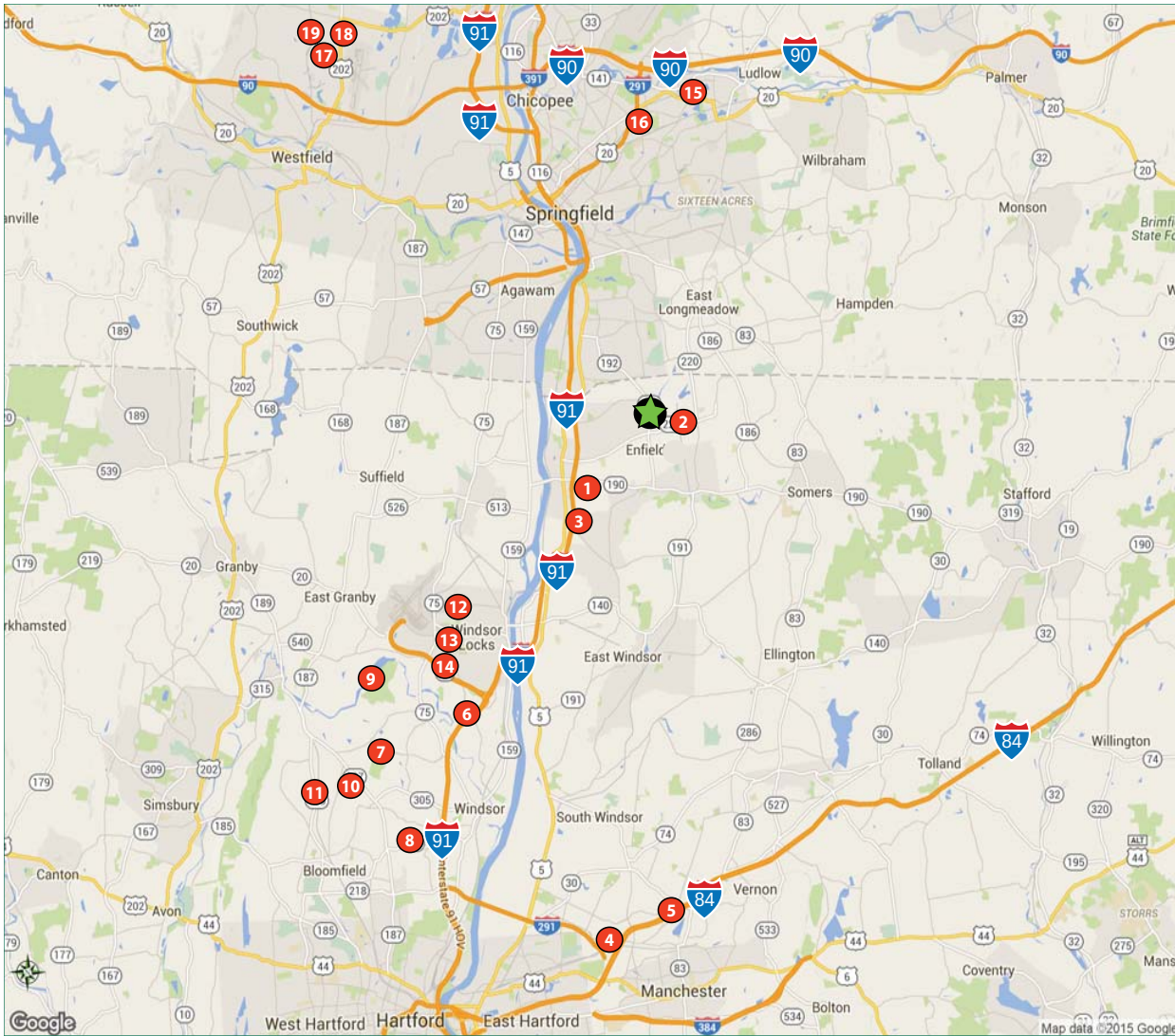
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ENFIELD, CT

LEGEND

#	Distribution Centers	Sq. Ft.	City/St
	Hallmark	1,049,750	Enfield, CT
1	Advance Auto	405,000	Enfield, CT
2	LEGO Group	450,000	Enfield, CT
3	Brooks Brothers	400,000	Enfield, CT
4	JC Penney	2,000,000	Manchester, CT
5	Raymour & Flanigan	300,000	Manchester, CT
6	Iron Mountain	224,000	Windsor, CT
7	Amazon	1,000,000	Windsor, CT
8	Dollar Tree	1,000,000	Windsor, CT
9	Walgreens	700,000	Windsor, CT
10	HomeGoods TJMaxx	800,000	Windsor, CT
11	Home Depot	450,000	Bloomfield, CT
12	C&S Wholesale Grocers	1,000,000	Windsor Locks, CT
13	Ford	230,000	Windsor Locks, CT
14	Honda	320,000	Windsor Locks, CT
15	USPS Bulk Mail Center	1,100,000	Springfield, MA
16	Big Y	250,000	Springfield, MA
17	Home Depot	657,000	Westfield, MA
18	Exel Logistics	420,000	Westfield, MA
19	C&S Wholesale Grocers	400,000	Westfield, MA



CONTACT US

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