

FOR LEASE

102,768 SF +/- WAREHOUSE SPACE

53 Manning Road, Enfield, Connecticut 06082

*Only ½ Mile from I-91 Ramps, and
Close Access to I-90 and I-84
15 Minutes from Bradley International
RAIL-SERVED POTENTIAL*



FOR MORE INFORMATION:

Robert Montesi, SIOR

(860) 866-7572

RMontesi@gomanyork.com



Goman+York Property Advisors

55 Hartland Street, Ste. 400
East Hartford, CT 06108
www.gomanyork.com

PROPERTY SUMMARY

FOR LEASE : 53 Manning Road, Enfield, CT

General	102,768 Warehouse Space, potentially subdividable
Asking Rate	\$5.00 / SF Modified Gross
Ceiling Heights	16' to deck, 14' 9" clear
Column Spacing	First Floor: 25' x 25'
Doors	Dock High – 2, 8' x 8' with Load Levelers
Floors	Reinforced Concrete
Walls	Masonry and Insulated Metal
Lighting	Combination LED and ballast
Rail	An Active CSX Rail Line Runs Along the West Property Line
Heat	Gas-fired - Eversource
Water & Sewer	Town of Enfield
Sewer	Town of Enfield
Power	Eversource –277/480v, 3-phase, 4-wire (bus ducts throughout)
Parking	Negotiable (Ample striped spaces at property + trailer areas)
Zoning	Industrial
Sprinklers	100% Wet Coverage, Rated at 72 psi at 970 Gpm

Goman+York Property Advisors, LLC, is pleased to offer for lease up to 102,768sf +/- of economically priced warehouse space at 53 Manning Road in Enfield, CT. The building is suited for a variety of warehouse uses due to its large lot size and strategic location immediately off of I-91.

The space features ample parking and a large lot, providing plenty of room for trailer circulation, tractor trailer and car/truck parking. The space features 1 to 2 loading docks, making it ideal for light logistics and distribution.



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CURRENT FLOOR & SITE PLAN

FOR LEASE : 53 Manning Road, Enfield, CT



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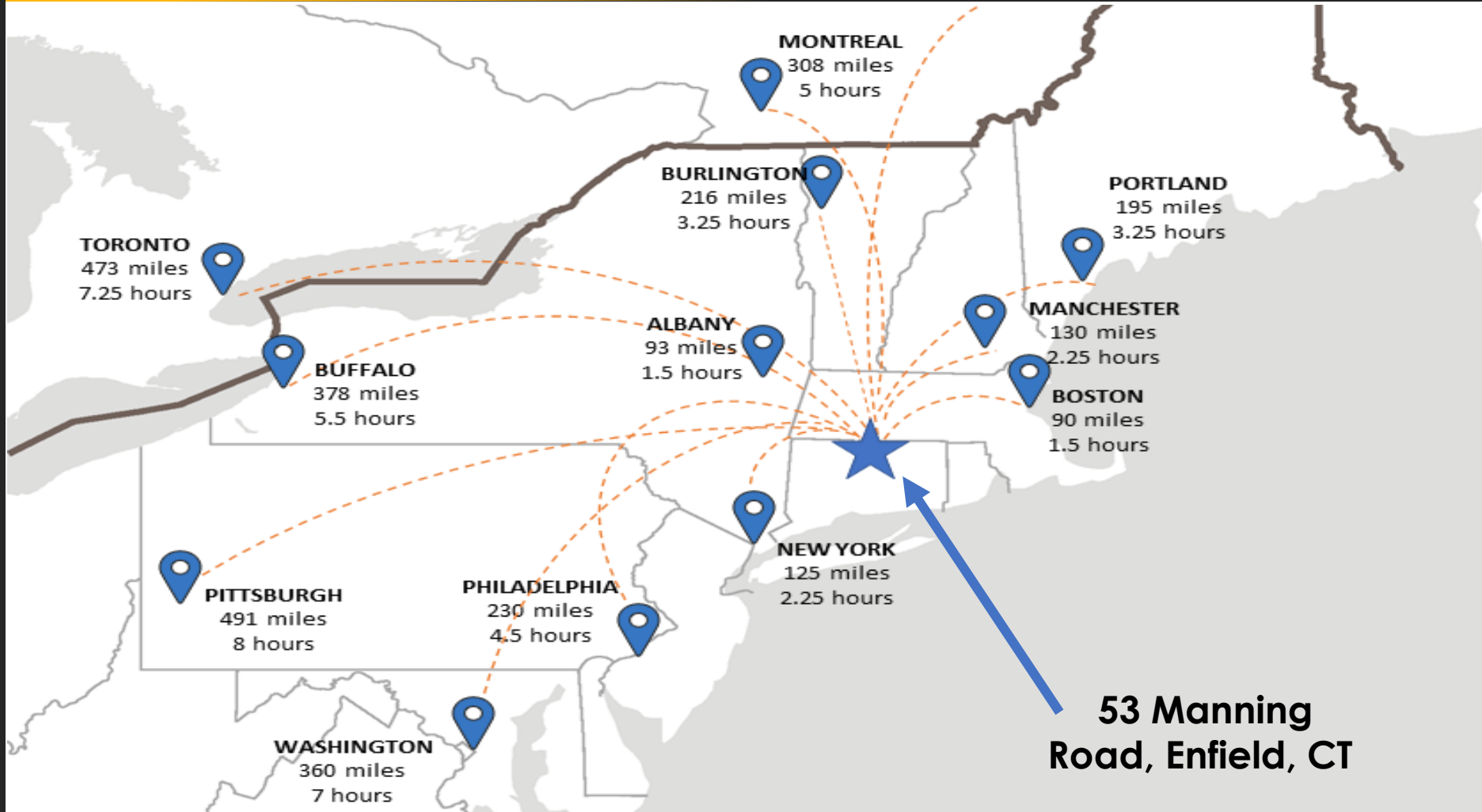
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REGIONAL AREA

FOR LEASE : 53 Manning Road, Enfield, CT



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PROPERTY ADVISORS

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LOCAL TRADE AREA

FOR LEASE : 53 Manning Road, Enfield, CT

53 Manning Rd,
Enfield, CT 06082

20 Minutes to Bradley International Airport



220



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