



MANNING ROAD

ENFIELD, CONNECTICUT

RECENTLY UPGRADED DISTRIBUTION FACILITY

164,725 SF AVAILABLE



IMMEDIATE
I-91 ACCESS



POSSIBLE RAIL
SERVICE



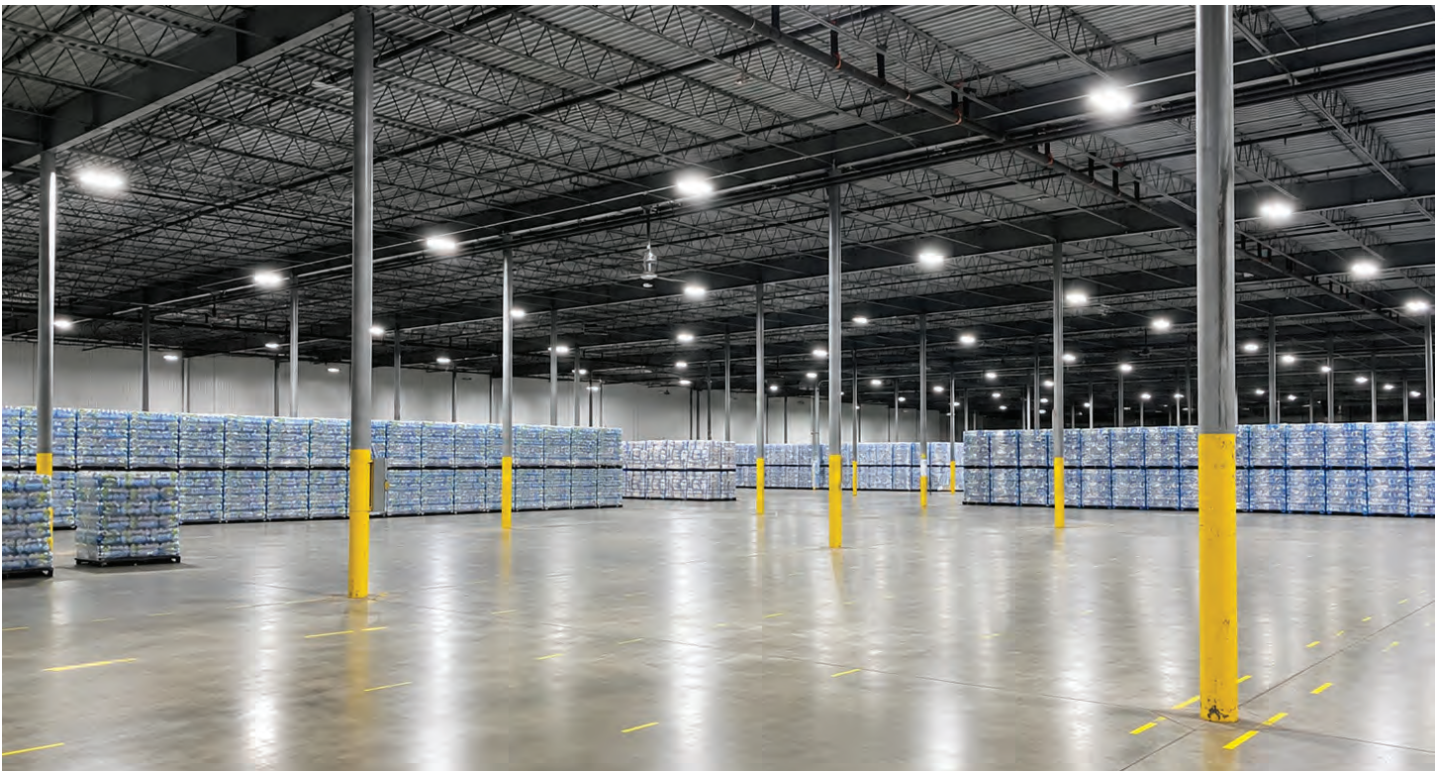
CLEAN, EFFICIENT
MOVE-IN READY

NEXT GEN INDUSTRIAL

Newmark's Southern New England/Hudson Valley Industrial Team and Parsons Commercial Group Boston are pleased to present 35 Manning Road in Enfield, Connecticut, a modern distribution facility featuring 164,725 SF of available space, strategically located within one of New England's premier logistics corridors.

The facility features approximately 1,250 SF of office space, 23-foot clear ceiling heights, 12 tailgate loading docks equipped with dock shelters, dock levelers, dock seals and dock locks, and immediate access to Interstate 91 with convenient connections to I-84, I-90 and I-291. Bradley International Airport is less than 14 miles away, placing the property in the heart of Greater Hartford's industrial market.

In early 2026, the facility was completely rehabbed for a national water bottling company utilizing the space as a finished goods warehouse. Improvements include the installation of LED lighting, repairs to the dock doors and equipment, installation of ceiling suspended Big Ass Fans in the warehouse, deep cleaning and repairing floors and walls, painting columns and warehouse walls, and refinishing office and rest room spaces.



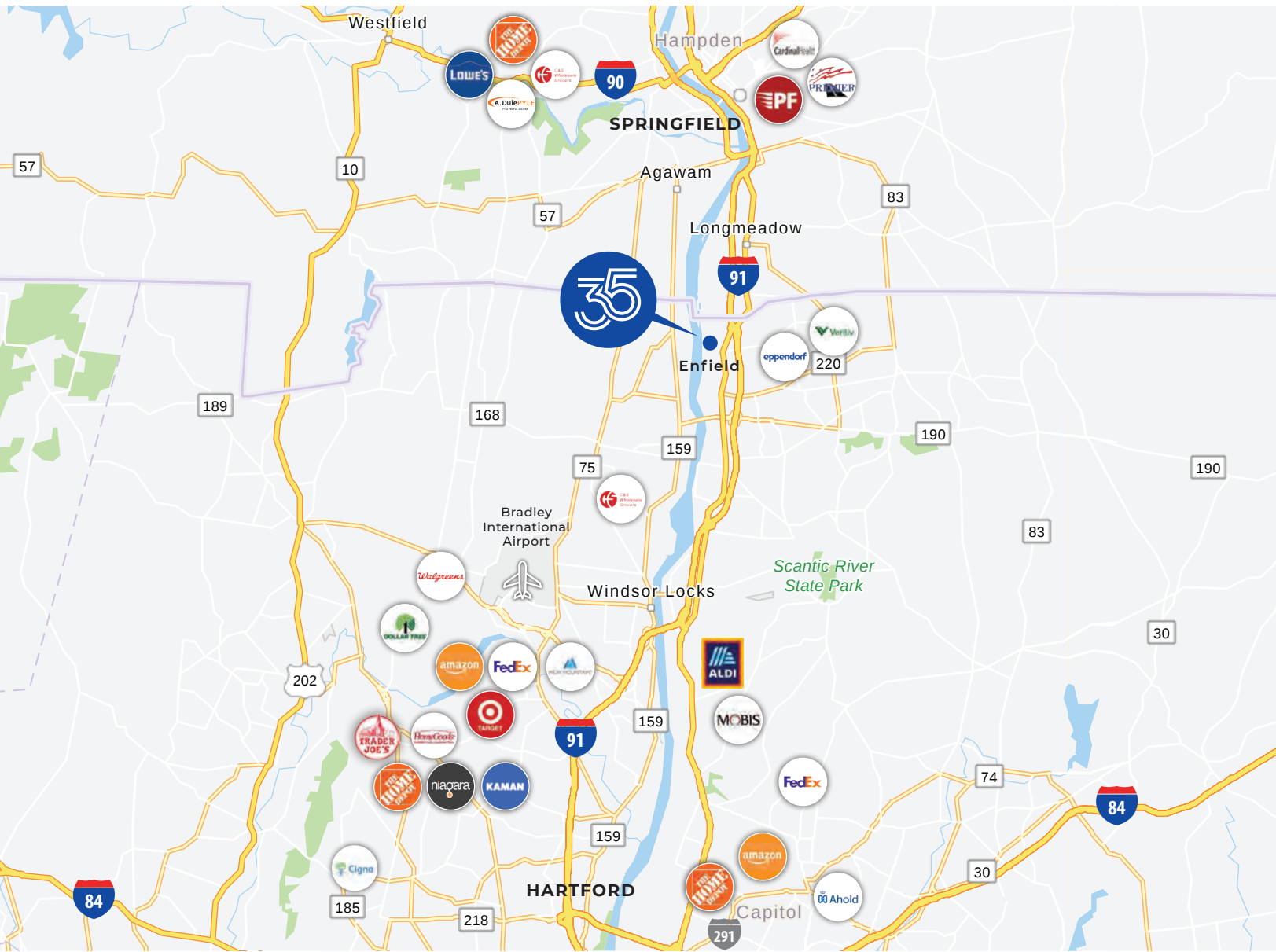
PROPERTY SPECIFICATIONS

SIZE: 164,725 SF

RENT: SUBJECT TO PROPOSAL

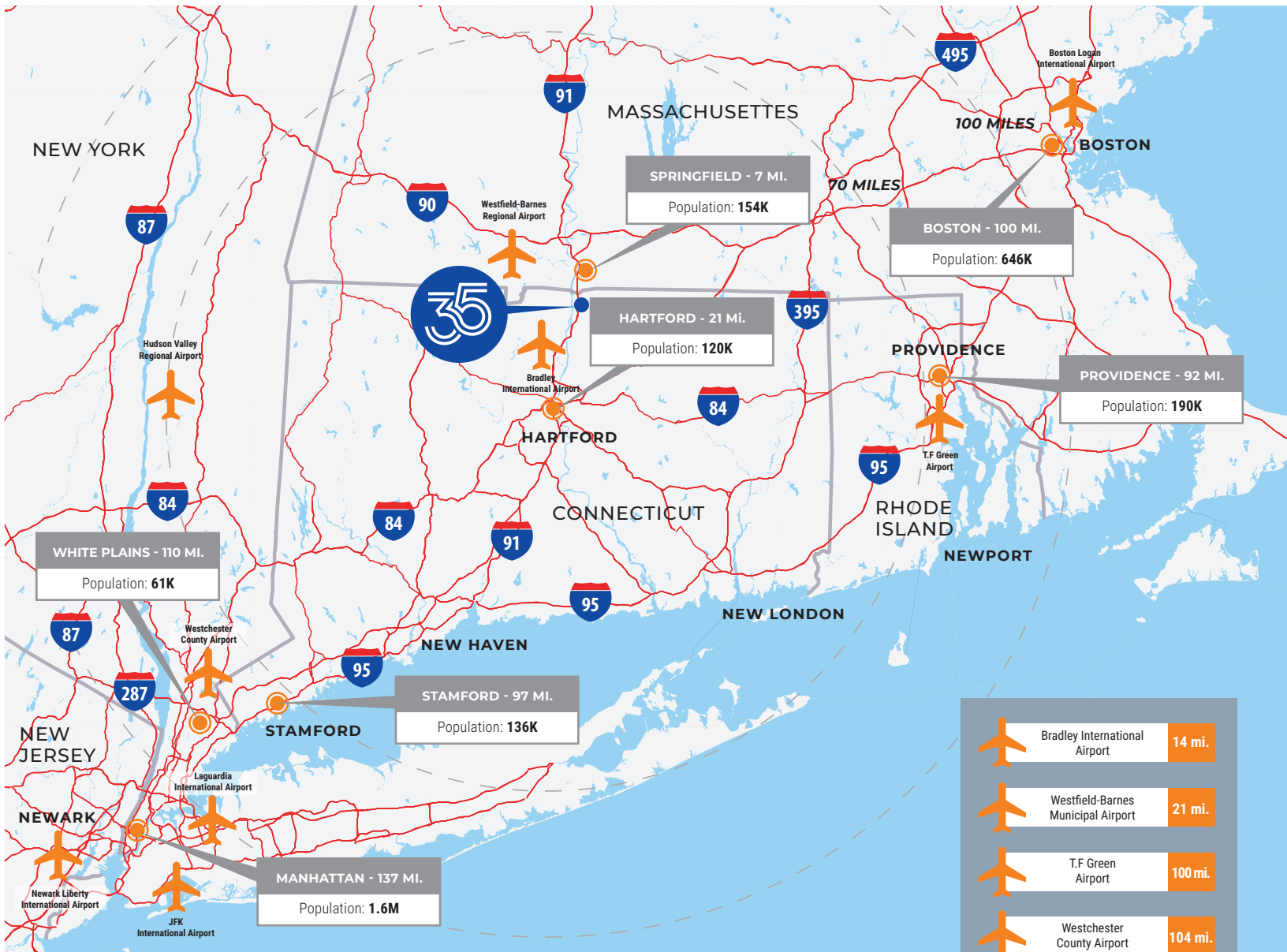
Year Built	1972	Rail	Rail Line situated along west property line - not currently running to building.
Office Description	1,248 SF	Gas	Connecticut Natural Gas
Quality	Very good	Water	City - Town of Enfield; 8" Main, 6" Line
Dimensions	500' 470'	Sewer	City - Town of Enfield.
Ceilings	Metal - Steel truss	Power	Eversource - (1) 300 KVA pad mounted primary transformer feeding main switchgear rated at 480 volts; 600 amps
Ceiling Heights	23' (Min) - 23' (Max)	Heat	Gas - Gas fired Cleaver Brooks hot water boiler.
Column Spacing	35' x 35'	A/C	Office area only
Columns	Steel H	Ventilation	(12) Ceiling suspended HVLS fans including (10) Big Ass 3600 fans installed in 2026.
Roof	Modified Bitumen System	Sprinklers	100% wet ESFR Coverage via K-14 heads; tied to a 300,000 gallon emergency water AST via a 10" fire line.
Floors	Reinforced concrete	Parking	35 car spaces and 14 trailer parks.
Walls	Insulated metal panels	Last Use	Finished goods warehouse for a national water bottling company (2026).
Lighting	High-efficiency LED lighting installed throughout warehouse, equipped with motion sensors (2026).		
Loading	North Wall: 12 tailgate dock doors; (7) are 8' x 10'; (5) are 8' x 8'; and all are equipped with dock shelters, load levelers, dock seals, and dock locks. Additional loading could be added to the south wall. Northeast Corner: (1) 10'x12' DI Door.		





HARTFORD COUNTY'S PROVEN DISTRIBUTION MARKET

- Windsor sub-market is in the heart of Hartford's strong industrial market.
- Close proximity to Bradley International Airport, I-91, I-84, and I-291.
- Corporate neighbors include Amazon, C+S Wholesale Grocers, Veritiv, Eppendorf, Home Depot, Lowe's, and Performance Food Service.



ENFIELD'S EXTENDED SERVICE AREA

DISTRIBUTION CAPABILITIES THROUGHOUT THE REGION

Nearly **23 million** people can be reached within 100 miles of 35 Manning Road, representing **38.4%** of the Northeastern United States' population.

	Bradley International Airport	14 mi.
	Westfield-Barnes Municipal Airport	21 mi.
	T.F. Green Airport	100 mi.
	Westchester County Airport	104 mi.
	Hudson Valley Regional Airport	112 mi.
	Boston Logan International Airport	103 mi.
	Laguardia International Airport	128 mi.
	JFK International Airport	135 mi.
	Newark International Airport	150 mi.

164,725
Square Feet

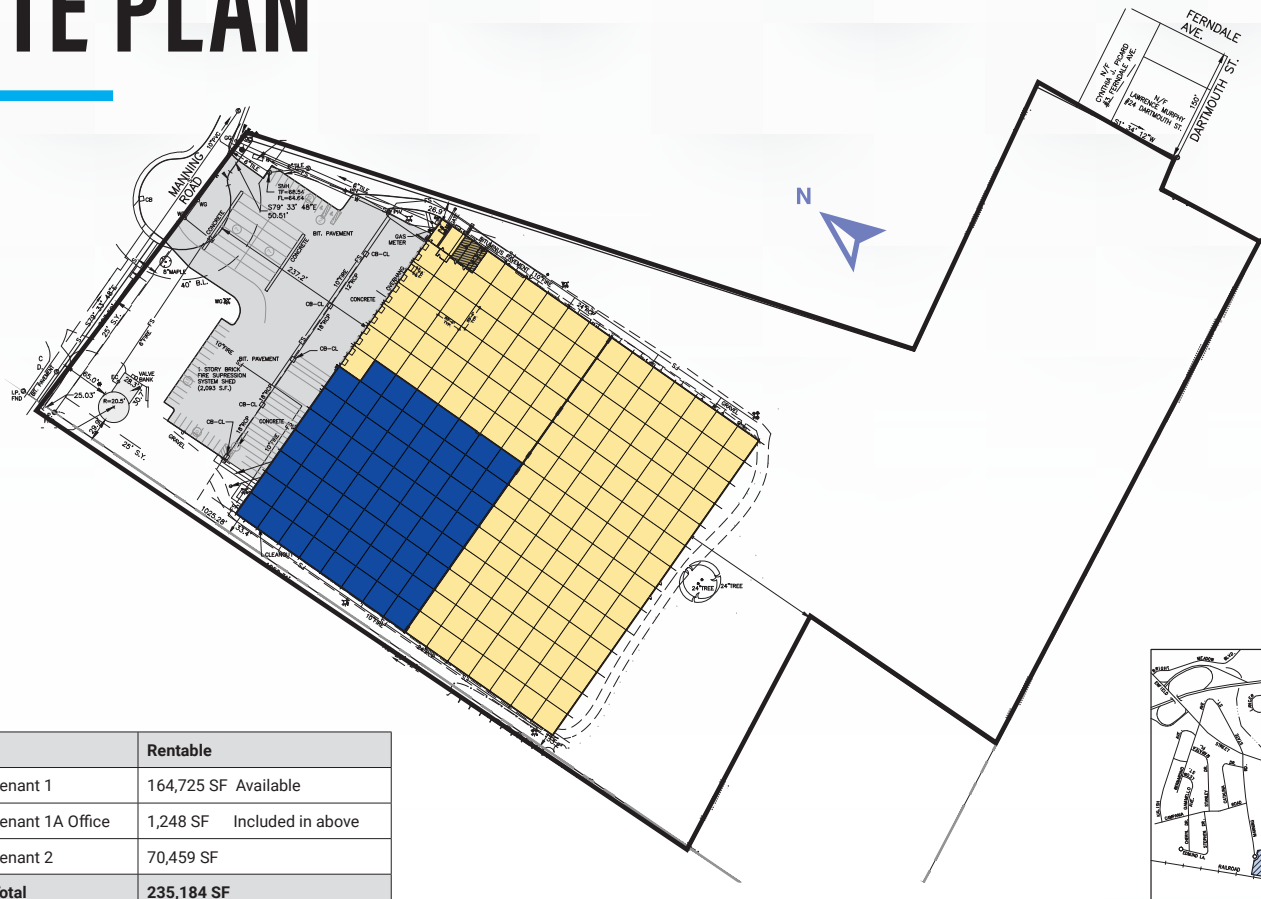
23'
Clear Height

(12) TG Dock
ESFR Sprinklers

2025 DEMOGRAPHICS SUMMARY

DRIVING RANGE	TOTAL POPULATION	TOTAL HOUSEHOLDS	MEDIAN HOUSEHOLD INCOME	AVERAGE HOUSEHOLD INCOME
5 miles	89,175	34,945	\$95,452	\$130,427
10 miles	381,484	150,565	\$75,499	\$103,348
25 miles	1,410,891	567,498	\$82,109	\$115,743

SITE PLAN



	Rentable
Tenant 1	164,725 SF Available
Tenant 1A Office	1,248 SF Included in above
Tenant 2	70,459 SF
Total	235,184 SF





MANNING ROAD

ENFIELD, CONNECTICUT

Exclusively Offered By

NAI Parsons Commercial
Group Boston

NEWMARK

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