

UP TO 50,000 SF FLEX INDUSTRIAL SPACE IN BLOOMFIELD, CT



WEST DUDLEY TOWN ROAD



101 WEST DUDLEY TOWN ROAD

On behalf of Vision Real Estate Partners, Newmark's Southern New England/Hudson Valley Industrial Team is pleased to bring to your attention **101 West Dudley Town Road** located in Bloomfield, Connecticut.

Portions of the 50,000 SF modern industrial space, which is part of the Bloomfield Logistics Portfolio, are immediately available with the balance in early-mid 2026. It can be leased in its entirety, or subdivided in three equal suites of approximately 16,666 SF each. The premises features clear ceiling heights up to 18' 6", (5) TG dock doors, and (2) drive-in doors.

Situated within Bloomfield, CT, the site is located close to major interstates including I-84, I-91, and I-291, and is at the center of Greater Hartford's logistics and distribution hub.

The property is located less than 8 miles to Bradley International Airport and is within close proximity to a number of hotels, restaurant amenities, and industrial logistics users.



PROPERTY SPECIFICATIONS

SIZE

Up to
50,000 SF

RENT

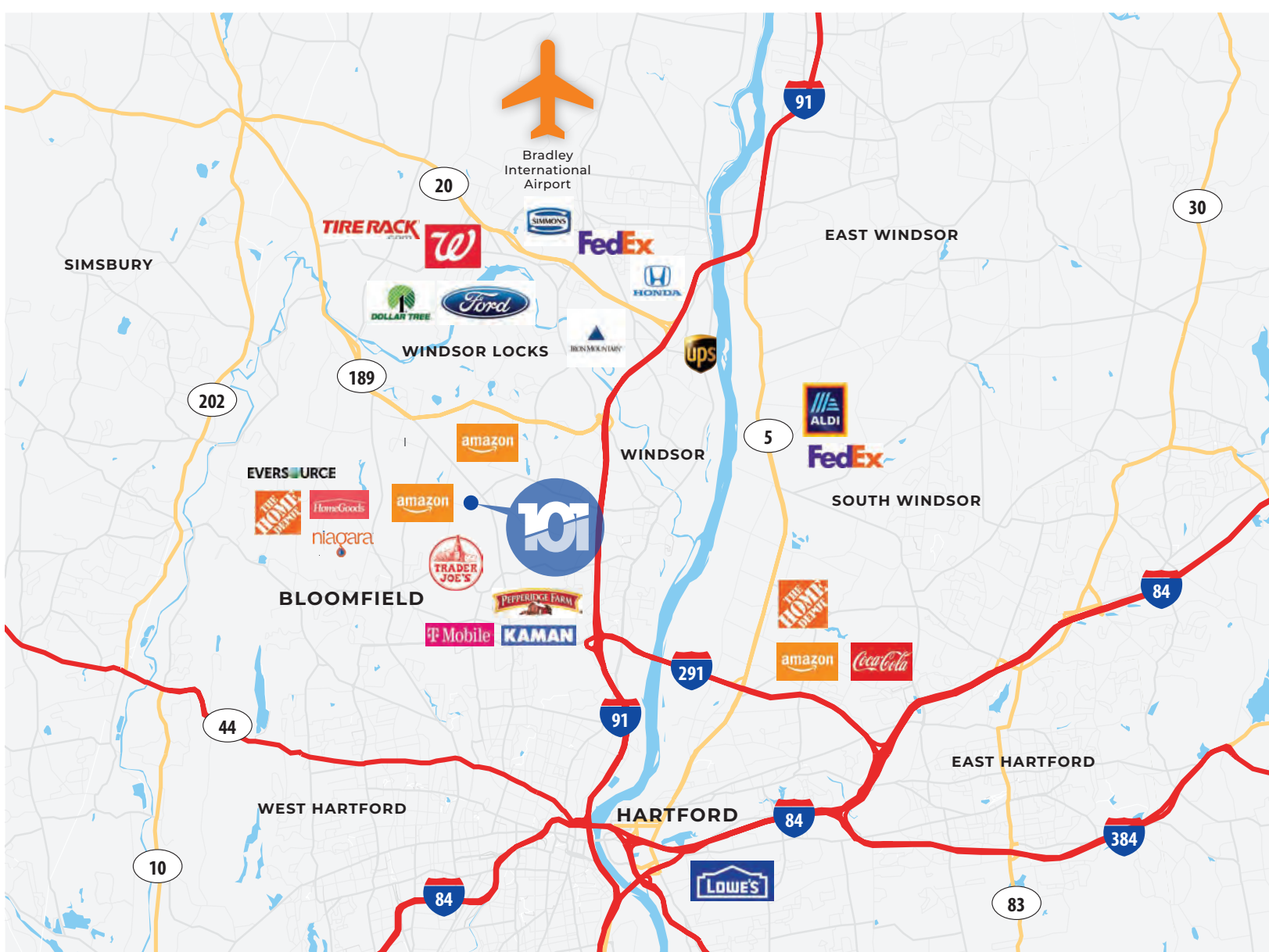
Subject to
Proposal

LOADING

5 Docks;
2 DI Door

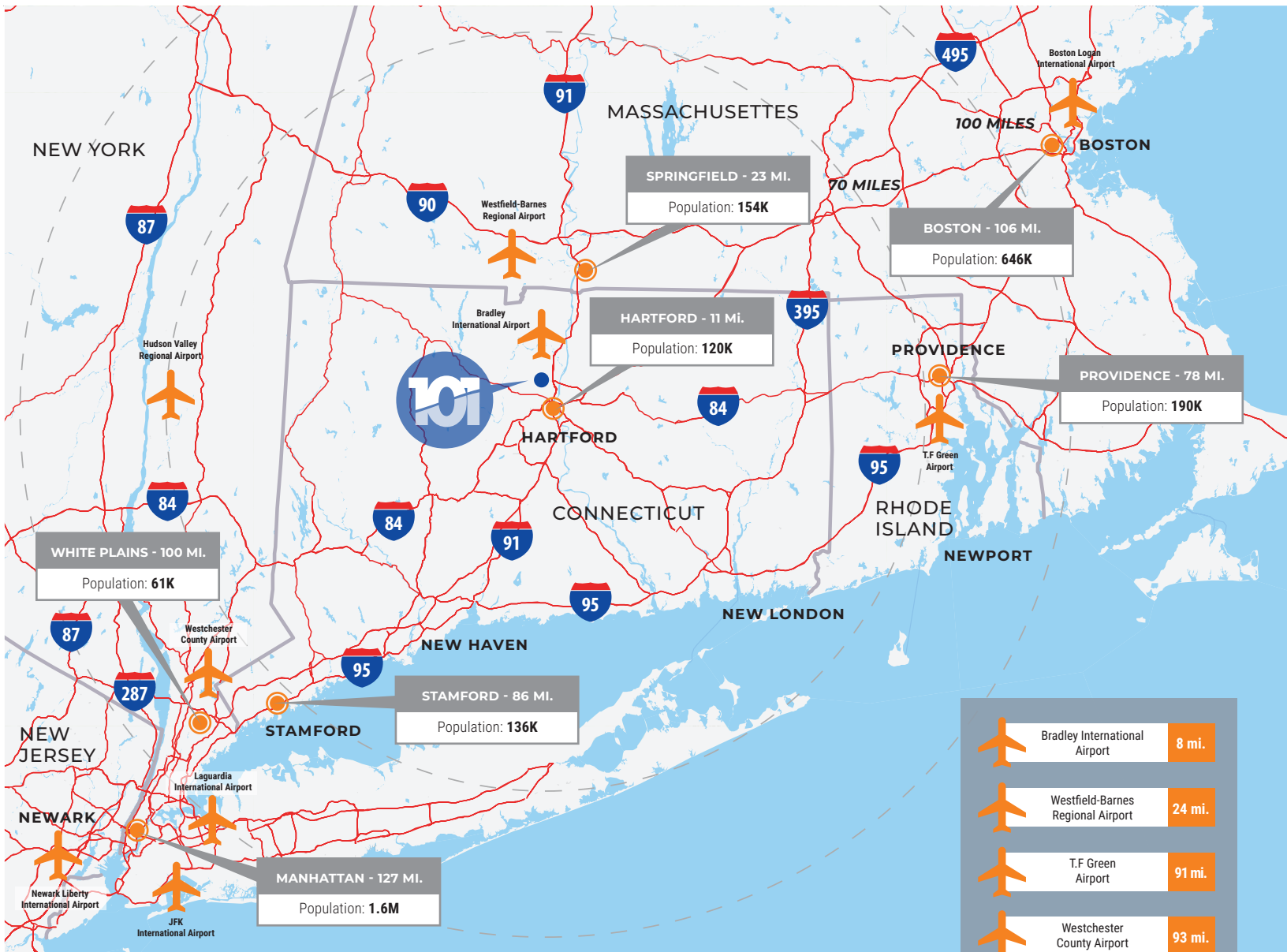
Year Built	1996
Description	Suite 110 contains 1,470 SF of office space, (2) docks and (1) DI door; Suite 120 contains 2,064 SF of office space, and (2) dock doors; and Suite 130 contains 2,419 SF of office space, and (1) dock and (1) DI door.
Quality	Very good
Dimensions	250' x 200'
Ceilings	Metal - Steel truss
Ceiling Heights	18' 6"(Min) - 18' 6"(Max)
Column Spacing	41' 6" x 28' 7"
Columns	Steel H
Roof	TPO system installed 2016
Floors	Reinforced concrete
Walls	Brick and block
Lighting	Suites 110 & 120: T-5 units; Suite 130: LED units.

Loading	Wall mounted LED exterior units (5) 8' x 10' TG dock doors; (2) 10' x 14' DI doors
Gas	Connecticut Natural Gas
Water	City - MDC
Sewer	Septic - (2) Private systems
Power	Eversource - Service to the entire building is rated at 1600 Amps, 208/120 Volts, 3 Phase, 4 Wire
Heat	Gas fired ceiling suspended Reznor units
A/C	Offices only
Sprinklers	100% wet system
Miscellaneous	Zoning is Industrial (I-2)
Parking	55 cars; plus loading staging area
Last Use	Industrial flex



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, Trader Joe's, Home Goods, Pepperidge Farm, Niagara Bottling, T-Mobile, Home Depot, FedEx, Walgreens, Ford, Honda, and Coca Cola.



BLOOMFIELD'S EXTENDED SERVICE AREA

DISTRIBUTION CAPABILITIES THROUGHOUT THE REGION

Nearly **23 million** people can be reached within 100 miles of 101 West Dudley Town Road, representing **38.4%** of the Northeastern United States' population.

Up to
50,000 SF

18' 6"
Clear Height

(5) TG Dock Doors;
(2) Drive-in Doors

LOADING AND STAGING

PARKING

WEST DUDLEY TOWN ROAD

2025 Demographics Summary

DRIVING RANGE

5 miles
10 miles
25 miles

TOTAL POPULATION

81,456
407,048
1,721,662

TOTAL HOUSEHOLDS

31,994
166,639
695,228

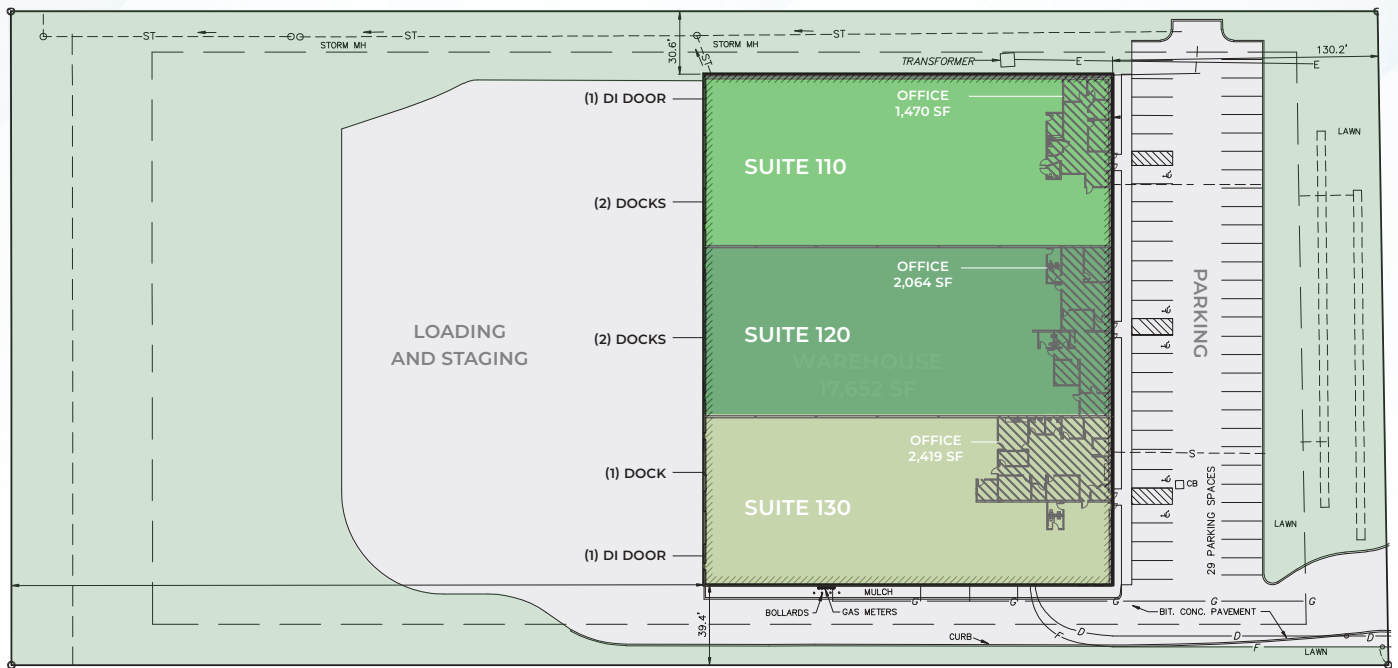
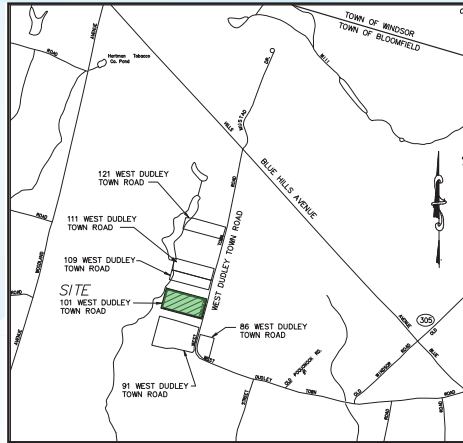
MEDIAN HOUSEHOLD INCOME

\$96,503
\$83,553
\$83,117

AVERAGE HOUSEHOLD INCOME

\$130,676
\$123,962
\$116,558

SITE PLAN





WEST DUDLEY TOWN ROAD

Exclusively Offered By



*101 West Dudley Town Road
is a part of the Bloomfield
Logistics Portfolio, consisting of
550,000 SF over 18 buildings*

**1 Bloomfield Ave
Mountain Lakes, NJ 07046**

NEWMARK

**30 Tower Lane, Suite 420
Avon, CT 06001**

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