

22,542 SF MODERN INDUSTRIAL
SPACE IN BLOOMFIELD, CT

1399

BLUE HILLS AVENUE





On behalf of Vision Real Estate Partners, Newmark's Southern New England/Hudson Valley Industrial Team is pleased to bring to your attention **1399 Blue Hills Avenue** located in Bloomfield, Connecticut.

The 22,542 SF modern industrial space, part of the Bloomfield Logistics Portfolio, is fully air-conditioned and sprinklered, contains clear ceiling heights up to 18', and has 2 TG dock doors equipped with load levelers and compressed airlines distributed throughout. Recent building improvements include exterior structural repairs and painting, landscaping, and power washing. The interior of the building has been white-boxed, painted, and new LED lighting with motion sensors installed.

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.

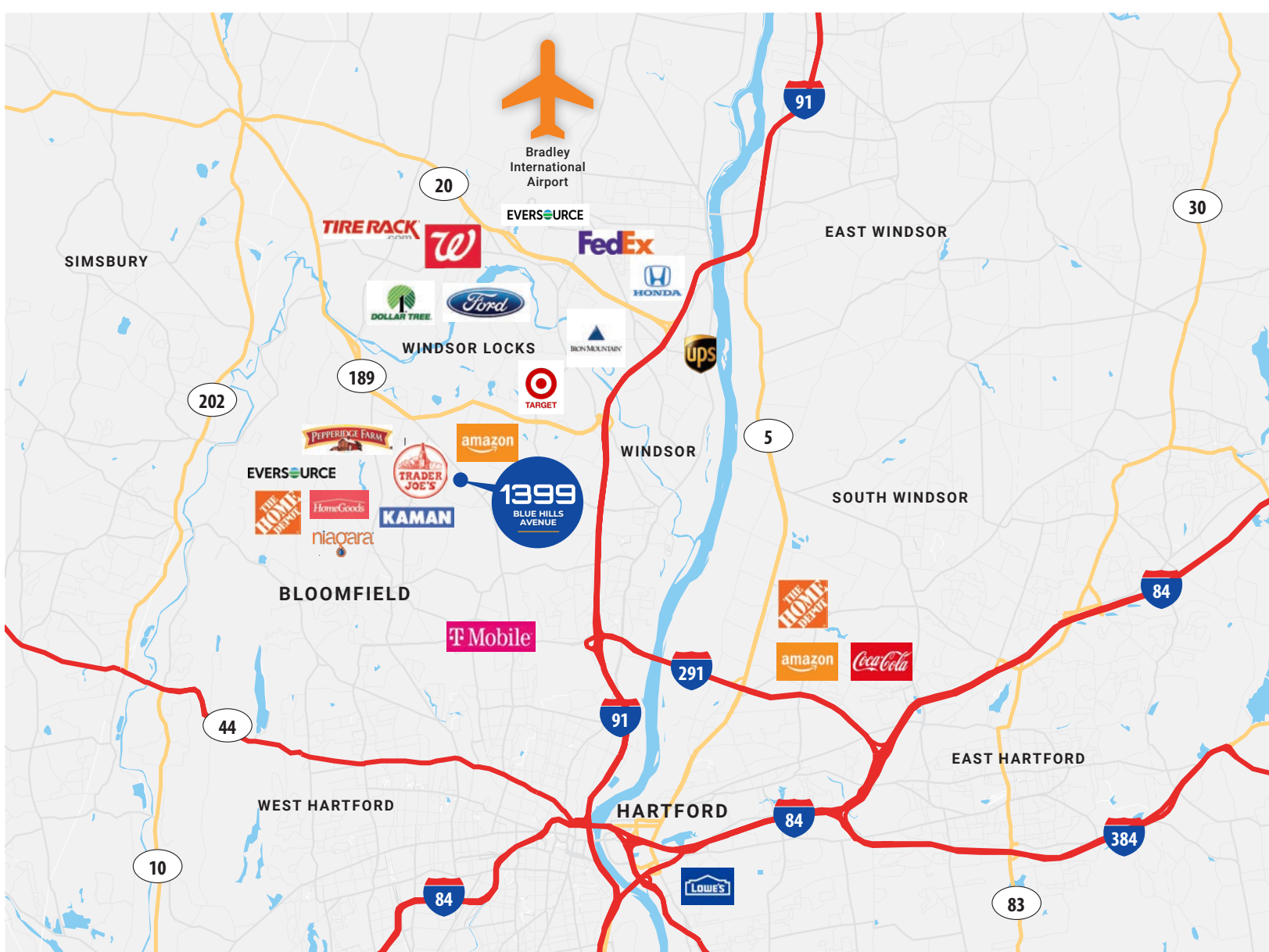
BLUE HILLS AVENUE



PROPERTY SPECIFICATIONS

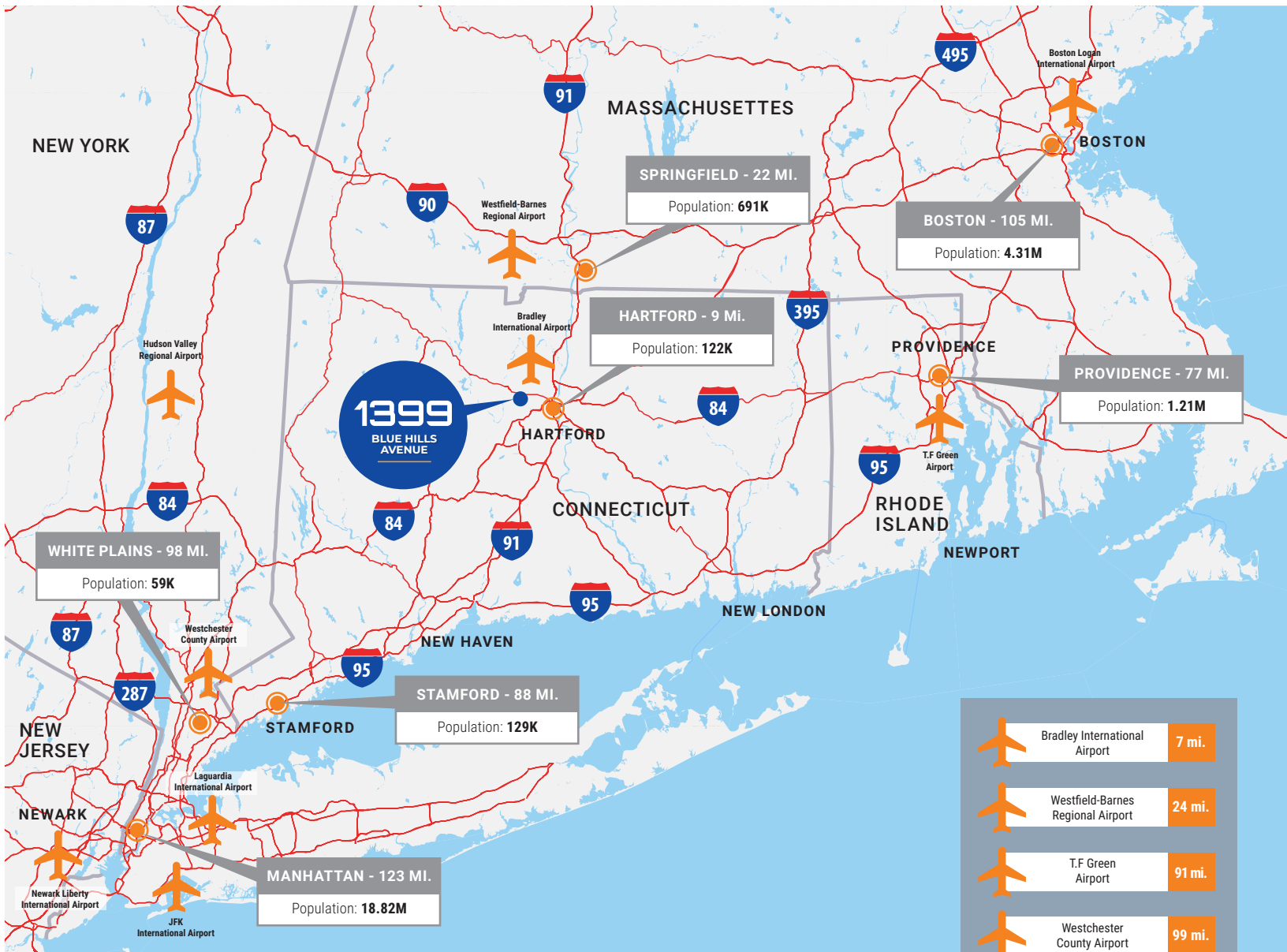
Available Size	22,542 SF	Lighting	LED lighting with motion sensors installed in 2022. Wall & pole mounted Halogen exterior light units
Building Size	32,000 SF	Loading	(2) 10' x 10' TG dock doors equipped with load levelers
Lot Size	1.73 Acres	Gas	CT Natural Gas
Office	4,772 SF	Water	City - MDC
Office Description	The ground level consists of one main lobby and reception area, two private offices, one general office area, and restrooms across 2,359 SF (recently re-habbed) The mezzanine level consists of two large general office areas and a break-room across 2,413 SF	Sewer	Septic - Newly installed private system
Quality	Very good	Power	Eversource - Power is fed into the northwest corner - 800 Amp, 480V/277 V/208 V, 3-Phase
Ceilings	Metal - Steel truss	Heat	Gas - Forced Hot Air via 4 ceiling suspended units
Ceiling Heights	18' (Min) - 18' (Max)	Air Conditioning	100% coverage via RTU's
Column Spacing	45' x 32'	Sprinklers	100% sprinkler coverage
Columns	Steel H	Miscellaneous	Compressed airlines distributed throughout the space
Roof	EPDM Rubber membrane installed in 2010	Zoning	Industrial (I-2)
Floors	Reinforced concrete	Parking	29 cars
Walls	Decorative block & block	Last Use	Industrial flex
		Possession	Immediate





HARTFORD COUNTY'S PROVEN DISTRIBUTION MARKET

- Bloomfield 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 1399 Blue Hills Avenue, representing **38.4%** of the Northeastern United States' population.

	Bradley International Airport	7 mi.
	Westfield-Barnes Regional Airport	24 mi.
	T.F. Green Airport	91 mi.
	Westchester County Airport	99 mi.
	Hudson Valley Regional Airport	101 mi.
	Boston Logan International Airport	108 mi.
	Laguardia International Airport	119 mi.
	JFK International Airport	126 mi.
	Newark International Airport	137 mi.

**Modern
Industrial Space**

**Fully Air-Conditioned
and Sprinklered**

**Clear Ceiling
height up to 18'**

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2024 Demographics Summary

DRIVING RANGE

5 miles
10 miles
25 miles

TOTAL POPULATION

77,859
406,485
1,723,415

TOTAL HOUSEHOLDS

30,101
164,570
696,063

MEDIAN HOUSEHOLD INCOME

\$97,074
\$77,515
\$83,625

AVERAGE HOUSEHOLD INCOME

\$125,344
\$118,642
\$117,963

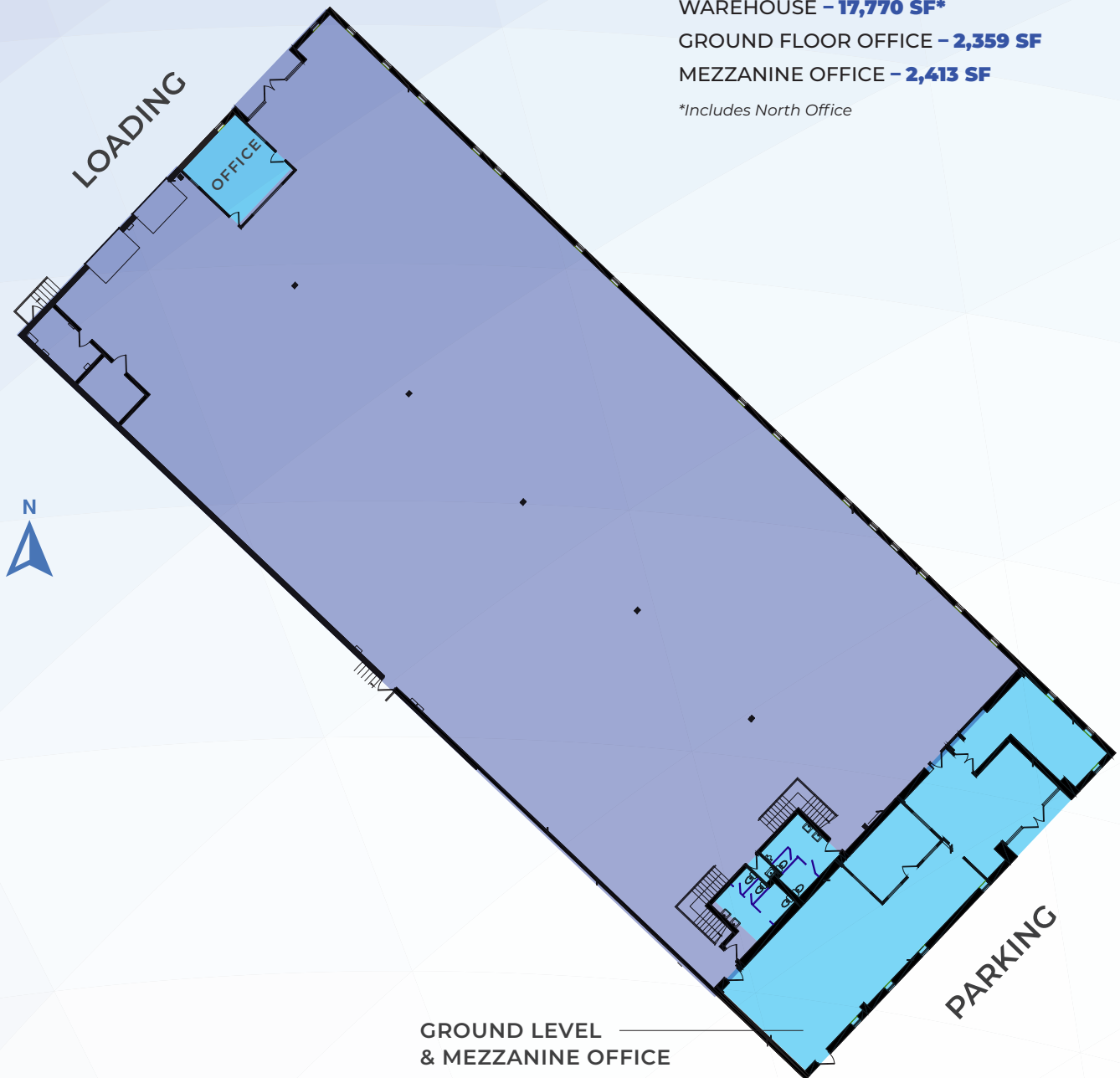
FLOOR PLAN

WAREHOUSE - **17,770 SF***

GROUND FLOOR OFFICE - **2,359 SF**

MEZZANINE OFFICE - **2,413 SF**

**Includes North Office*



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BLUE HILLS AVENUE

Exclusively Offered By

VISION
INDUSTRIAL

1399 Blue Hills Avenue 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 400
Avon, CT 06001**

FOR MORE INFORMATION:

ART ROSS, SIOR

Executive Managing Director
860-803-9938
arthur.ross@nmrk.com

ERIC BLUMENTHAL, MBA, MICP

Associate Director
860-890-6587
eric.blumenthal@nmrk.com

KIM E. MOWERS

Designated Broker
kim.mowers@nmrk.com

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