

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.

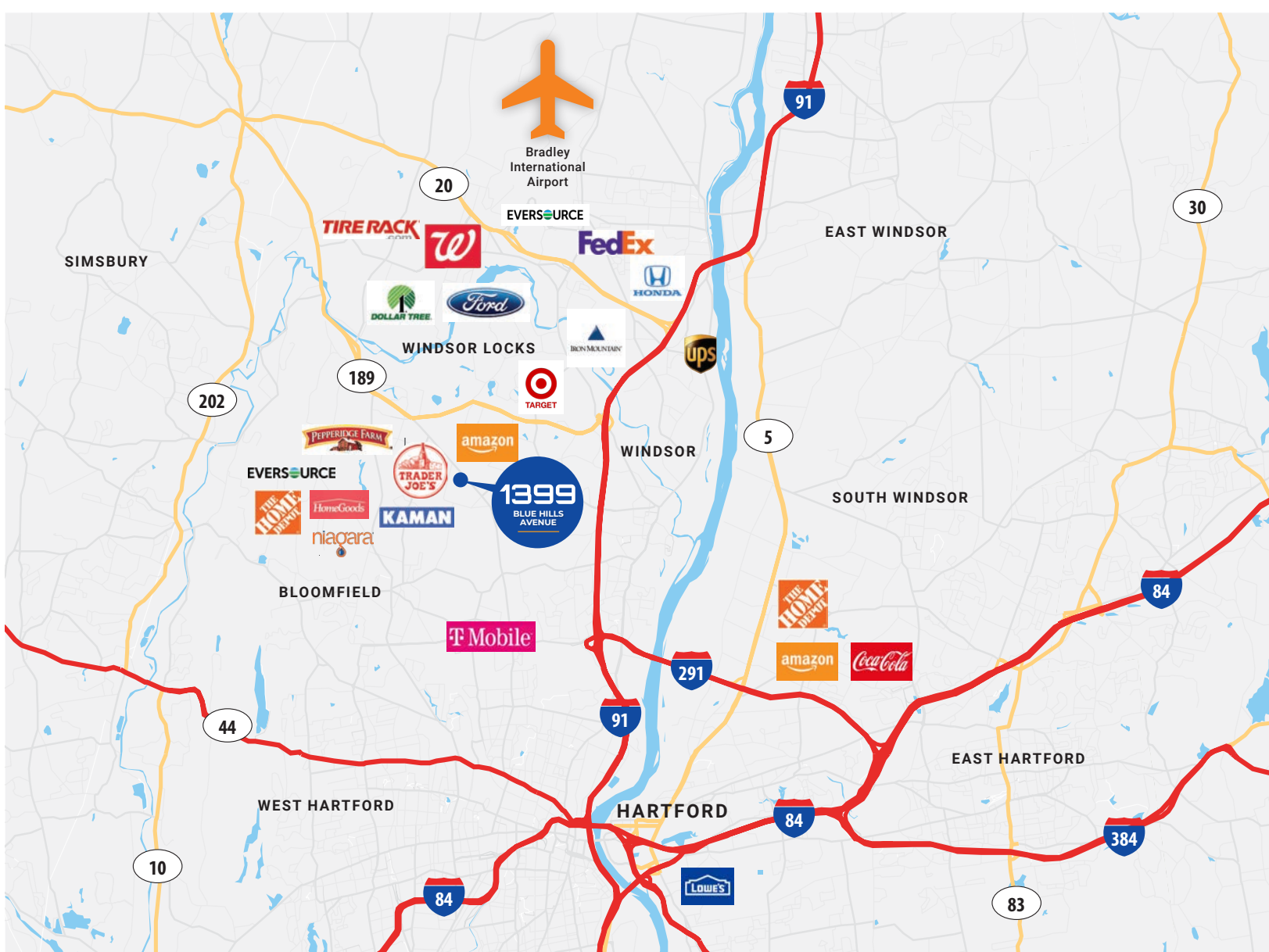
The property is located less than 8 miles to Bradley International Airport and is within close proximity to a number of hotels, restaurant amenities, and industrial logistics users.

## BLUE HILLS AVENUE



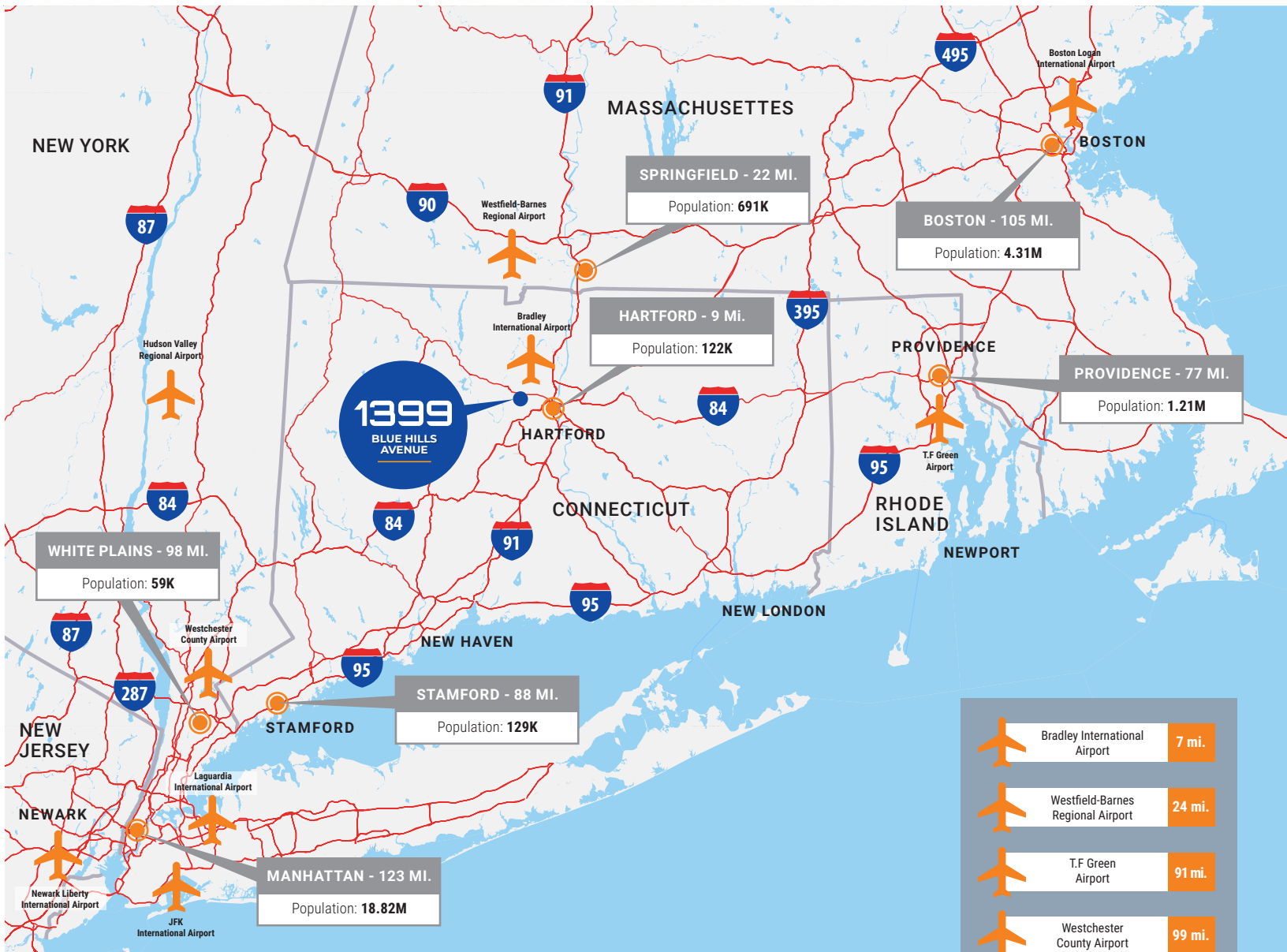
# PROPERTY SPECIFICATIONS

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

**1399**  
BLUE HILLS AVENUE

## 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

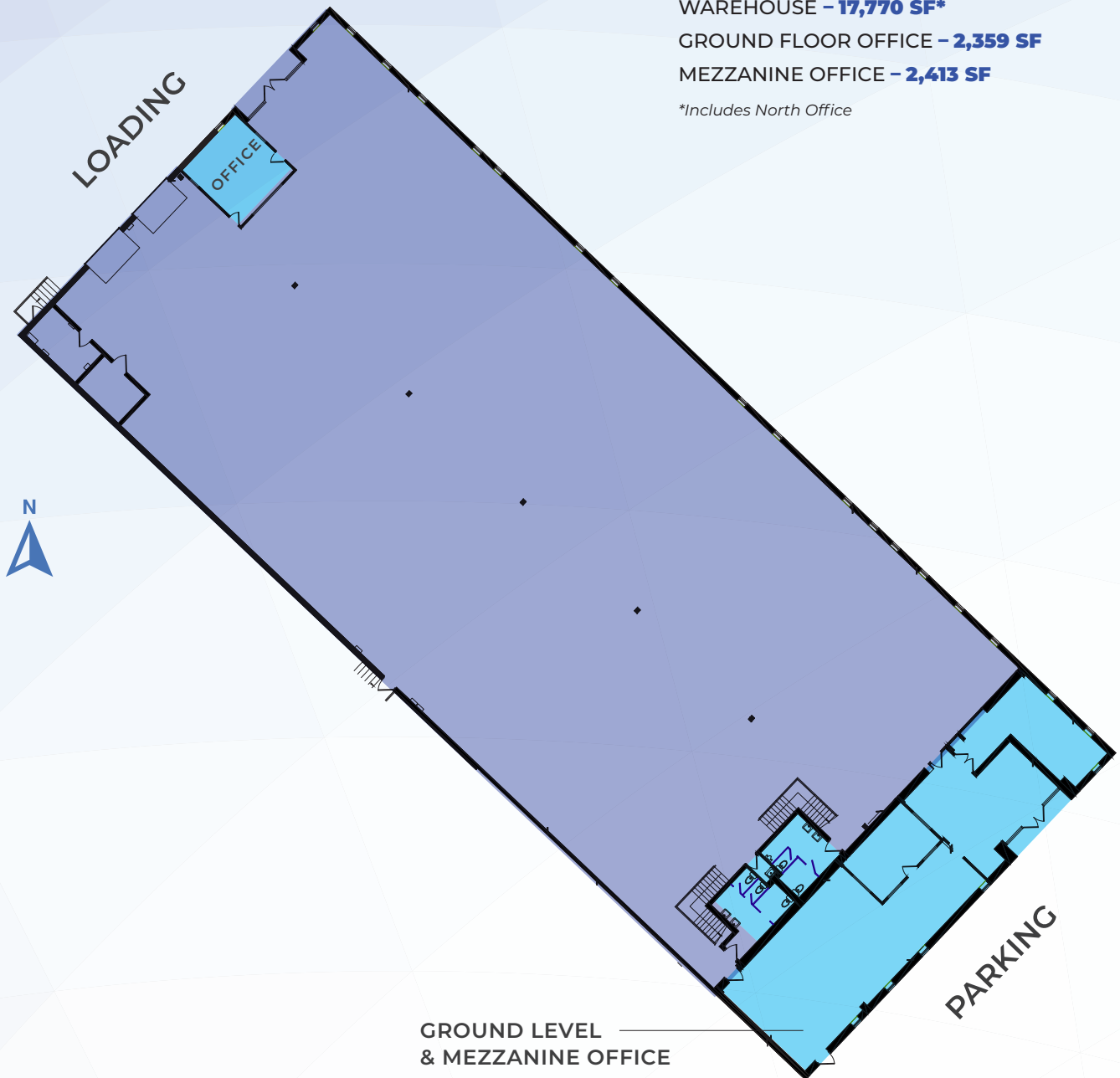
# FLOOR PLAN

WAREHOUSE - **17,770 SF\***

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

MEZZANINE OFFICE - **2,413 SF**

*\*Includes North Office*



# 1399

**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*

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**NEWMARK**

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Avon, CT 06001**

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