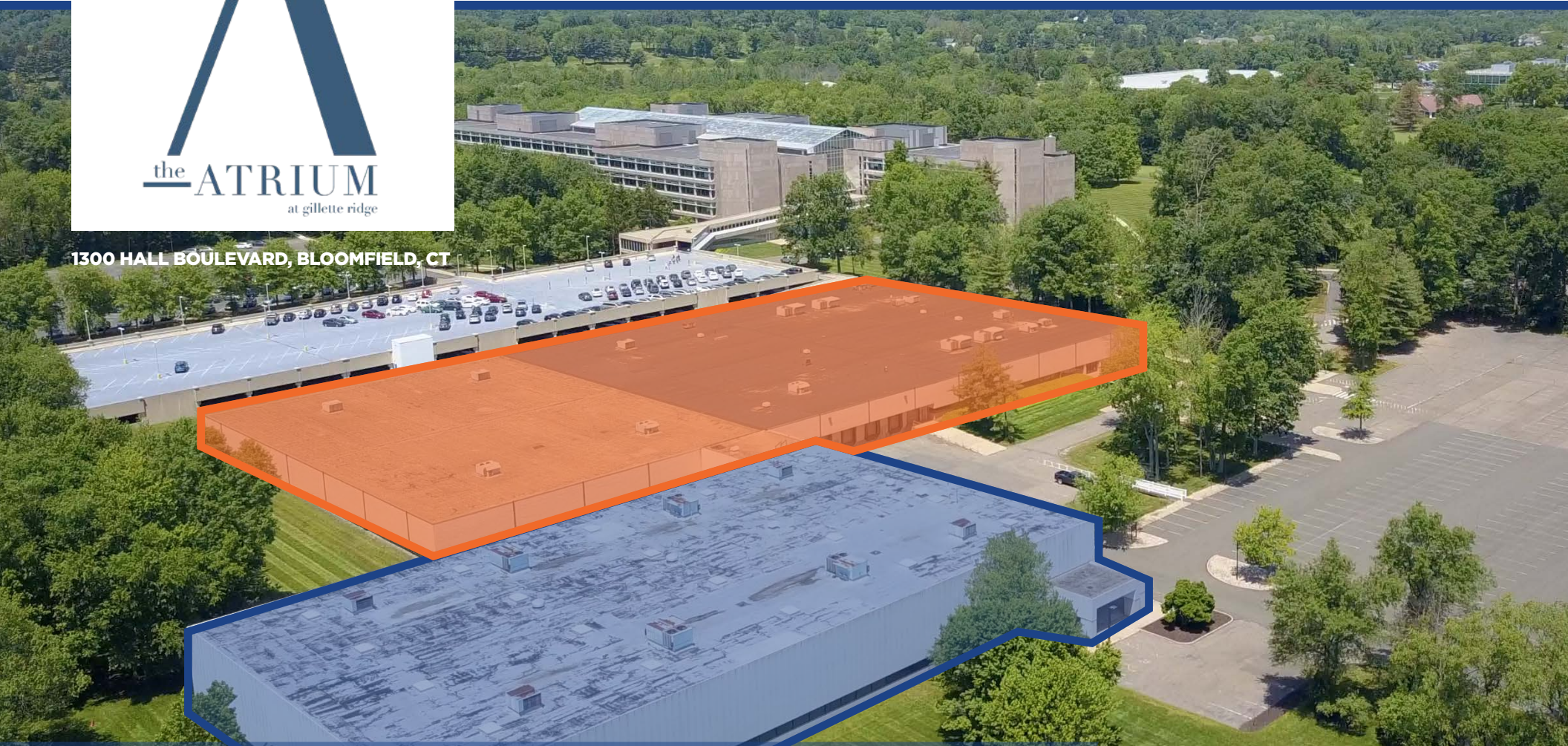


**FOR LEASE**

[1300hallboulevard.com](http://1300hallboulevard.com)



1300 HALL BOULEVARD, BLOOMFIELD, CT



**2 BUILDING INDUSTRIAL COMPLEX:**

**±142,340 SF**





# SPACE DETAILS



FLEX

+



PRINT/  
WAREHOUSE

- Two building industrial complex constructed to the exacting standards of a Fortune 500 Insurance Company
- Can be leased independently or as an assemblage and is ideal for a wide range of tenants
- The 40,688 square foot flex building can be renovated to take advantage of its 26' clear height and large parking areas for outside storage or to add dock and drive-in doors
- The 101,657 Print Warehouse has 18' to 20' ceilings, 5 docks and widely distributed production power which will benefit both manufacturers and distributors
- While management and operations will value the quality structures, employees will be drawn to the campus setting with athletic fields, adjacent golf course, and other common amenities within the complex

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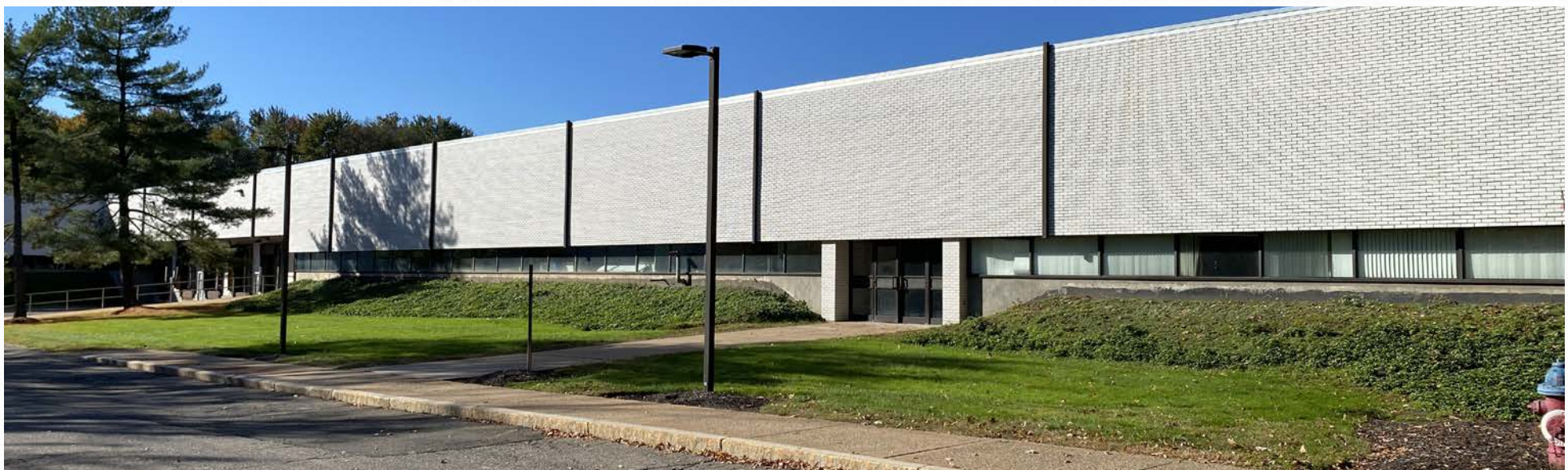




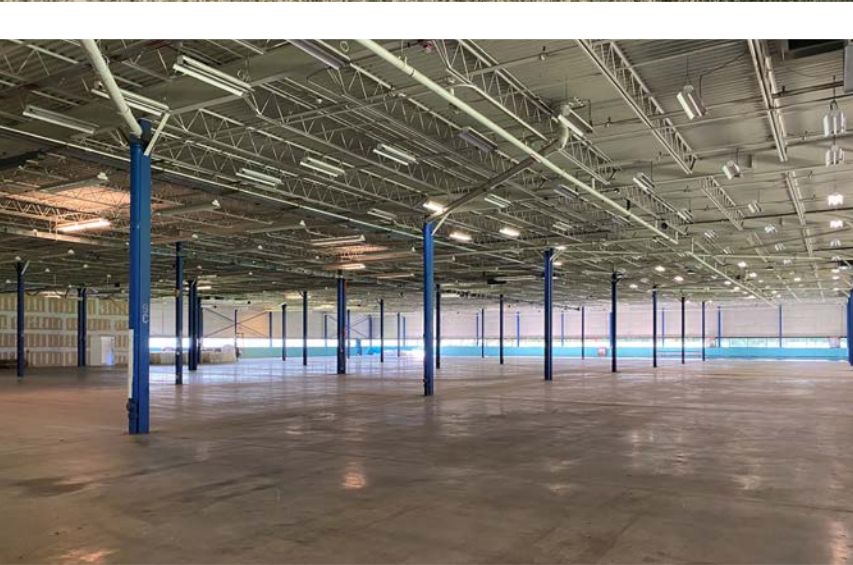
# BUILDING FEATURES

## 2-BUILDING INDUSTRIAL COMPLEX FEATURING THE BEST AMENITIES IN HARTFORD COUNTY

<b>Total Size:</b>	142,340 SF - combined		
 <b>Flex Building:</b>	40,688 SF	 <b>Construction:</b>	<b>Walls:</b> Masonry and insulated metal panel
 <b>Print/Warehouse:</b>	101,652 SF		<b>Columns:</b> 37'x32'
<b>Year Built:</b>	1989 / Renovated in 2021		<b>Roof:</b> Membrane – not all
 <b>Ceiling Heights:</b>	18-20' clear – Print/Warehouse 26' clear – Flex Building	 <b>Utilities:</b>	<b>Floor:</b> Reinforced Concrete
 <b>Land:</b> 12-acres adjacent to the buildings	50-acre campus with additional parking		<b>Electricity &amp; Natural Gas:</b> Eversource
 <b>Loading Area:</b>	5 dock doors – 1 drive-in door		<b>Water:</b> MDC
<b>Taxes:</b>			<b>Natural Gas:</b> Connecticut Natural Gas (planned)
		<b>Mechanicals:</b>	<b>Heat:</b> Natural Gas (planned)
			<b>Electrical:</b> 2000 amp at 277/480 volts, 3-phase
			<b>Lighting:</b> Fluorescent



\*New ownership plans to add to amenities such as firepits, bocce courts, game room, indoor golf simulator







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