

Speculative Development



COUNTY LINE INDUSTRIAL PARK

- Total Building Size: 403,000 SF
- Available: 403,000 SF
- Land Area: 28 acres
- Clear Height: 32'
- Column Spacing:
 - 50' x 50'
 - 50' x 60' at dock doors
- Loading: 50 docks (expandable to 85)
- Sprinkler: ESFR
- Lighting: BTS
- Intersection: Upgrades to County Line/Route 3 intersection to be completed summer 2018
- Parking:
 - Auto: 150 spaces (expandable to 320 spaces)
 - Trailer: 95 spaces
- Power: 3000A, 277/480V
- HVAC: Rooftop gas and make-up air units
- Zoning: Industrial
- Floor Slab: 6" Ductilcrete
- Utilities:
 - Water/Sewer: Town of Cromwell
 - Gas: CNG
 - Electric: Eversource



**120 County Line Drive
Cromwell, CT 06416
United States**

**MSA: Hartford Connecticut
TYPE: Speculative Development
SIZE: 403,000 SF**



SCANNELL
P R O P E R T I E S

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For more information about this property, contact Scannell.

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