



STATELINE

LOGISTICS PARK

35 BACON ROAD, ENFIELD, CT

FULLY ENTITLED DISTRIBUTION CENTER

819,000 SF AVAILABLE

CLASS A WITH 40' CLEAR CEILING HEIGHT



CBRE

THE OPPORTUNITY

CBRE is pleased to present the Stateline Logistics Park @ 35 Bacon Road, a 819,000 SF state-of-the-art fully permitted distribution facility and ready to start construction in spring 2023.

With a total of 181 acres, Stateline Logistics Park @ 35 Bacon Road is ideally located equidistant between New York City, Albany and Boston. 35 Bacon Road has great proximity to Exits 48 and 49 on Interstate 91 and just 20 minutes to Bradley International Airport.

DISTANCE FROM

I-91 (Exit 48): 2.01 miles

I-91 (Mass State Line): 4 miles

Bradley International Airport: 15.9 miles

Boston, MA: 91 miles

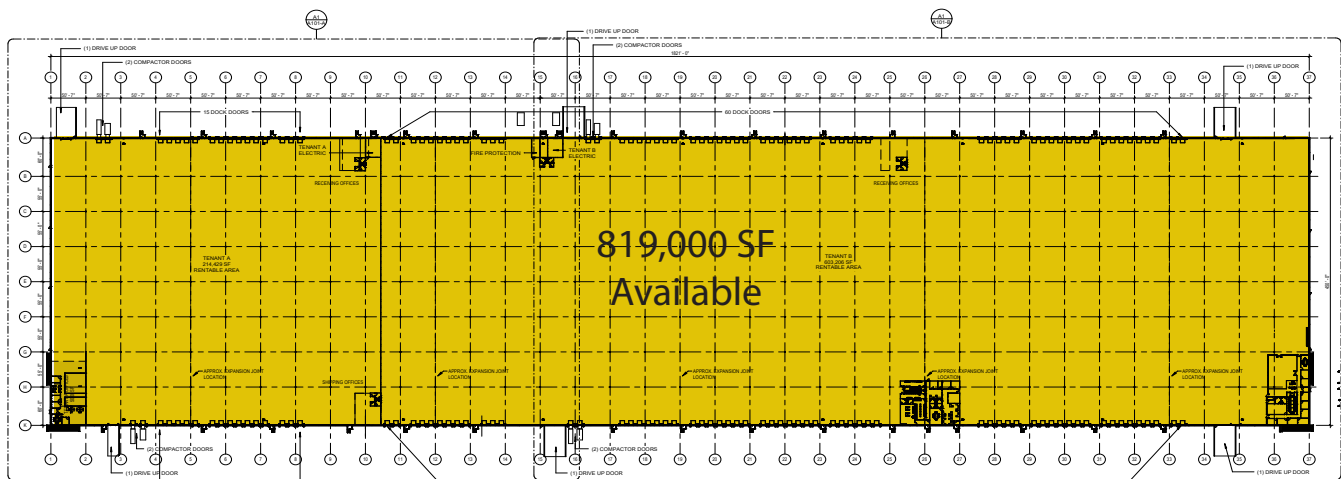
I-95 (NY Border): 105 miles

I-84 (NY Border): 88 miles

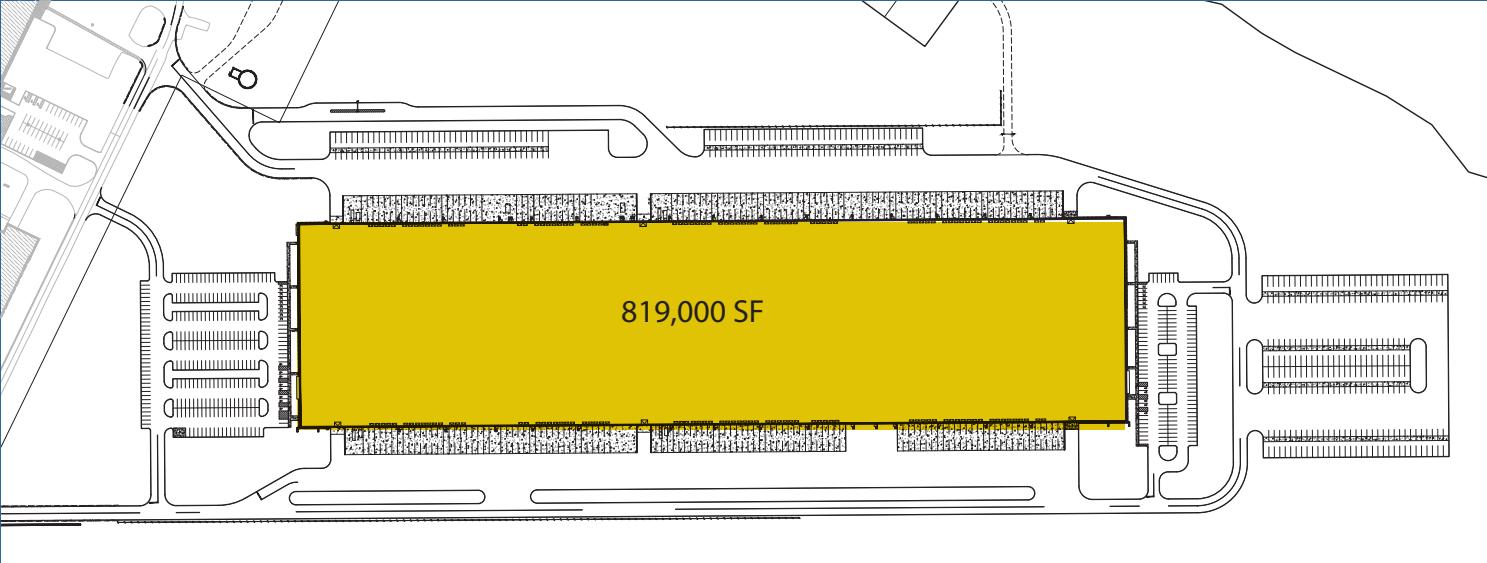
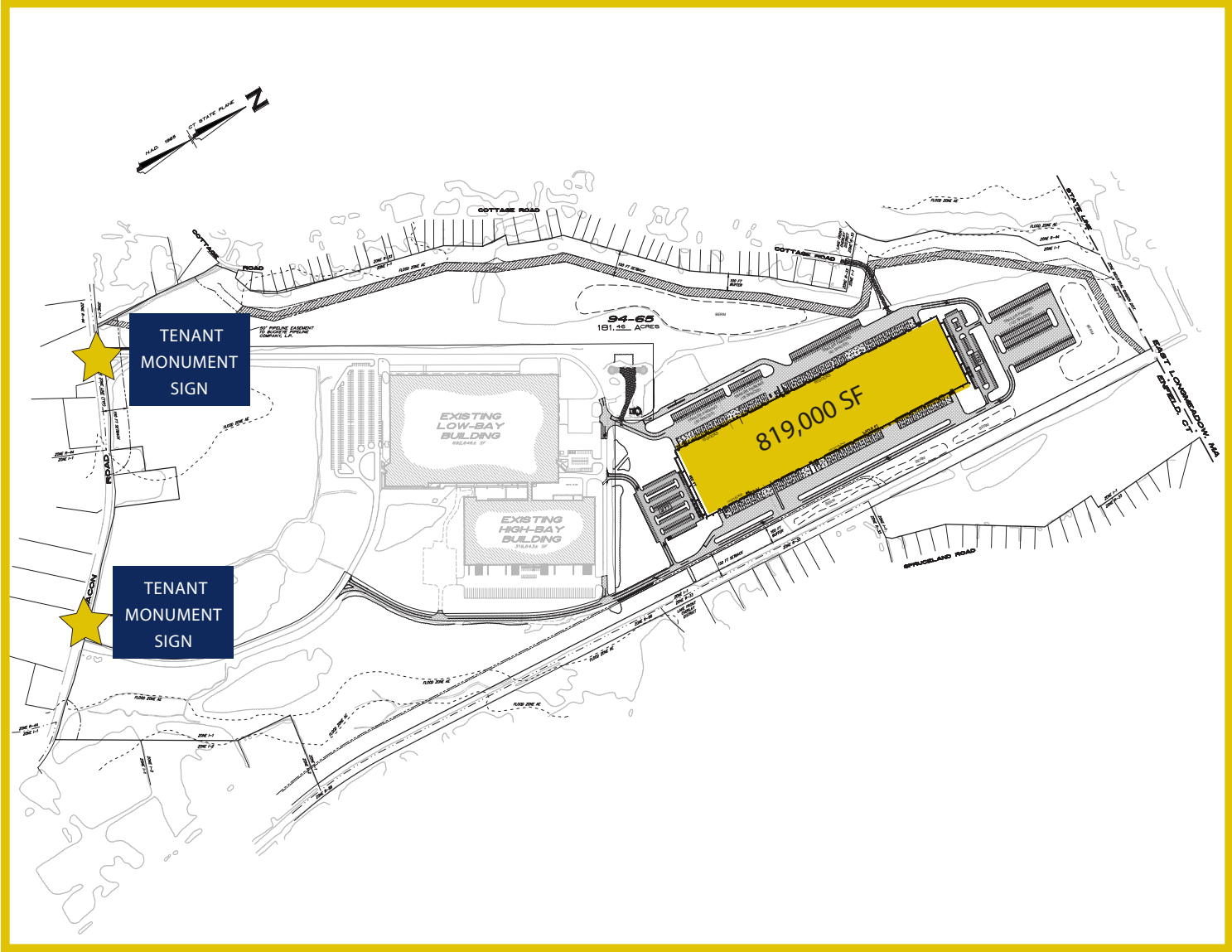
I-90 (NY Border): 62 miles

PROPERTY DETAILS

Building Size	819,000 SF
Available Space	819,000 SF, subdividable
BTS Office Area	To suit
Land Area	181 acres
Parking	410 cars, 202 trailers
Clear Height	40'
Column Spacing	52' x 55' with 60' speed-bays
Floor Slab	7" unreinforced
Loading	82, expandable to 150
Sprinkler	ESFR
Lighting	LED
Power	(2) 3,000 Amps 480 Volts, 3-phase
HVAC	High-efficiency, Cambridge air units
Gas/Electric	Eversource
Water/Sewer	Town of Enfield
Trailer Storage	202 trailer spaces total
Lease Rate	TBD

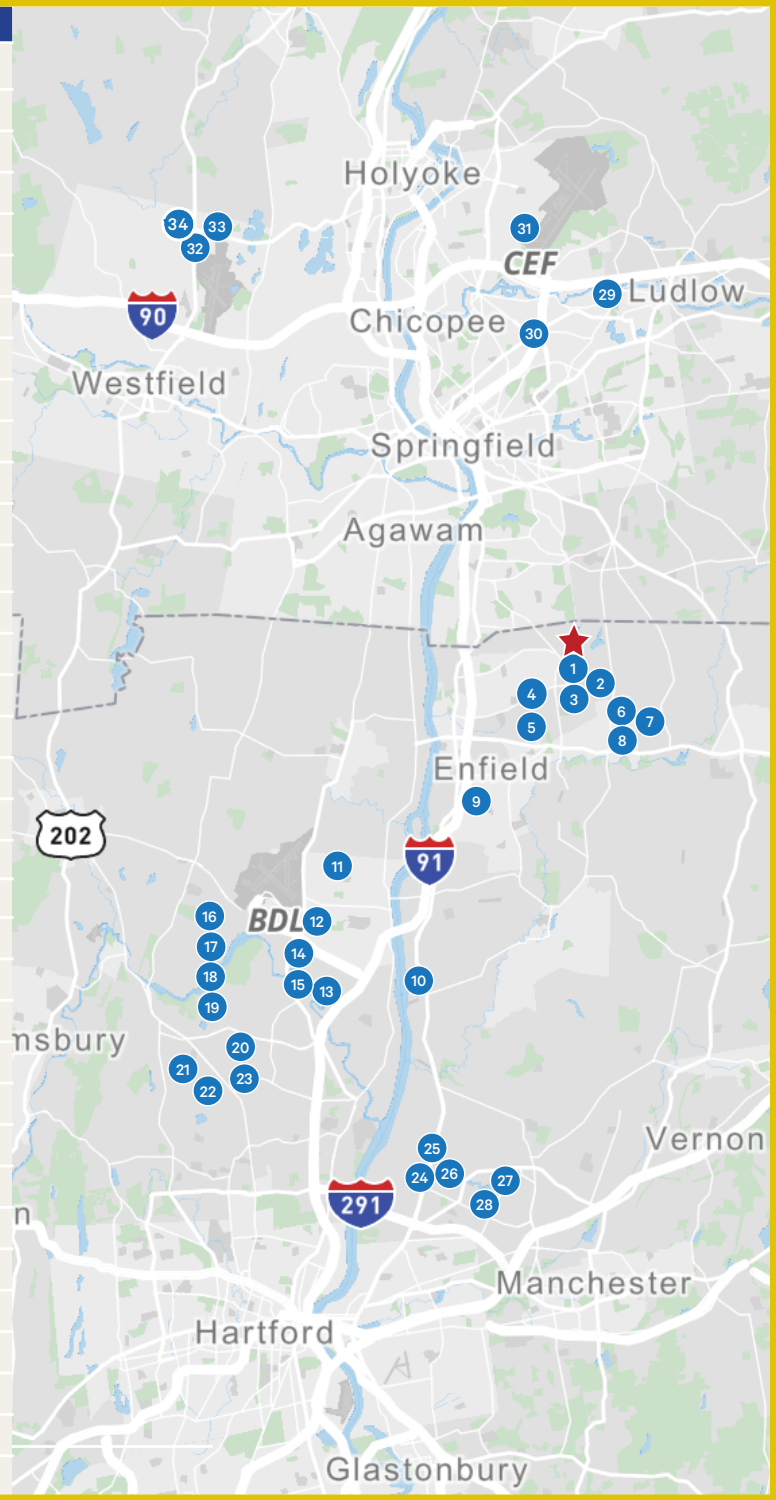


AERIAL & SITE PLAN



DISTRIBUTION CENTERS

★	Stateline Logistics Park @ 35 Bacon Road	817,696	Enfield, CT
1	Plastipak	319,643	Enfield, CT
2	ihealth	225,953	Enfield, CT
3	Veritiv	465,189	Enfield, CT
4	Agri-Mark	260,000	Enfield, CT
5	Eppendorf	240,000	Enfield, CT
6	Advanced Auto	450,000	Enfield, CT
7	LEGO Group	272,000	Enfield, CT
8	Coca Cola	278,000	Enfield, CT
9	Brooks Brothers	400,000	Enfield, CT
10	Parksite	160,000	East Windsor, CT
11	C&S Wholesale Grocers	1,000,000	Windsor Locks, CT
12	Honda	320,000	Windsor Locks, CT
13	Iron Mountain	224,000	Windsor, CT
14	Life Science Logistics	500,000	Windsor, CT
15	eCommerce Retailer Distribution Center	2,700,000	Windsor, CT
16	Walgreens	700,000	Windsor, CT
17	UPS	160,000	Windsor, CT
18	Ford	234,000	Windsor, CT
19	Dollar Tree	1,000,000	Windsor, CT
20	eCommerce Retailer Distribution Center	1,200,000	Windsor, CT
21	Home Depot	450,000	Bloomfield, CT
22	HomeGoods/T.J. Maxx	800,000	Bloomfield, CT
23	Trader Joe's	700,000	Bloomfield, CT
24	Home Depot	430,000	South Windsor, CT
25	Coca Cola	210,000	South Windsor, CT
26	Aldi	660,000	South Windsor, CT
27	Ahold	1,300,000	Manchester, CT
28	Raymond & Flanagan	485,000	Manchester, CT
29	USPS Bulk Mail Center	1,100,000	Springfield, MA
30	Big Y	500,000	Springfield, MA
31	Matheson	217,000	Chicopee, MA
32	Home Depot	657,000	Westfield, MA
33	DHL Logistics	420,000	Westfield, MA
34	C&S Wholesale Grocers	520,000	Westfield, MA



REGIONAL LOCATION & TRANSPORTATION

Stateline Logistics Park, 35 Bacon Road, Enfield, CT is located 2.01 miles from Exit 48 of I-91, CT Route 220, 20 minutes to Bradley International Airport, and offers and it is equidistant between New York City, Albany and Boston.



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