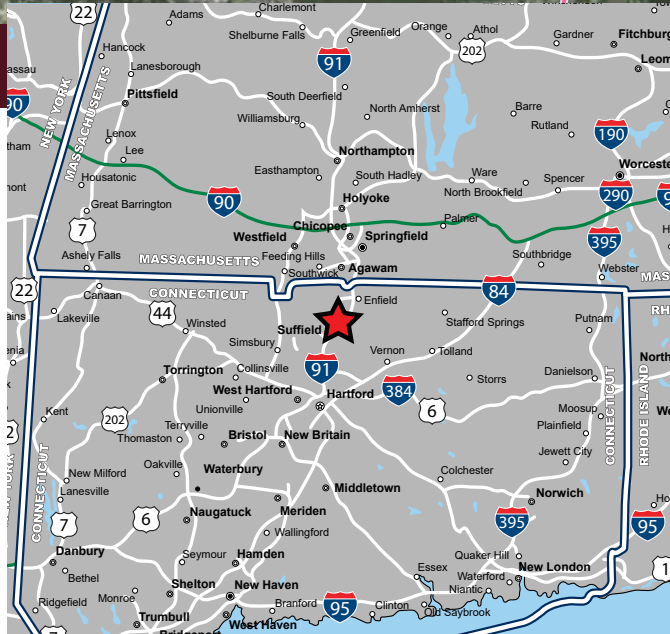
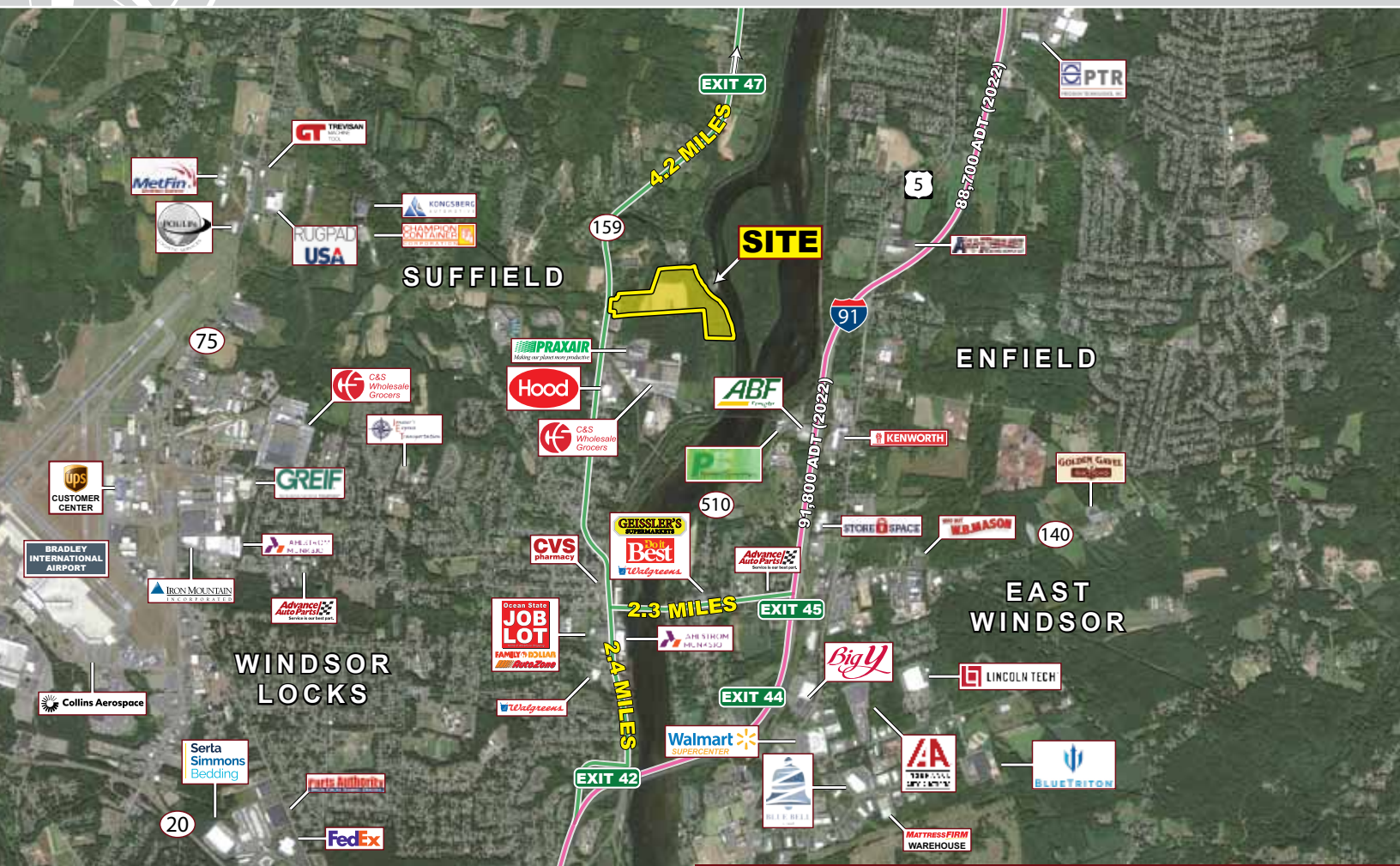


INDUSTRIAL DEVELOPMENT OPPORTUNITY

1022 East Street South (Route 159) - Suffield, Connecticut



AVAILABLE

PROPERTY HIGHLIGHTS

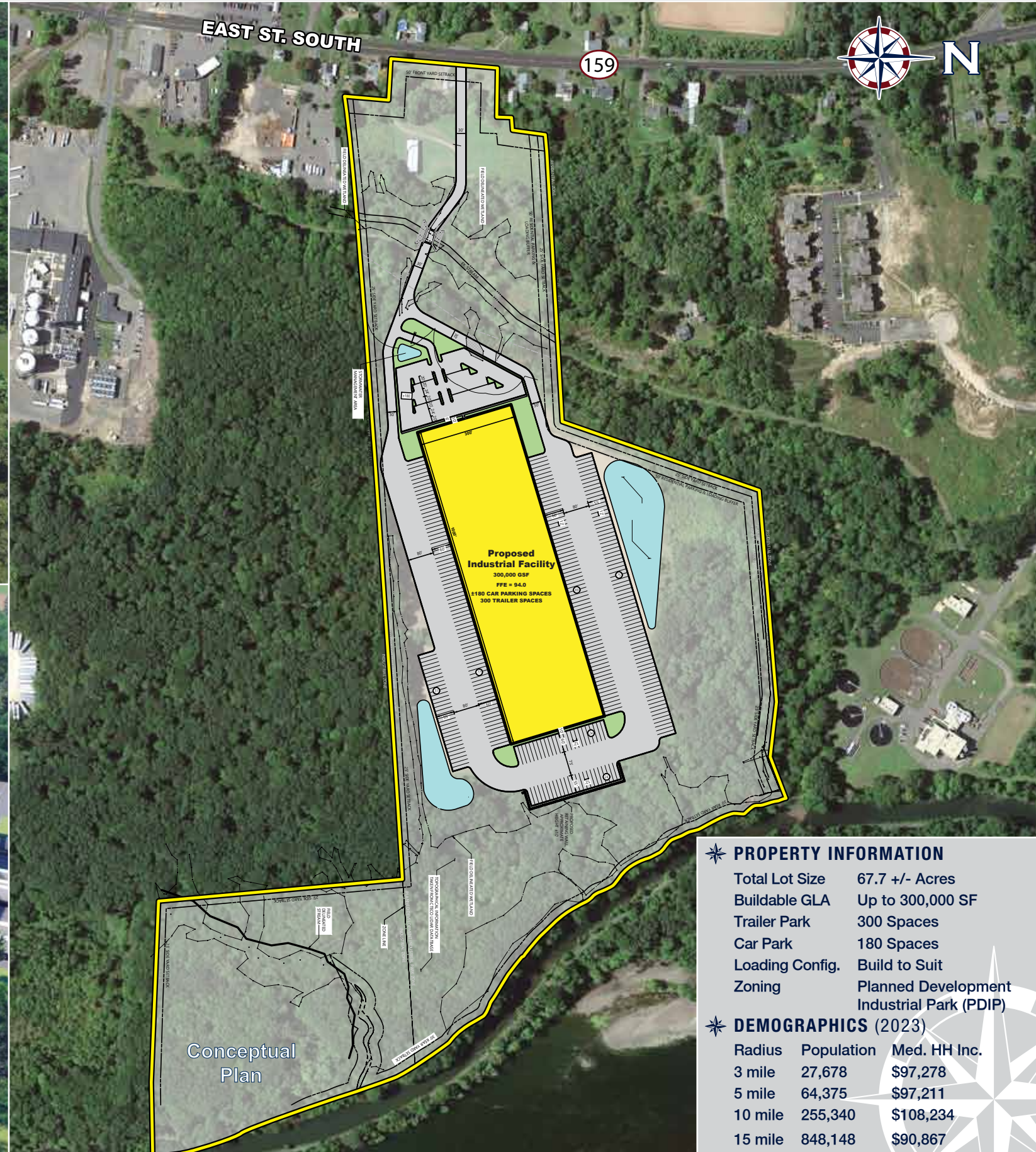
- » Prime Industrial Development Opportunity
- » Up to 300,000 SF Available
- » 67.7 +/- Acre Site
- » All Utilities Available
- » Close Proximity to I-91
- » Zoned Planned Development Industrial Park
- » Allowed Uses Include Distribution/Logistics, Hospital, Office, Warehouse, Wholesale, etc.

INDUSTRIAL DEVELOPMENT OPPORTUNITY

1022 East Street South (Route 159) - Suffield, Connecticut



EASTERN
RETAIL PROPERTIES



PROPERTY INFORMATION	
Total Lot Size	67.7 +/- Acres
Buildable GLA	Up to 300,000 SF
Trailer Park	300 Spaces
Car Park	180 Spaces
Loading Config.	Build to Suit
Zoning	Planned Development Industrial Park (PDIP)
DEMOGRAPHICS (2023)	
Radius	Population Med. HH Inc.
3 mile	27,678 \$97,278
5 mile	64,375 \$97,211
10 mile	255,340 \$108,234
15 mile	848,148 \$90,867



SITE
67.7 +/- ACRES

UNITED GEAR
A MACHINE COMPANY, INC.

EAST ST. SOUTH

U CAR ST.

PRAXAIR
Making our planet more productive

EDM
DISTRIBUTORS

C&S
Wholesale Grocers

HARVEY LN.

159

Hood

Industrial Development Opportunity - 1022 East Street South (Rt 159) - Suffield, CT



EASTERN
RETAIL PROPERTIES

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