

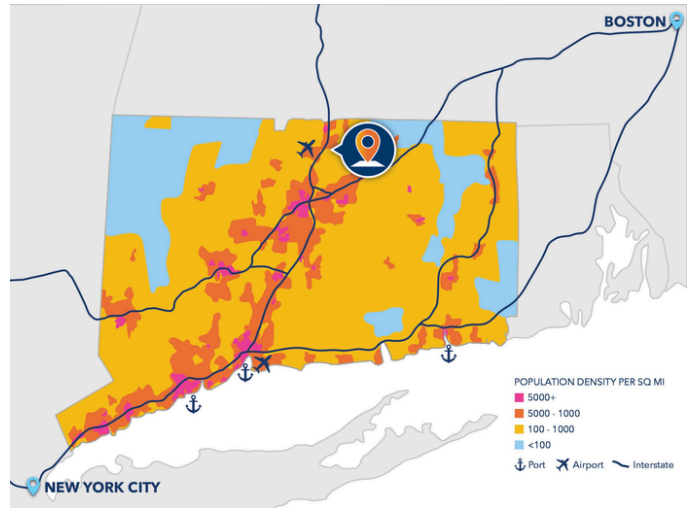
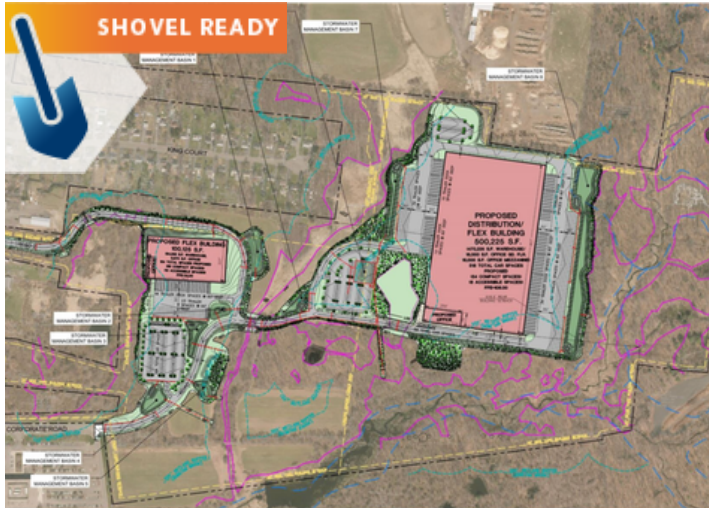
**CONNECTICUT
CERTIFIED SITE**



METRO PARK NORTH

METRO PARK NORTH

ENFIELD, CT



PROPERTY DETAILS

Street Address: King Street

City: Enfield

Zip Code: 06082

Type of Space: Office, Industrial

Min. Size: 130 acres

Max Size: 130 acres

Shovel Ready

Properties where a combination of site characteristics, documented due diligence, and approvals deemed necessary to begin site development has been completed.



Contact Information:

Philip Gagnon, SIOR

Principal, Colliers International
Hartford, CT

M: 860-616-4016

F: 860-247-4067

philip.gagnon@colliers.com

METRO PARK NORTH

ENFIELD, CT

Metro Park North is a master planned Business Park in one of the Springfield/Hartford/New Haven premiere locations. Locate your corporate headquarters, distribution/manufacturing hub, or class A offices at a site that looks east over rolling hills and a picturesque, rural countryside. The site is currently fully approved for construction of $\pm 500,000$ SF distribution facility with all utilities serving a nearly level site only 1 minute from the interstate. Approximately $\frac{1}{2}$ mile to full interchanges with I-91 (Exit 45 and 46) and 9 minutes from Bradley International Airport; Take advantage of Southern New England's Knowledge Corridor location.

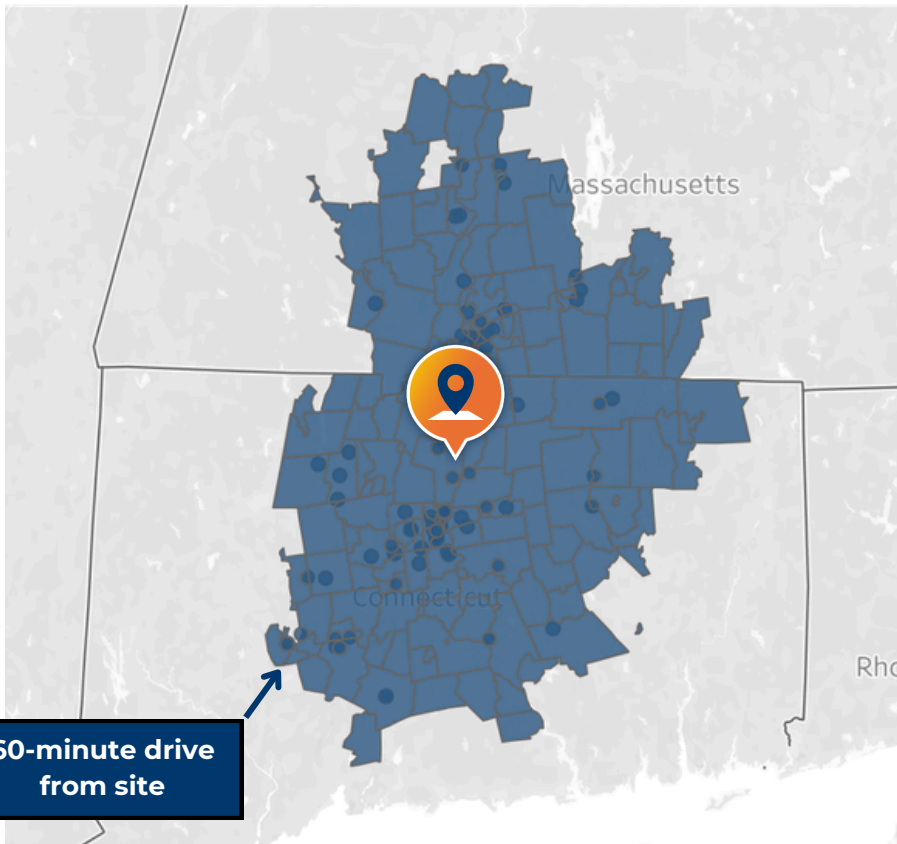


METRO PARK NORTH

ENFIELD, CT



LABOR SHED:



CITY	DRIVE TIME ² (MINUTES)
<i>Bradley Int'l</i>	10
<i>Springfield</i>	15
<i>Hartford</i>	15
<i>New Haven</i>	55
<i>Stamford</i>	85
<i>Providence</i>	90
<i>Boston</i>	95
<i>New York City</i>	135

In the area located within a **60-minute drive** time from Metro Park North, there are:

- **2,140,000 people**
- **1,100,000 jobs**
- **\$170.3B in GRP ¹**

This represents a **larger population and economic output** than the following metro areas:

- **Hampton Roads, VA**
- **Jacksonville, FL**
- **Raleigh-Cary, NC**
- **Oklahoma City, OK**

1. Lightcast, 2022; AdvanceCT calculations;
2. Google Maps from, Plainville, CT

METRO PARK NORTH

ENFIELD, CT

UTILITIES:

Power

Electric Provider:	Eversource Electric
Distance to Nearest Distribution Electric Line:	80ft
Electric Volts:	750 MCM Copper
Electric Amps:	400A
Power Phases:	3 p
Distance to Electric Substation:	1.7 Miles
Dual Electric Feed:	Yes
Redundant Power:	Yes

Gas

Natural Gas Provider:	CNG
Distance to Natural Gas Distribution Line:	30ft.
Natural Gas Distribution Line Pressure:	100 psi
Gas Line Size:	6"
Cost to Extend Gas to Site:	Unknown

Water & Sewer

Water Provider:	MDC
Distance to Water Line:	20ft
Water Line Size:	12" DI
Water Main Pressure:	74 psi static on 11/07/22
Total Water Capacity at Site:	7,833 GPM at 20 psi
Excess Water Capacity at Site:	Unknown
Sewer Provider:	MDC
Total Sewer Capacity at Site:	20,000 GPD
Excess Sewer Capacity at Site:	Unknown
Sewer Line Size:	12" in Street 8" stub at property line
Sewer Type:	SDR35
Wastewater Treatment Provider:	MDC

FOR MORE INFORMATION, CONTACT:



Erron Smith

**Director,
Business Development**

860-571-7139
esmith@advancect.org

ADVANCECT
CONNECTICUT



ADVANCECT.ORG

470 JAMES STREET, SUITE 9 | NEW HAVEN, CT 06513 | 860-571-7136