

**CONNECTICUT  
CERTIFIED SITE**

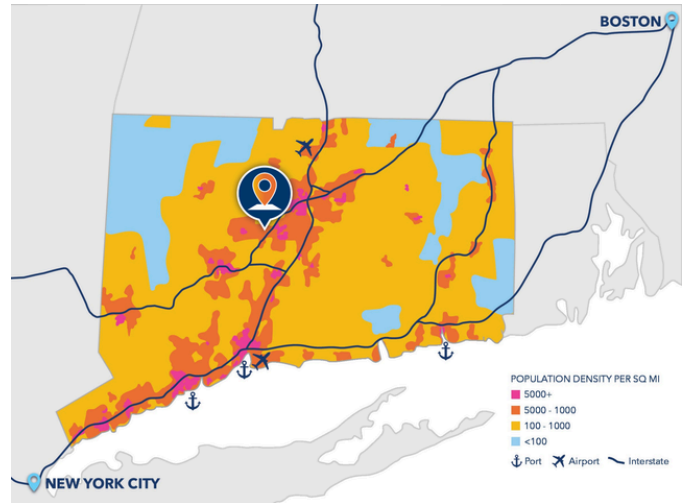


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# PLAINVILLE PRESERVE

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PLAINVILLE, CT



## PROPERTY DETAILS

**Street Address:** North Mountain Road

**City:** Plainville

**Zip Code:** 06062

**Type of Space:** Flex, Incubator, Office, R&D, Warehouse/Dist., Bio, Light Mfg., Mixed Use, Hotel, Data Center, Resort, Medical

**Min. Size:** 10 acres

**Max Size:** 106 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:

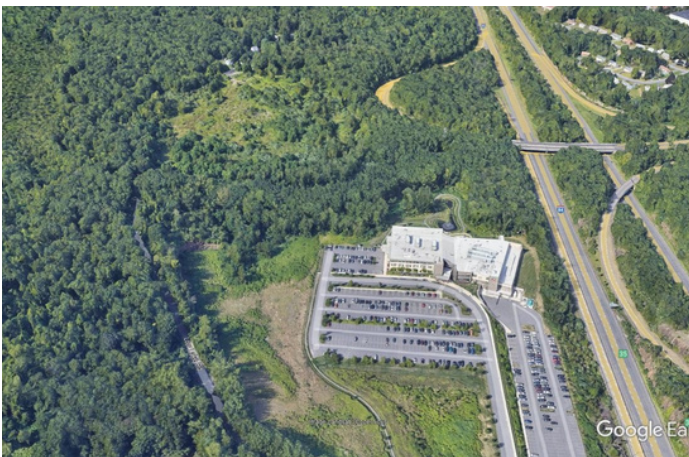
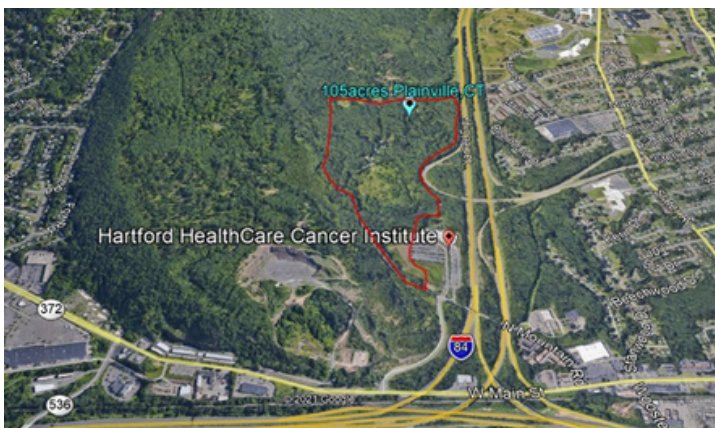
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# PLAINVILLE PRESERVE

PLAINVILLE, CT

**Plainville Preserve** is one of the largest, ready-to-develop parcels in Central Connecticut. Along I-84, Plainville Preserve offers 106.02 contiguous acres zoned Technology Park that can accommodate up to 2,000,000SF of building area. Midway between Boston and New York City, and within 15 miles of downtown Hartford, Plainville Preserve is an ideal location for large-scale development.

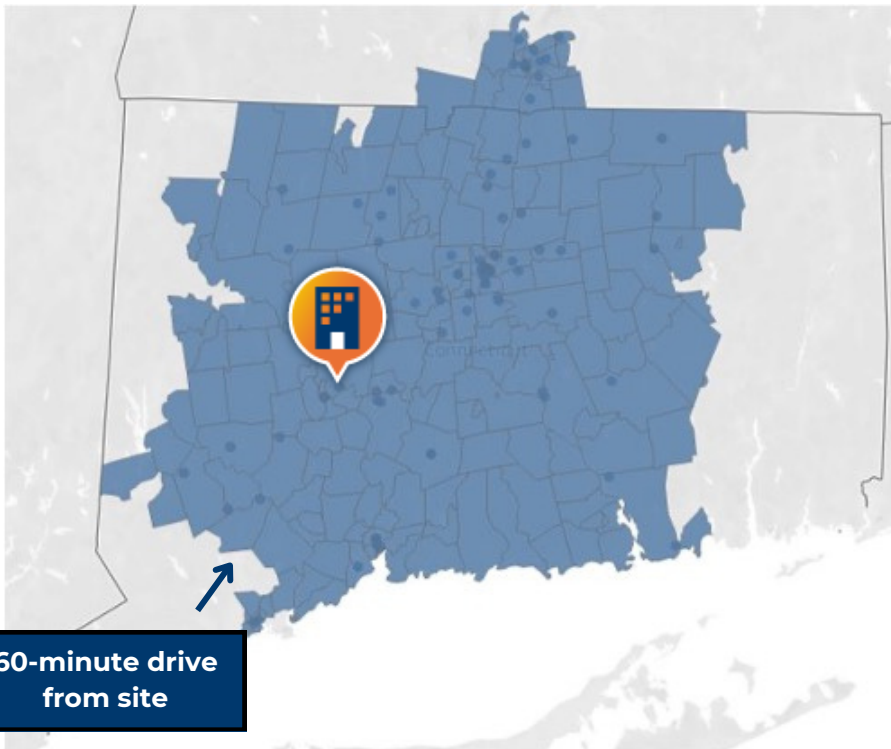


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PLAINVILLE, CT



## LABOR SHED:



CITY	DRIVE TIME <sup>2</sup> (MINUTES)
Hartford	20
Bradley Int'l	30
Springfield	40
New Haven	40
Stamford	70
Boston	110
New York City	120

In the area located within a **60-minute drive** time from Plainville Preserve, there are:

- **2,895,000 people**
- **1,400,000 jobs**
- **\$236.3B in GRP<sup>1</sup>**

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

- **Austin-Round Rock-Georgetown, TX**
- **San Antonio-New Braunfels, TX**
- **Orlando-Kissimmee-Sanford, FL**
- **St. Louis, MO-IL**
- **Charlotte-Concord-Gastonia, NC-SC**
- **Portland-Vancouver-Hillsboro, OR-WA**
- **Pittsburg, PA**

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

# PLAINVILLE PRESERVE

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## UTILITIES:

### Power

Electric Provider:

Distance to Nearest Distribution Electric Line:

Electric Volts:

Electric Amps:

Power Phases:

Distance to Electric Substation:

Dual Electric Feed:

Redundant Power:

Additional Electric Details:

### Gas

Natural Gas Provider:

Distance to Natural Gas Distribution Line:

Natural Gas Distribution Line Pressure:

Gas Line Size:

Cost to Extend Gas to Site:

### Water & Sewer

Water Provider:

Distance to Water Lin:

Water Line Size:

Water Main Pressure:

Total Water Capacity at Site:

Excess Water Capacity at Site:

Sewer Provider:

Total Sewer Capacity at Site:

Excess Sewer Capacity at Site:

Sewer Line Size:

Sewer Type:

Wastewater Treatment Provider:

**FOR MORE INFORMATION, CONTACT:**



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Business Development**

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CONNECTICUT



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