

An aerial photograph showing a large, irregularly shaped plot of land outlined in a bright yellow border. The land is mostly green and appears to be a mix of grass and trees. To the left of the plot is a paved road with some parked cars. To the right and bottom of the plot are various industrial buildings, including a large white warehouse-like structure and several smaller buildings with flat roofs. There are also parking lots and some construction materials visible in the lower right. The overall scene is an industrial or commercial area.

**PRESTIGE**  
p a r k

**7.85 ACRES AVAILABLE**

**INDUSTRIAL LAND FOR SALE OR LEASE**

**30 PRESTIGE PARK ROAD**

**East Hartford, Connecticut**



**CUSHMAN &  
WAKEFIELD**



# 30 PRESTIGE PARK ROAD EAST HARTFORD, CONNECTICUT

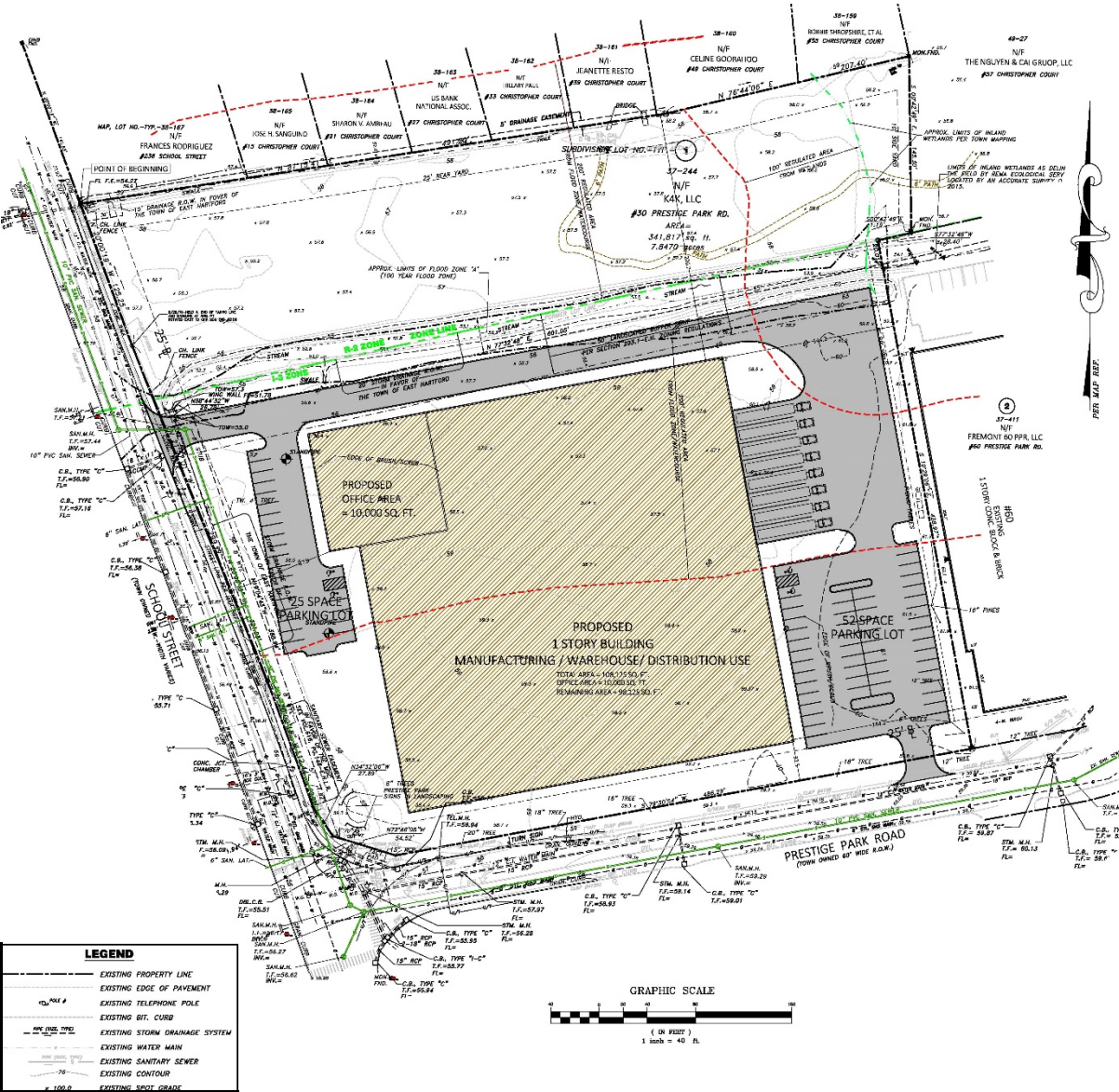
## SITE PLAN

### Highlights

This highly accessible 7.85-acre development site is located within minutes of I-84 and I-91. The site's attributes include: level and clear topography, full utilities, and a location on the corner of Prestige Park Road and School Street. Prestige Park is an established, highly regarded industrial park located in an Economic Enterprise Zone Community that may offer economic incentives to qualified projects.

### Specifications

AREA:	7.85 Acres
ZONED:	I-3 Industrial (R2 +/- 2.34 acres)
COVERAGE (I-3 Zone):	75% (All buildings including accessory buildings) 85% (Impervious)
FRONTAGE:	535 linear feet on Prestige Park Road 570 linear feet on School Street
UTILITIES:	Water: Metropolitan District Electricity: Eversource Gas: Connecticut Natural Gas
AVAILABILITY:	For Sale: \$2,000,000 For Lease: TBD





# 30 PRESTIGE PARK ROAD

## EAST HARTFORD, CONNECTICUT





# 30 PRESTIGE PARK ROAD EAST HARTFORD, CONNECTICUT



Managed by:  
**THE FREMONT  
GROUP, LLC**

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