

# WALLINGFORD LOGISTICS CENTER

5 Research Parkway  
Wallingford, CT 06492

Groundbreaking Sept 2025/Available Q3 2026





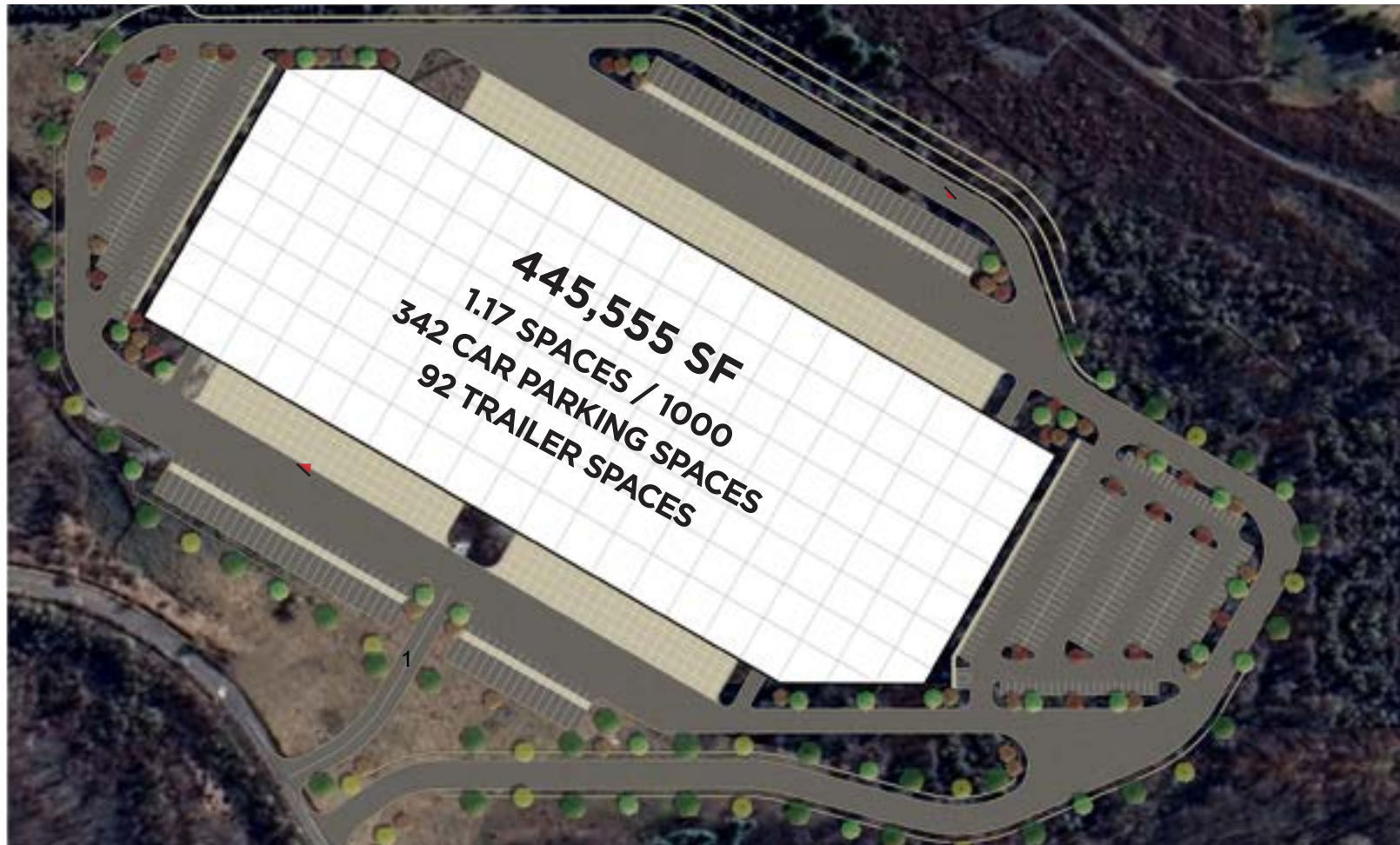
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Fully entitled, set to break ground in Sept 2025 and deliver in Q3 2026, the 445,555 square foot Wallingford Logistics Center sits on the site of the former Bristol Myers R&D campus, in Medway Business Park, one of Connecticut's best industrial addresses. Located immediately off I-91, exits 15 and 17, at the intersection of I-691, 12 miles to I-95, the 180 acre site is unusual in its size, existing infrastructure, accessibility, permits in place and speed to delivery.

The mid-state location at the intersection of two interstate highways (I-91 and I-61) is an optimum location for distributing into New England and beyond. The property maintains the secured access, nature trails/fitness walks, day care center and other elements of its previous use. Wallingford has a thriving business community, with some of the lowest electrical rates in the region and an active economic development office welcoming new development and encouraging fast track delivery.



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**Building Size:** 445,555 SF

**Office Area +/-:** To suit

**Land:** 81.2 acres  $\pm$

**Dimensions:** 420' (w) x 1080' (d)

**Zoning:** WI (allows broad range of uses)

**Ceiling Height:** 40' clear

**Loading:** 45 Built | 55 Future | 100 Total | Drive In: 4

**Parking:** Auto West-126 spaces | East- 216 spaces | 342 Total | Trailer 92 spaces

**Construction:** Reinforced Pre-Cast Concrete Wall Panels With Textured Painted Finish  
Fire Protection ESFR

**Utilities:** Electricity: Wallingford Electric (lowest cost)  
Natural Gas: Eversource  
Water & Sewer: Municipal

**Mechanicals:** Make-Up Air Units  
Electrical: 4000 Amps 480/277V  
Lighting: LED, 30 F.C.t

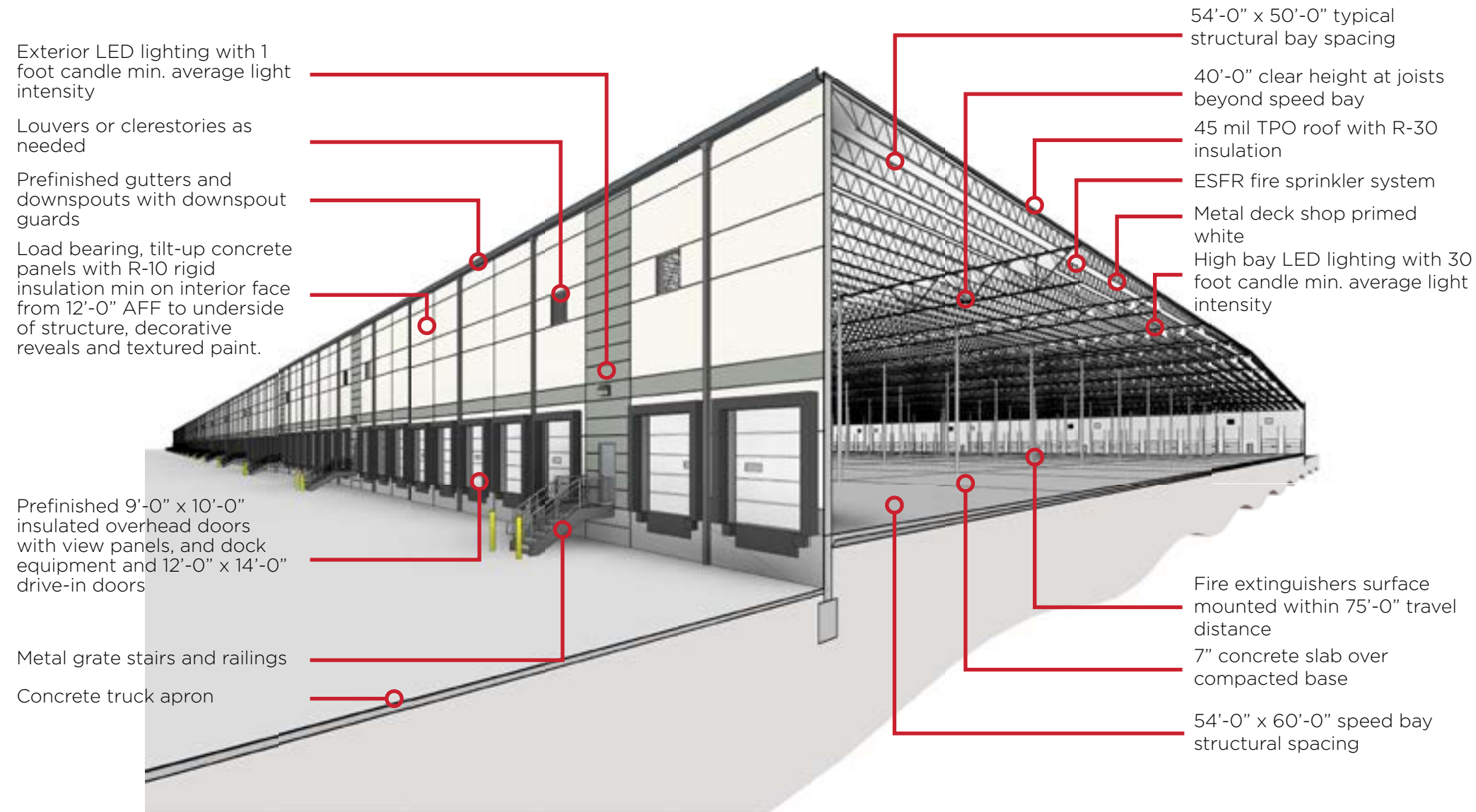




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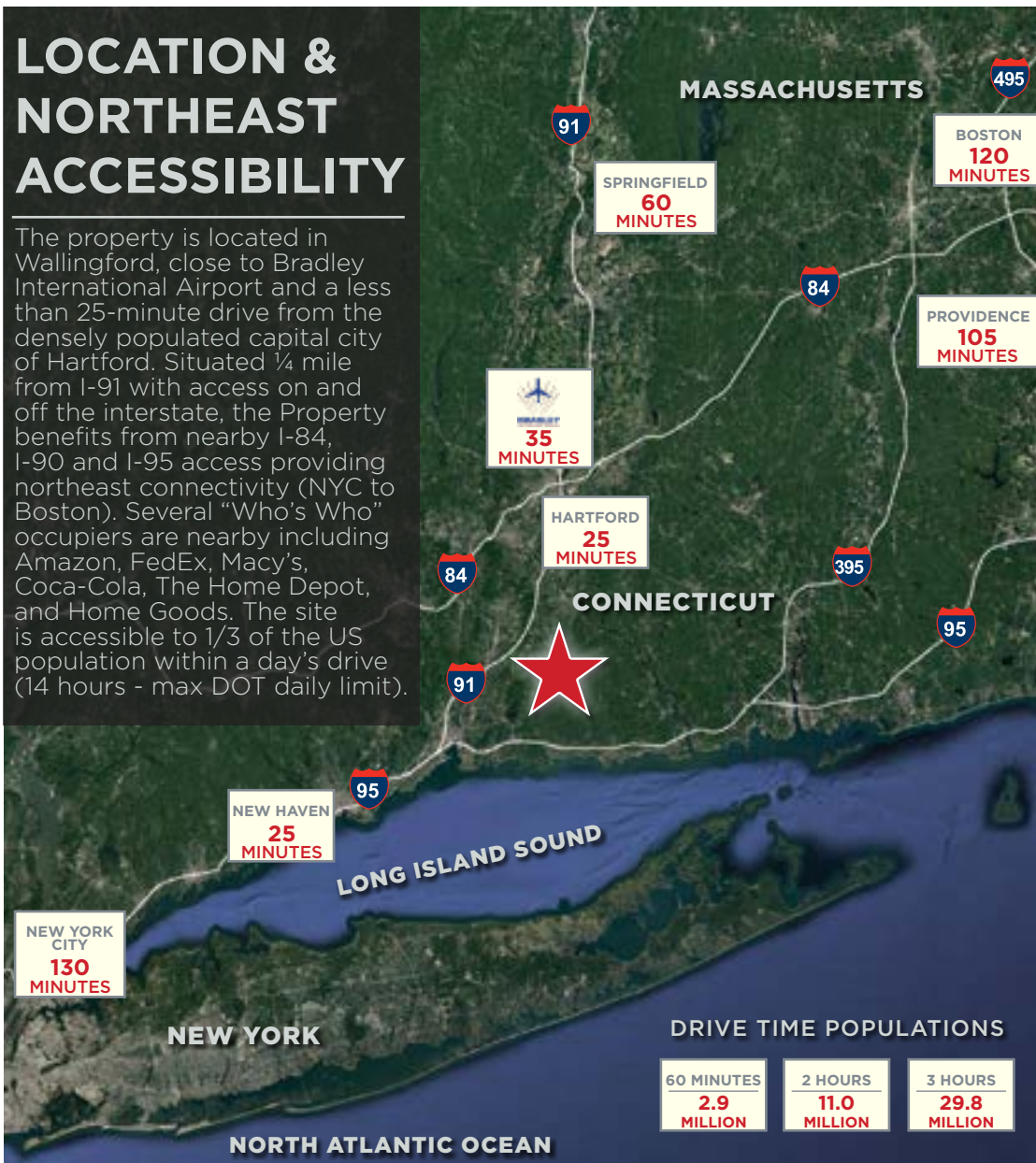
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## LOCATION & NORTHEAST ACCESSIBILITY

The property is located in Wallingford, close to Bradley International Airport and a less than 25-minute drive from the densely populated capital city of Hartford. Situated ¼ mile from I-91 with access on and off the interstate, the Property benefits from nearby I-84, I-90 and I-95 access providing northeast connectivity (NYC to Boston). Several "Who's Who" occupiers are nearby including Amazon, FedEx, Macy's, Coca-Cola, The Home Depot, and Home Goods. The site is accessible to 1/3 of the US population within a day's drive (14 hours - max DOT daily limit).



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