



FOR SALE OR LEASE UP TO 82,136 SF

180 GOODWIN STREET
EAST HARTFORD, CONNECTICUT 06108

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UP TO 82,136 SF

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SPECIFICATIONS

Building Area:	82,136 SF	
	Office: ± 3,648 SF	
	Industrial: ± 73,400 SF	
	Covered loading: ± 5,088 SF	
Site:	8.03 acres	
	4.70 acres 180 Goodwin Street	
	3.12 acres 180 Goodwin Street Rear	
	0.21 acres 167 Goodwin Street (non-adjacent)	
Paved Parking:	± .85 acres	
	50 auto parking	
	15 (35') trucks	
Zoning:	I-2 – Industrial	
Year Built:	1950 / 1986 / 2000	
Clear Height:	15'	34,732 SF
	24'	31,408 SF
	28'	7,308 SF
	Loading	5,088 SF
Construction:	Walls:	Masonry / Brick / Insulated metal
	Roof:	Rubber membrane / Standing seam metal
	Floor:	Reinforced concrete
Column Spacing:	Varies	
Utilities:	Electricity:	EverSource
	Natural Gas:	CNG
	Water/Sewer:	Municipal
Mechanicals:	Heat:	Gas-fired unit blowers
	A/C:	Office only
	Electrical:	1,200 amps / 208 volt / 3-phase
	Lighting:	LED
	Sprinkler:	Wet system

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Loading:	6 Docks (covered loading – 5,088 SF)
	1 Dock (exterior)
	1 Drive-in
Rail Access:	Adjacent to active rail line / Former spur on site
Other:	Cooler: 1,500 SF
	Partial rooftop solar
Asking Price:	\$5.75 Million / \$70 per sq ft
	Lease: Call for pricing



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Genesee & Wyoming
Rail Line

FOR MORE INFORMATION, CONTACT:

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