

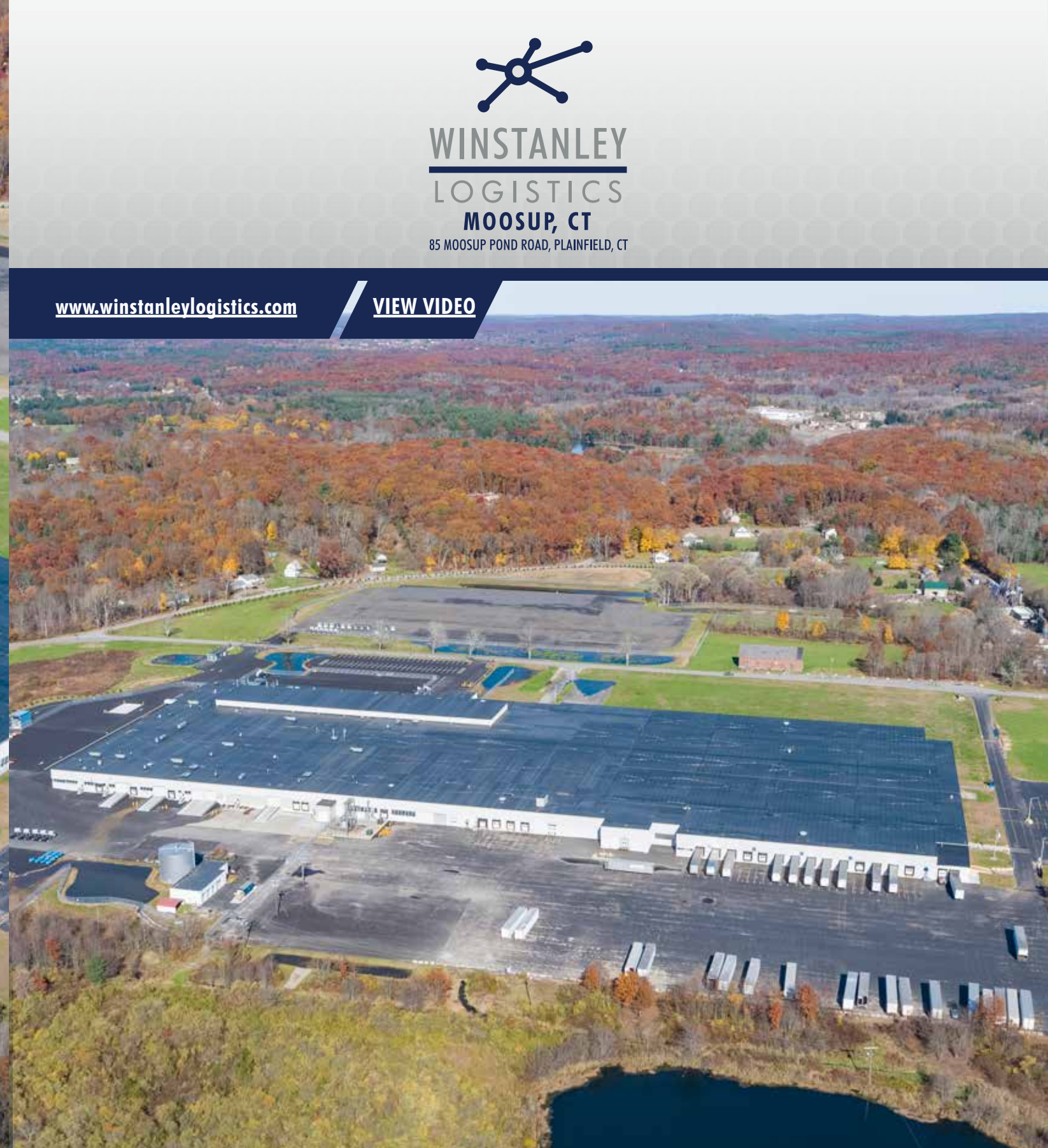


WINSTANLEY
LOGISTICS
MOOSUP, CT

85 MOOSUP POND ROAD, PLAINFIELD, CT

www.winstanleylogistics.com

[VIEW VIDEO](#)



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529,998 SF | **145,642 SF AVAILABLE FOR LEASE** | **NEW ROOF 2018**

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Dominant Market Presence



A 529,998-square foot manufacturing/warehouse facility in Plainfield, Connecticut, the Moosup Distribution Center boasts the largest and most flexible space along I-395. Also offering strategic access to major highways and population centers, the Moosup Distribution Center is an ideal location for a variety of large-footprint logistics and manufacturing uses.

Moosup Distribution Center

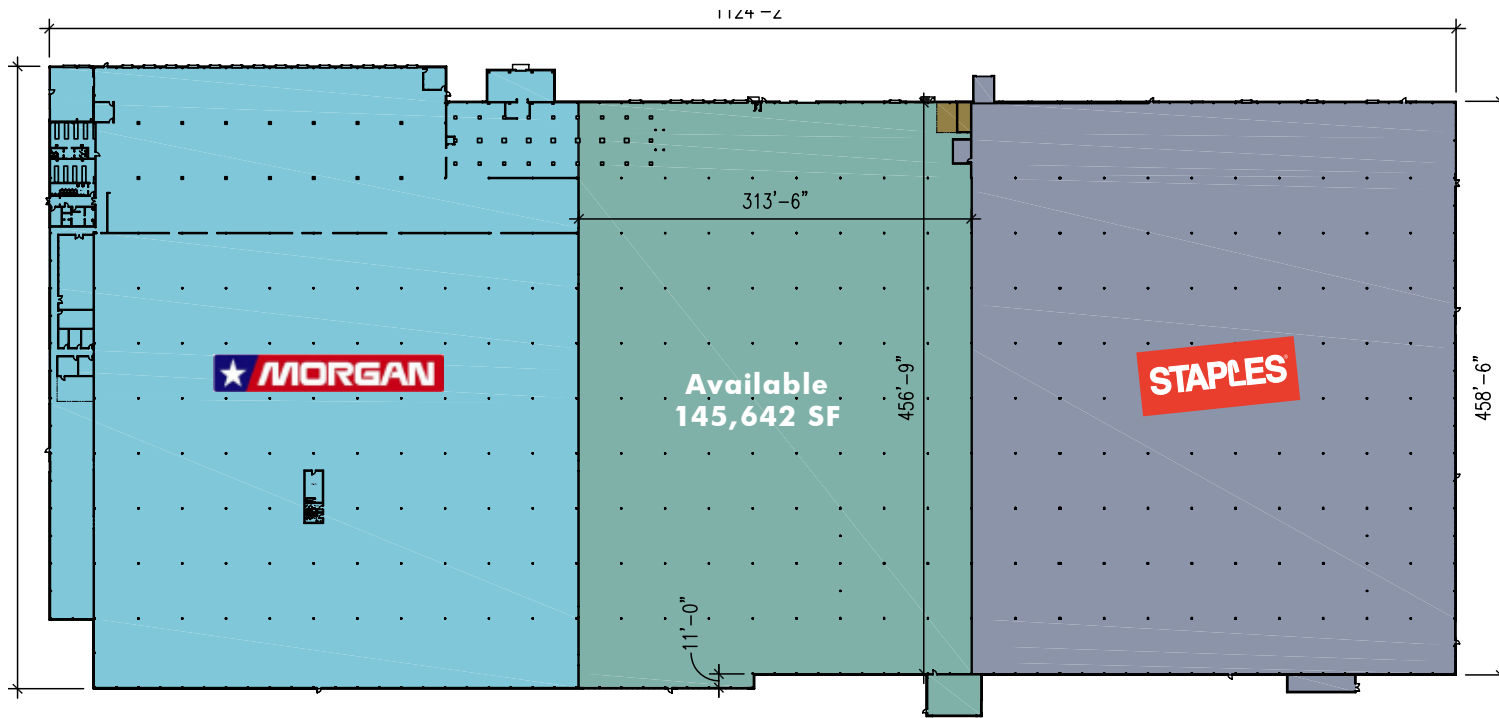
BUILDING SIZE	Total: 529,998 SF Warehouse/Mfg.: 511,498 SF Office: 18,500 SF
AVAILABLE FOR LEASE	145,642 SF
RENT	\$4.50 NNN
BASIC DIMENSIONS	1,124' x 475'
MINIMUM DIVISION	Negotiable
SITE SIZE	80.8 acres; separate 26.5 acre storage area
ZONING	Industrial (I)
YEAR BUILT	1958, renovated 1990, 2018
CONSTRUCTION	Steel frame and concrete block with brick façade and insulated corrugated steel panel
FLOORS	8" reinforced concrete
CEILING HEIGHT	22' 6" to 32' 6"
COLUMN SPACING	35' x 44'
LOADING	26 external dock level, 12 interior dock level, two drive-in doors
PARKING	258 cars
ELECTRICAL	Two 1,500 kVA transformers, 4,000 amps, 480 volts, three phase
UTILITIES	Gas: Eversource Energy 6" line Electric: Eversource Energy Water/Sewer: Municipal
SPRINKLER	New 2018
ECONOMIC INCENTIVES	Enterprise Corridor Zone benefits may be available. Property tax abatement already in place.
RAIL	Providence & Worcester; rail spur on site

Capital Improvements 2018

- New Roof
- Parking Areas
- ESFR
- Life Safety
- LED Lighting, Other Mechanical

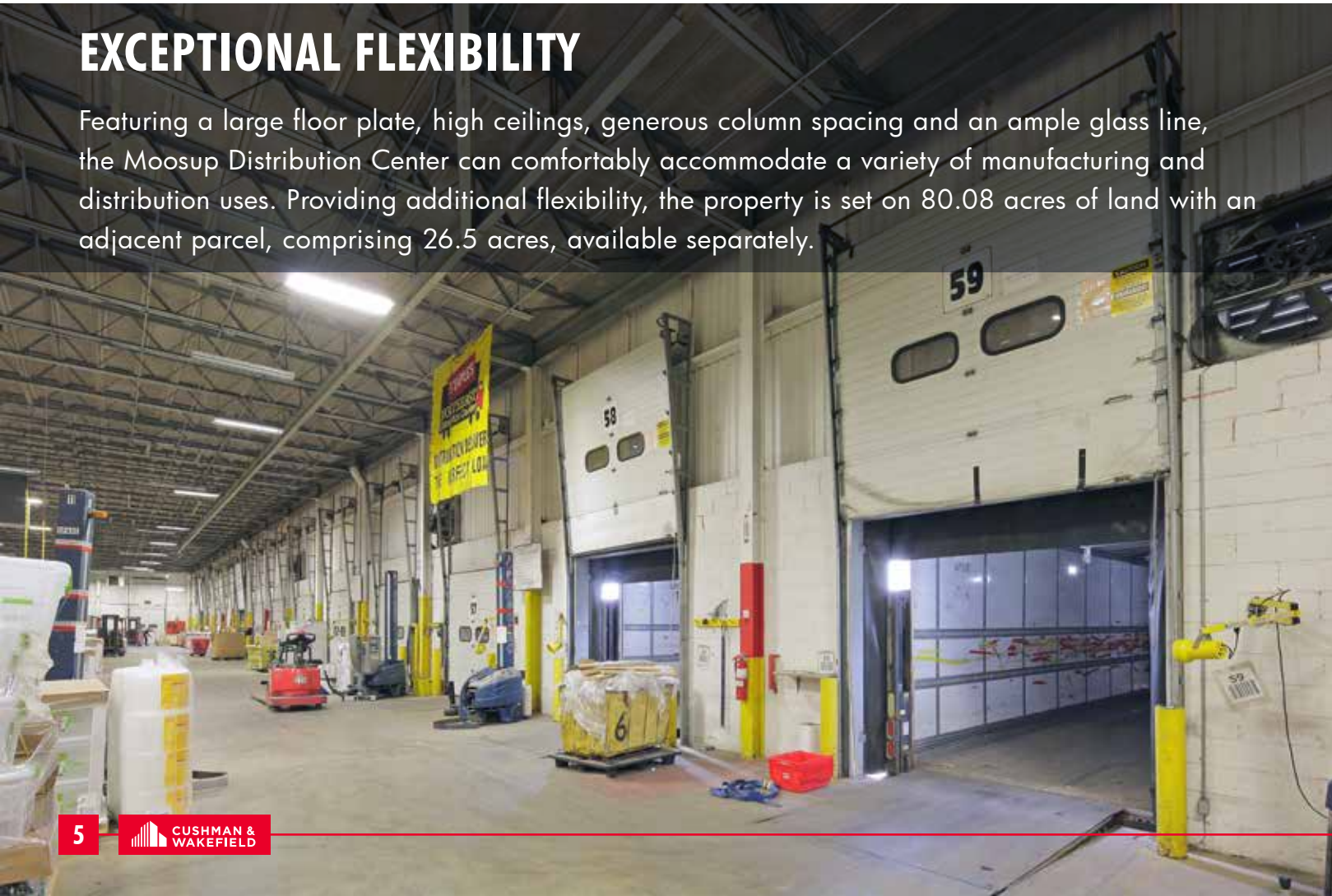


Floor Plan



EXCEPTIONAL FLEXIBILITY

Featuring a large floor plate, high ceilings, generous column spacing and an ample glass line, the Moosup Distribution Center can comfortably accommodate a variety of manufacturing and distribution uses. Providing additional flexibility, the property is set on 80.08 acres of land with an adjacent parcel, comprising 26.5 acres, available separately.



Unmatched Loading Capacity





The Moosup Distribution Center's 40 loading docks – 26 external dock level, 12 interior dock level and two drive-in doors – facilitate efficient shipping and receiving. To make these processes even more seamless, the property offers on-site parking for 258 cars and more than 300 trailers.



Regional Rail Overview

Connections with other railroads

Worcester	Gardner	New London	Willimantic	Danbury	New Haven
CSXT	PAS	NECR	NECR	HRRC	CSO
Pan Am	NS	CP	CP		CSXT
			NS via CP		

 Lines on which P&W provides freight service
 Overhead trackage rights (P & W does not provide freight service to local customers)

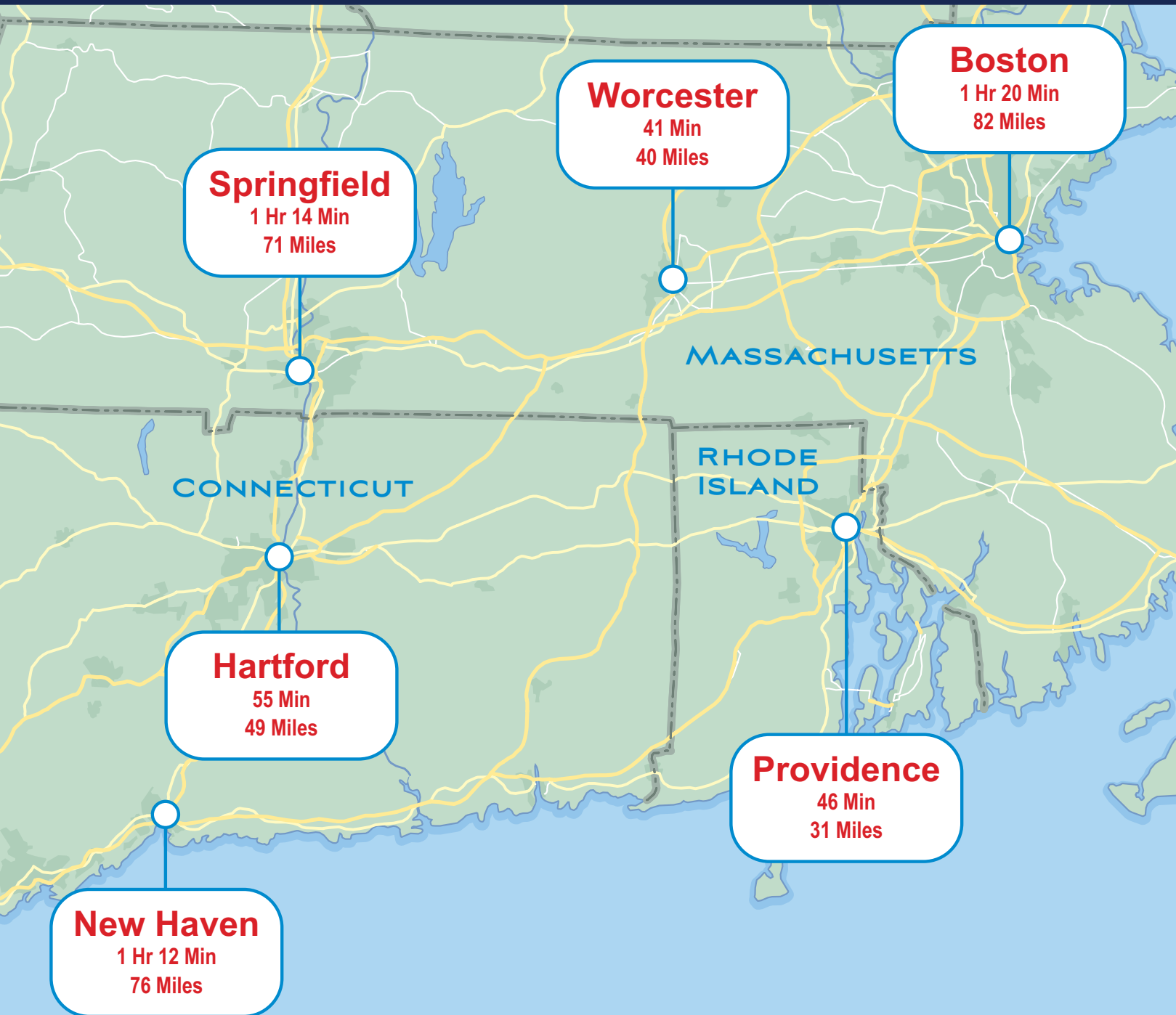


Featuring a 25-car rail spur on site, the Moosup Distribution Center offers unparalleled freight accessibility. This direct connection to the Providence & Worcester railroad line gives the property access to 516 miles of track across Massachusetts, Rhode Island, Connecticut and New York.



Regional Accessibility

The Moosup Distribution Center serves as a central distribution point, ideally located within the densely populated New England region. Situated just moments from I-395, the property provides exceptional access to major metropolitan areas including Providence, RI; Hartford, CT; and Boston, MA.



Attractive Labor and Tax Benefits



Situated within Connecticut's Enterprise Corridor Zone, the Moosup Distribution Center benefits from the state's supportive environment for new businesses with economic incentives possible. In addition, the property's location in northeastern Connecticut – near the Rhode Island and Massachusetts borders – provides desirable access to a large labor supply.