



EXCLUSIVELY OFFERED BY:

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NEWGATE INTERNATIONAL BUSINESS CENTER

EAST GRANBY, CONNECTICUT

LAND FOR SALE | SUBDIVISIBLE | 129.06 ACRES

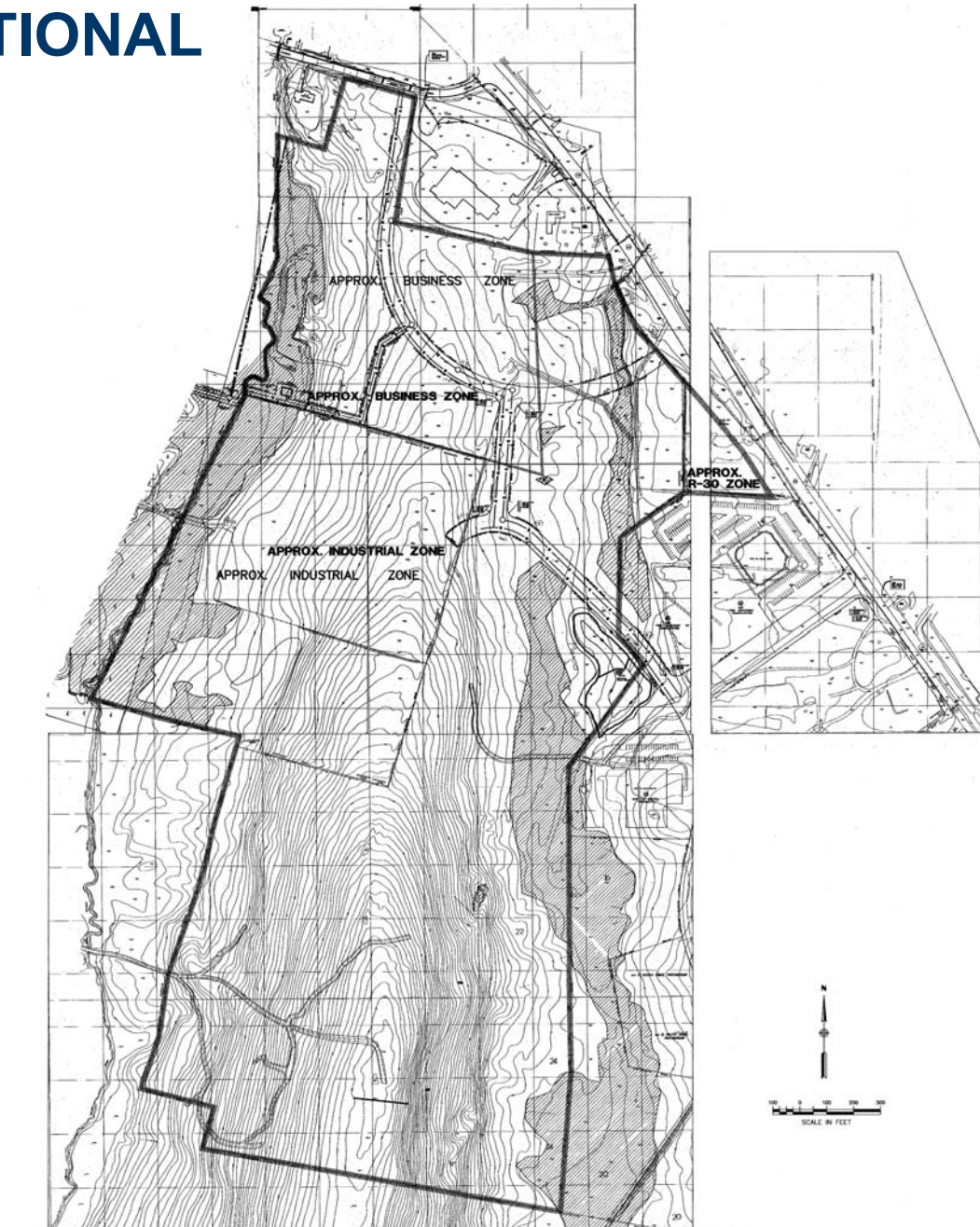


NEWGATE INTERNATIONAL BUSINESS CENTER

East Granby, CT

Newgate International Business Center is a 129.06 acre land site located less than two minutes from the Bradley International Airport in East Granby, Connecticut. Ideally suited for the development of warehouse / distribution facilities or other commercial uses, Newgate International offers several advantages:

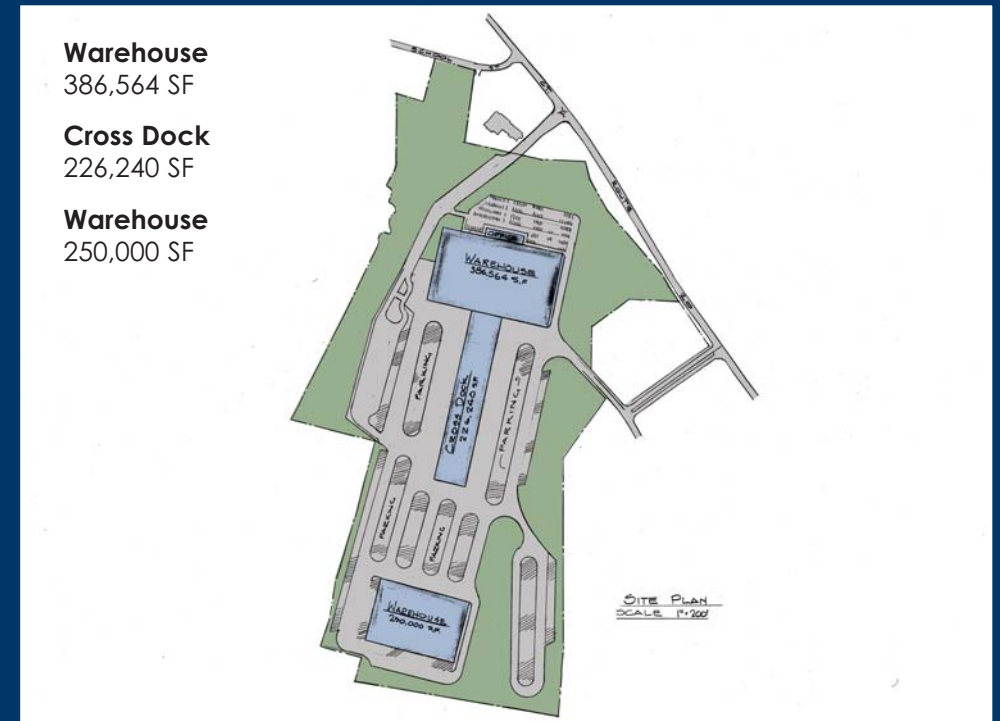
- Located midway between Boston and New York, minutes from the intersection of I-90 and I-84, the region's major interstates
- Fully one-third of the US population lives within a day's drive
- Two minutes from Bradley International with service throughout the America's
- 24-hour drive away from 34% of all US manufacturing and 80% of Canada's manufacturing base
- One of the premiere "Big Box" development sites in New England



SPECIFICATIONS

Size	129.06 acres (subdivisible)
Capacity	Planned as multi-lot business park but ideal for "big box" warehouse development
Zoning	Industrial / Business
Permitting	Part of a masterplanned business park
Frontage	Approximately 1,200 feet on Route 20
Utilities	Electric: Northeast Utilities Gas: Yankee Gas Water: CT Water Co. Sewer: MDC
Available	Immediately
Asking Price	\$75,000 per acre
Location	Less than 2 miles from Bradley International Airport
Corporate Neighbors	Westinghouse, Tire Rack, Fedex, Ford Distribution, Honda, America Distribution, Wallgreen's Distribution

Proposed Industrial Development

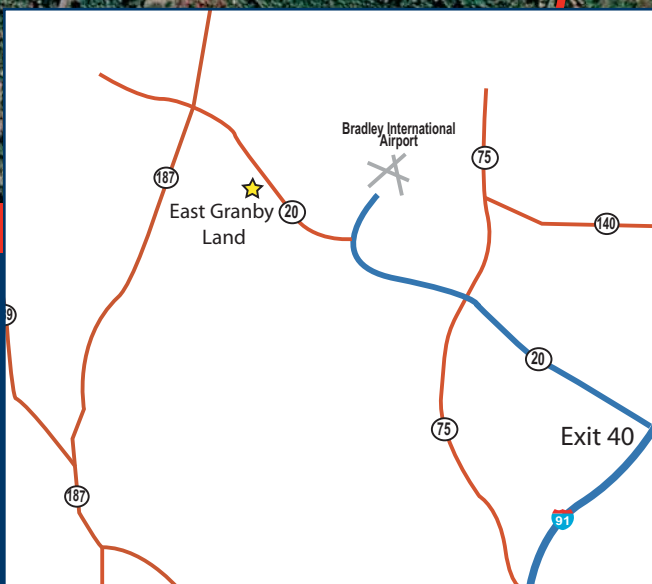


Existing Conditions Site Plan





Bradley International



FOR MORE INFORMATION, PLEASE CONTACT

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