

CORPORATE RIDGE LAND SITES - 38.64 AC

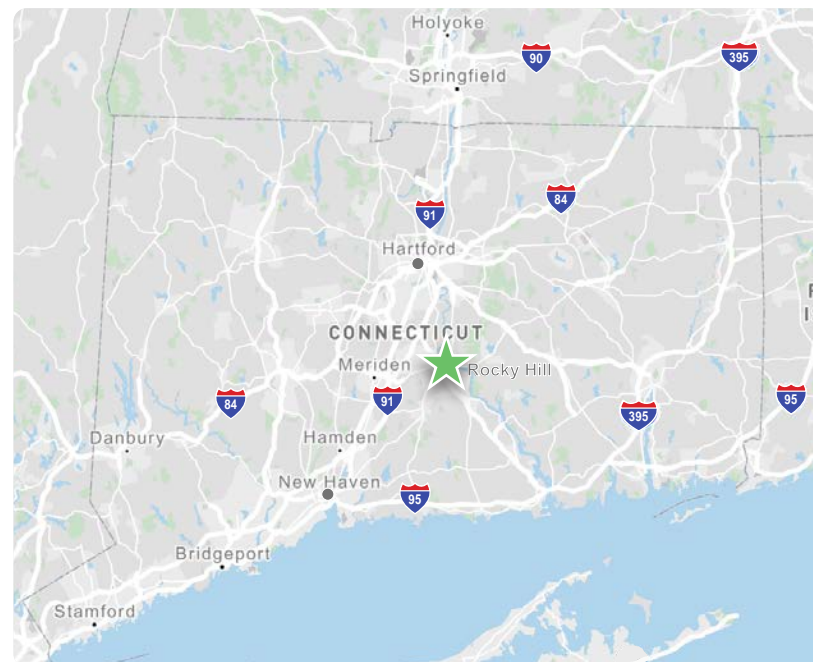
	200 Capital Boulevard	250 Enterprise Drive	125 Henkel Way	110 Henkel Way
Lot Size	22.1 AC	6.05 AC	5.87 AC	4.62 AC
Town Account Number	005824	005825	005819	005818
Zoning	OP, Business	OP, Business	OP, Business	OP, Business
Assessment (2018)	\$774,900 (70%) \$1,107,000 (100%)	\$508,200 (70%) \$726,000 (100%)	\$493,080 (70%) \$704,000 (100%)	\$388,080 (70%) \$554,400 (100%)
Real Estate Taxes (FY 2021)	\$26,036/year	\$17,075/year	\$16,567/year	\$13,039/year
Accessible Utilities	Water & Sewer Natural Gas Electric	Water & Sewer Natural Gas Electric	Water & Sewer Natural Gas Electric	Water & Sewer Natural Gas Electric

Multi-Use Land Parcels - 38.64 AC (Sites Ranging from 4 to 22 Acres)

CBRE is pleased to offer for sale the fee simple interest in four prime development sites at Corporate Ridge in Rocky Hill, Connecticut. Offering advantageous scale, excellent highway access and flexible zoning with a variety of permitted end uses, Corporate Ridge presents a unique opportunity for development in a well established submarket. Corporate Ridge is one of central Connecticut's premier mixed-use parks, located immediately off Interstate 91 via a full interchange at Exit 23. The park features a 247-room Sheraton Hotel and six Class A office buildings, including Henkel's U.S. headquarter's location. The Corporate Ridge land sites are being marketed without an asking price and can be purchased individually or as a portfolio. All major utilities are available in the street or on the individual parcels.

Supportive Local Government - Flexible Office Park (OP) Zoning

Rocky Hill is conveniently located less than 10 minutes from downtown Hartford and benefits from a business-friendly environment that actively attracts new businesses and development. The four development sites at Corporate Ridge are zoned Office Park (OP), allowing for large-scale office and R&D, medical office and assisted living, as well as advanced manufacturing and light industrial uses. The site's Central Connecticut location provides access to 1/3 of the Connecticut population within a 30-min drive time and 2/3 within a 45-min drive. Corporate Ridge is also situated midway between Hartford and New Haven, both approximately within a 20 minute drive.





EXCELLENT ACCESS
Immediate Highway Accessibility

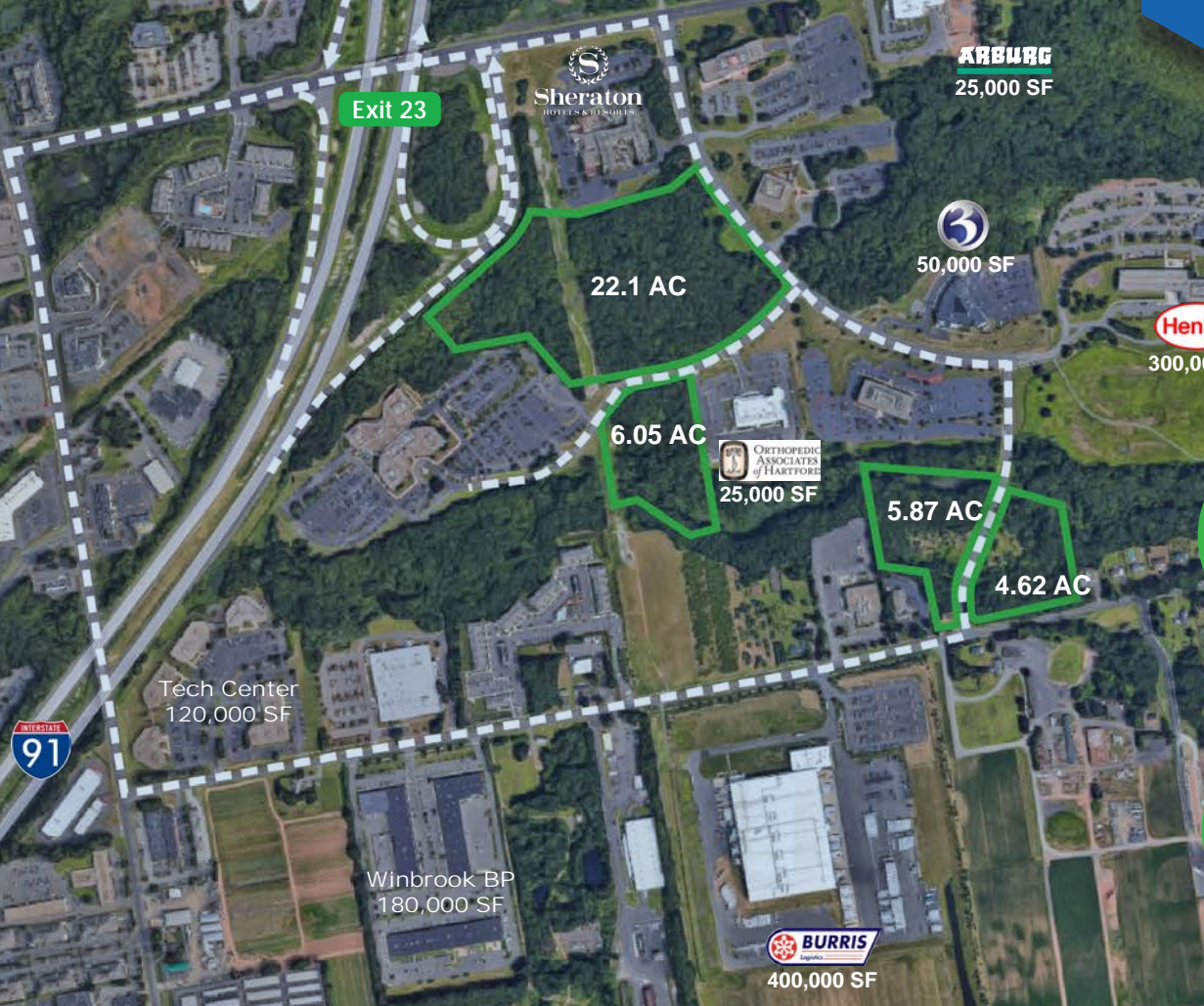


SKILLED LABOR FORCE
Access to Highly-Skilled, Abundant Work Force



CENTRAL CT LOCATION
Midway between Downtown Hartford and New Haven

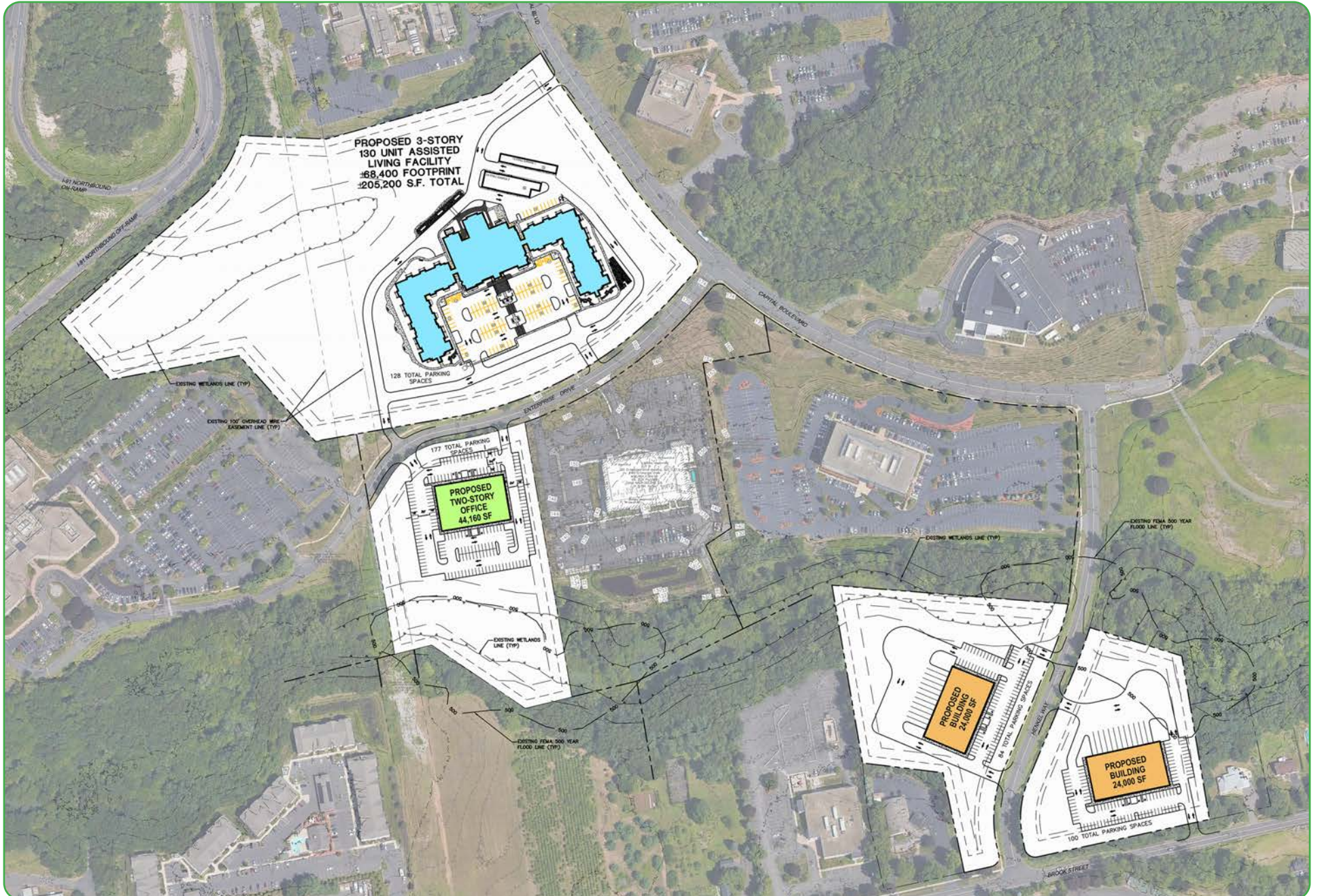
CORPORATE RIDGE IS A WELL-ESTABLISHED, HIGHLY SUCCESSFUL SUBURBAN OFFICE PARK AND ONE OF GREATER HARTFORD'S MOST SOUGHT AFTER CORPORATE LOCATIONS



FLEXIBLE ZONING
Multiple Uses Permitted



ADVANTAGEOUS SCALE
Ability to acquire up to ±39 Acres in Well-Established Corporate Ridge business park





Potential Development Site Uses:

- Medical Office
- Large-Scale Office
- Research & Development
- Advanced Manufacturing
- Light Manufacturing
- Assisted Living
- Hotels
- Restaurants
- Public/Private Schools
- Community Centers
- Places of Worship



FOR MORE INFORMATION, PLEASE CONTACT:

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