

WALLINGFORD LOGISTICS CENTER

5 Research Parkway
Wallingford, CT 06492

Groundbreaking Sept 2025/Available Q3 2026



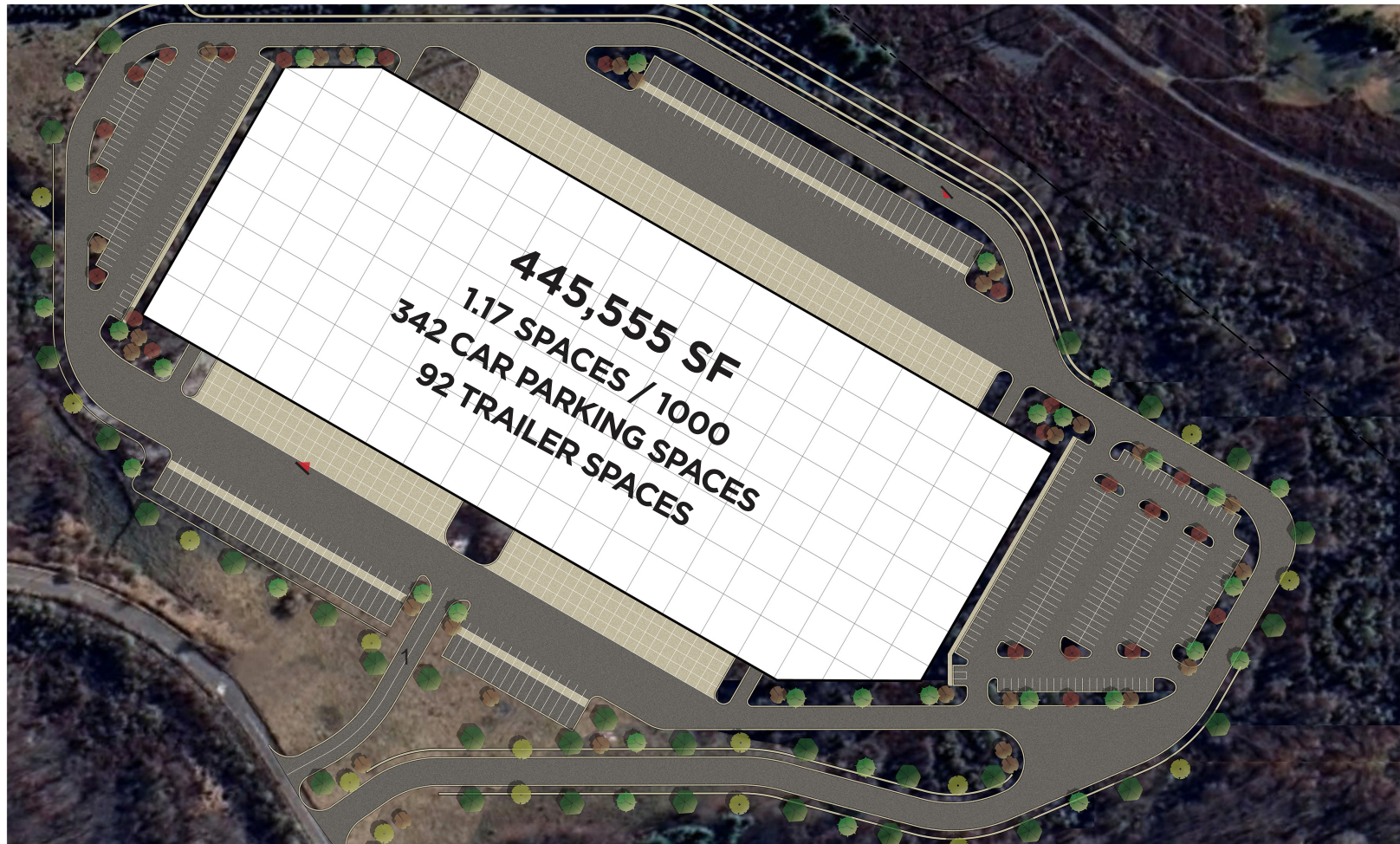
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Fully entitled, set to break ground in Sept 2025 and deliver in Q3 2026, the 445,555 square foot Wallingford Logistics Center sits on the site of the former Bristol Myers R&D campus, in Medway Business Park, one of Connecticut's best industrial addresses. 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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Exterior LED lighting with 1 foot candle min. average light intensity

Louvers or clerestories as needed

Prefinished gutters and downspouts with downspout guards

Load bearing, tilt-up concrete panels with R-10 rigid insulation min on interior face from 12'-0" AFF to underside of structure, decorative reveals and textured paint.

Prefinished 9'-0" x 10'-0" insulated overhead doors with view panels, and dock equipment and 12'-0" x 14'-0" drive-in doors

Metal grate stairs and railings

Concrete truck apron

54'-0" x 50'-0" typical structural bay spacing

40'-0" clear height at joists beyond speed bay

45 mil TPO roof with R-30 insulation

ESFR fire sprinkler system

Metal deck shop primed white

High bay LED lighting with 30 foot candle min. average light intensity

Fire extinguishers surface mounted within 75'-0" travel distance

7" concrete slab over compacted base

54'-0" x 60'-0" speed bay structural spacing

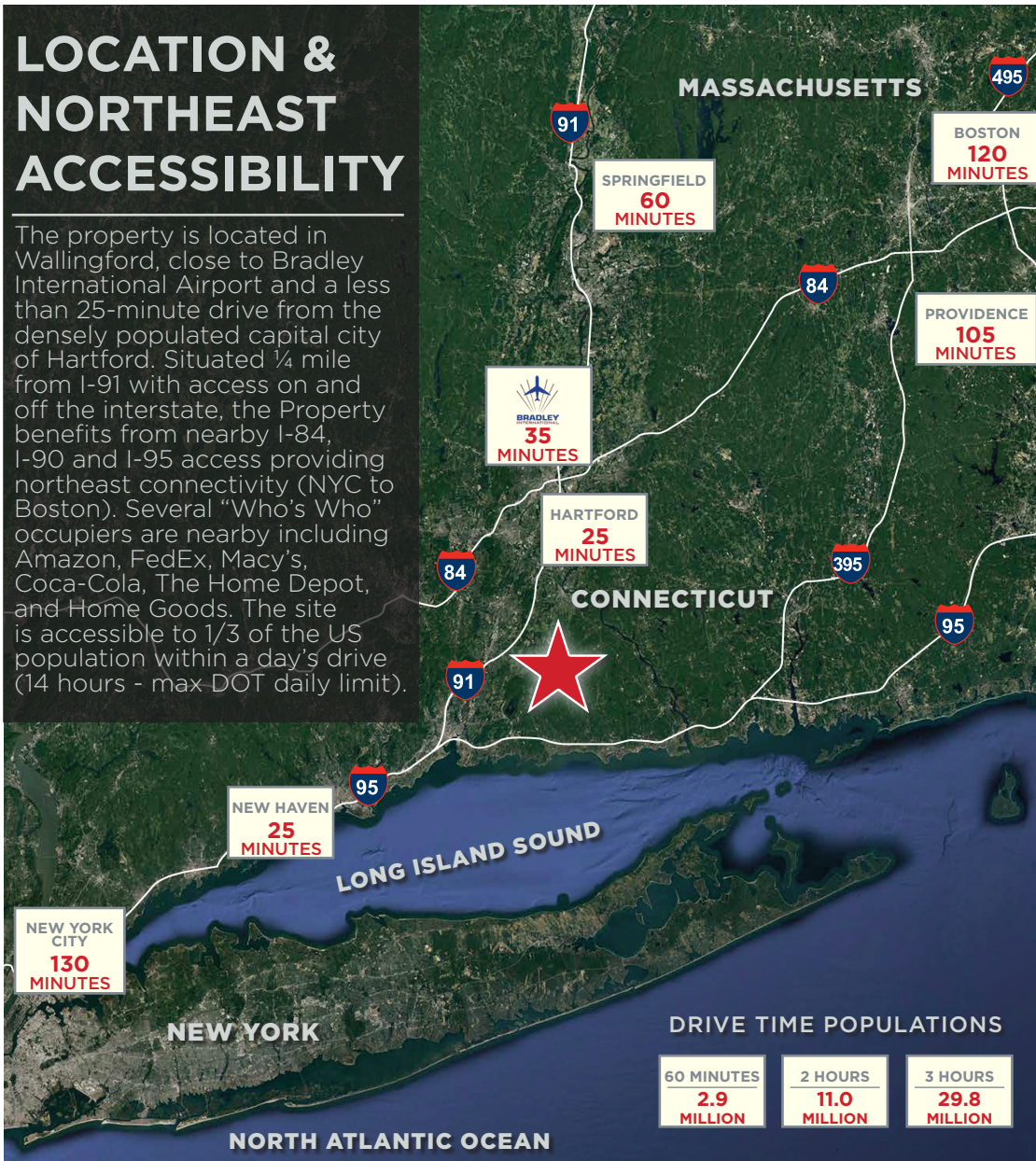
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LOCATION & NORTHEAST ACCESSIBILITY

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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