

110 HENKEL WAY @ CORPORATE RIDGE

4.62 AC | FOR SALE
ROCKY HILL, CT DEVELOPMENT SITE
WITH FLEXIBLE ZONING



FARLEY | WHITE
INTERESTS

+

CBRE

110 HENKEL WAY @ CORPORATE RIDGE

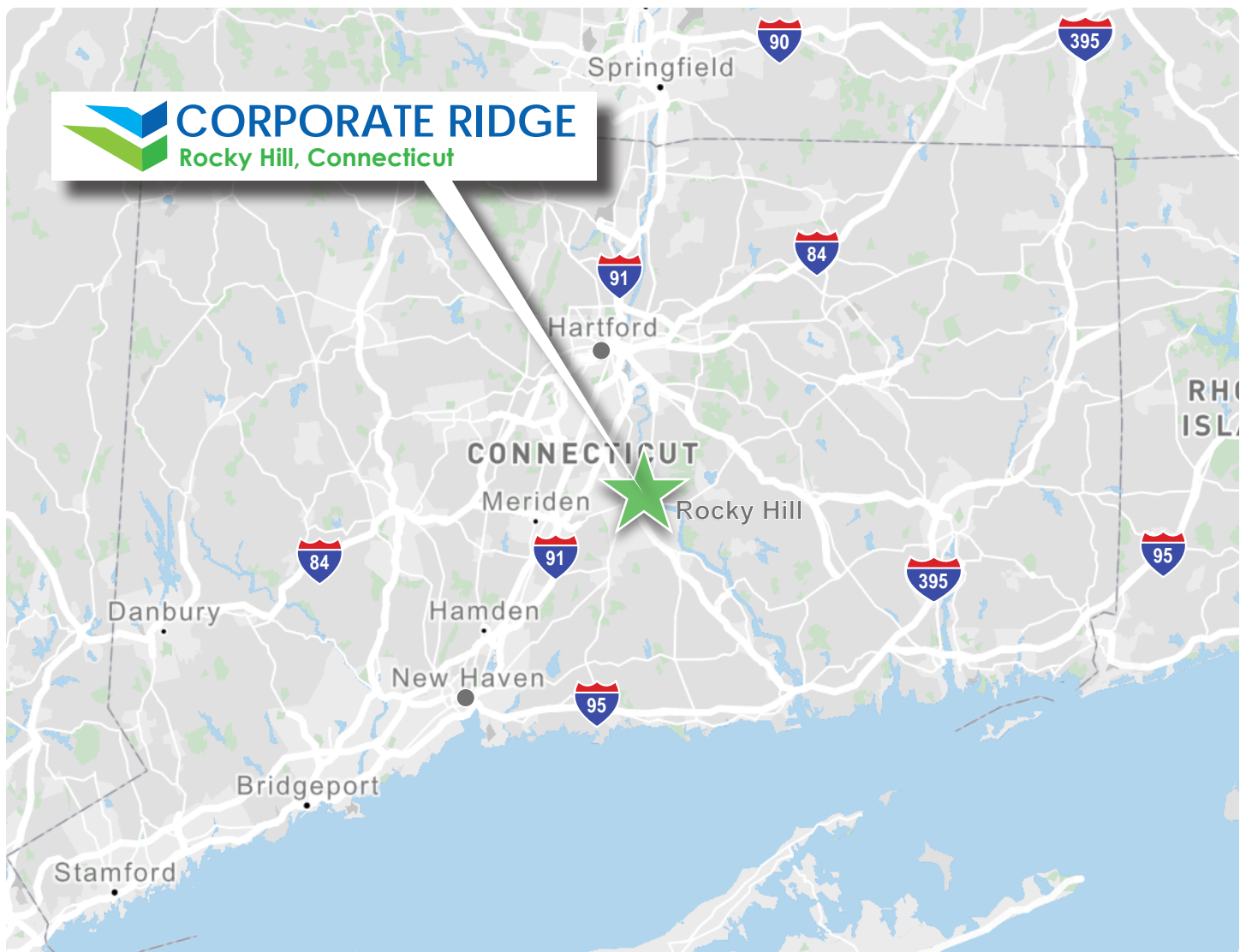
4.62 AC FOR SALE
ROCKY HILL, CT DEVELOPMENT SITE
WITH FLEXIBLE ZONING

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 110 Henkel Way and three additional prime development sites at Corporate Ridge in Rocky Hill, Connecticut. The four sites offer advantageous scale, excellent highway access and flexible zoning (OP) 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

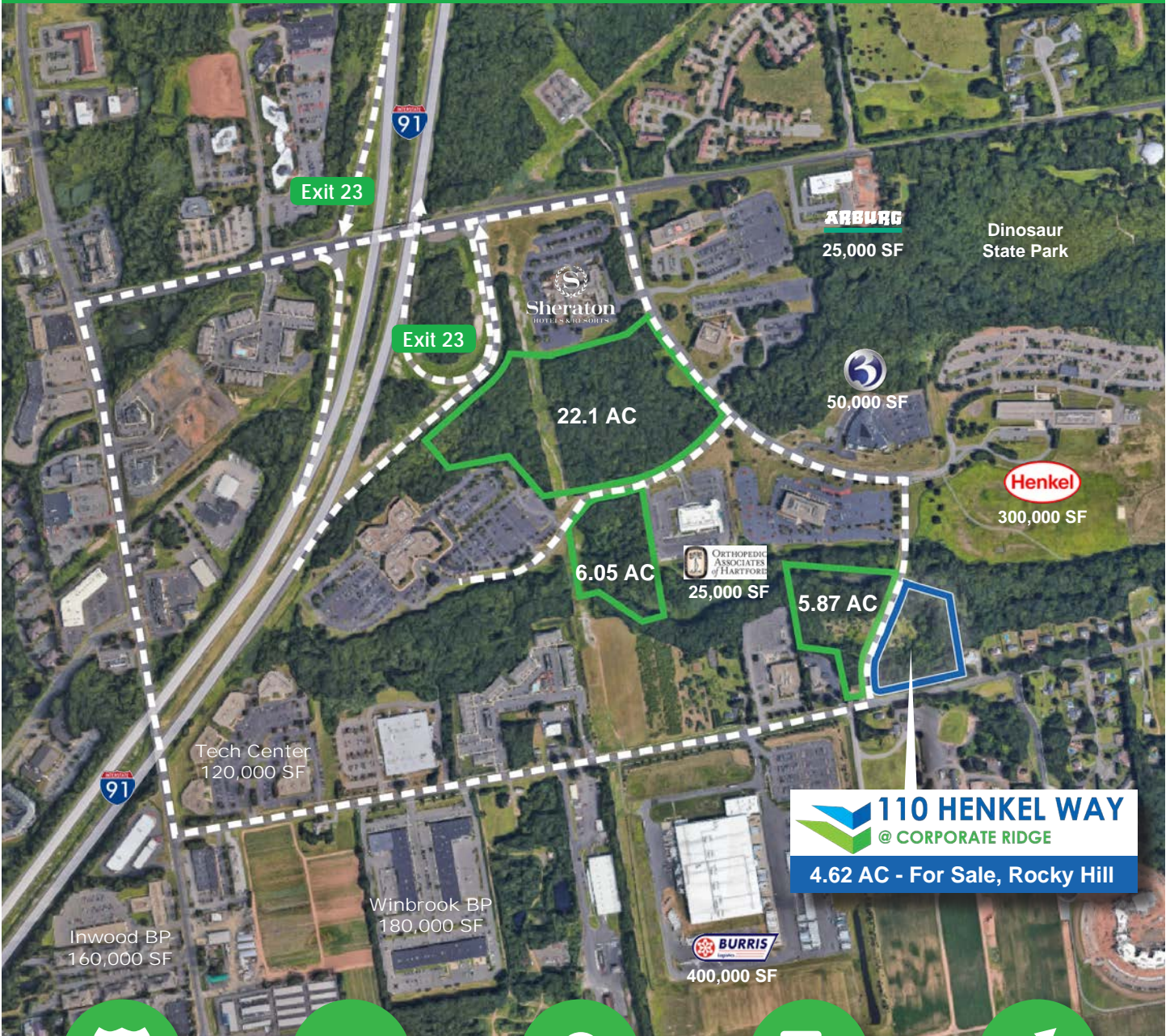
Rocky Hill is conveniently located less than 10 minutes from downtown Hartford and benefits from a business-friendly environment that actively attracts new businesses and development. The four development sites at Corporate Ridge are zoned Office Park (OP), allowing for large-scale office and R&D, medical 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.



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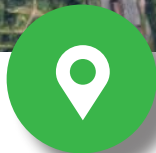
Corporate Ridge - Rocky Hill, CT



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



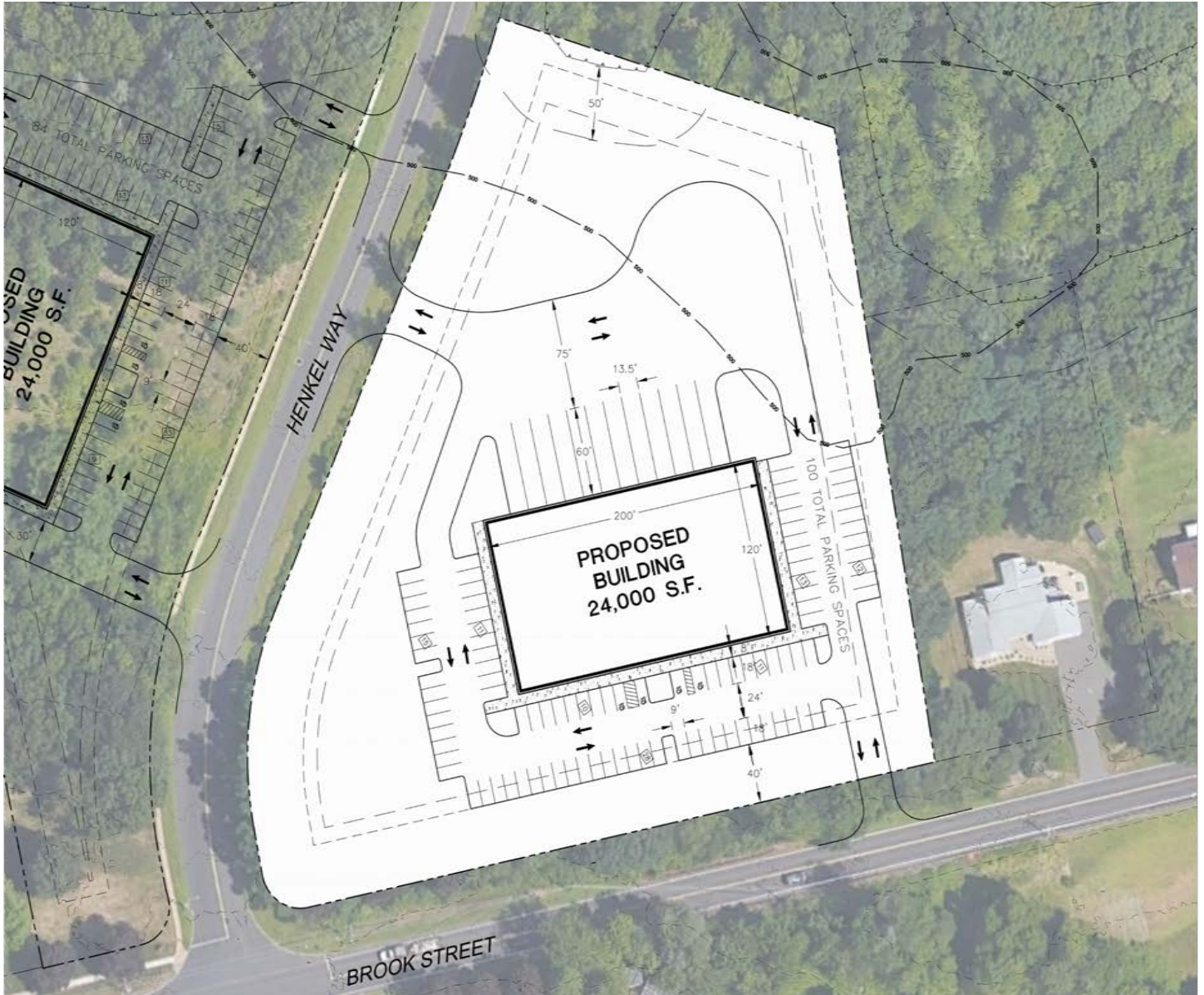
FLEXIBLE ZONING
Multiple Uses Permitted



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

110 HENKEL WAY @ CORPORATE RIDGE

4.62 AC FOR SALE
ROCKY HILL, CT DEVELOPMENT SITE
WITH FLEXIBLE ZONING



CORPORATE RIDGE - 110 Henkel Way, 4.62 AC

Zoning	OP, Business
Assessment ('18) & RE Taxes (FY '21)	\$388,080 (70%) Assessment & \$13,039/year in Real Estate Taxes
Accessible Utilities	Water & Sewer, Natural Gas & Electric

**FOR MORE
INFORMATION,
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