

FOR LEASE

# CARGO FACILITY

AT BRADLEY INTERNATIONAL AIRPORT

300 US AIRPORTS WAY

East Granby, CT 06026

AIR CARGO AND OFFICE SPACE

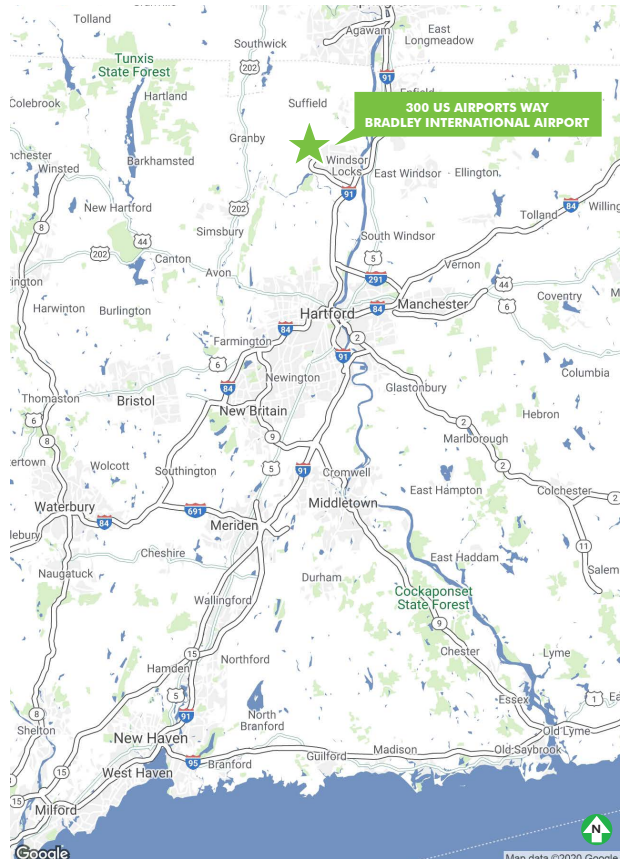


## BRADLEY INTERNATIONAL AIRPORT

### AIR CARGO AND OFFICE SPACE

CBRE is pleased to offer this opportunity to lease  $\pm 15,200$  SF of air cargo and office space owned by AFCO Cargo BDL LLC and managed by AFCO at Bradley International Airport in East Granby, Connecticut. The 2-floor facility includes 10,000 SF of warehouse space along with 5,200 SF of office space, and would be a great fit for a variety of air cargo related operations.

**ASKING RATE: \$15.00/SF/YEAR NNN**



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**AFCO** **CBRE**  
AVIATION FACILITIES CO.

# FOR LEASE CARGO FACILITY



## KEY FEATURES

- + 7 Loading Docks (5 Dock High, 2 Van High)
  - 5 Dock High
  - 2 Van High
- + 1 Drive-In Door
  - Located in the rear of building towards the runway on air side
- + Aircraft Apron Parking:
  - 100,000 SF
- + Warehouse Space: 10,000 SF
  - All new LED lights in warehouse, ramp access and parking lot
- + Office Space:
  - 2,600 SF (First Floor – New Renovated)
  - 2,600 SF (Second Floor)
  - 5,200 SF Total





## SITE AND FACILITY FEATURES

- + 100,000 SF aircraft parking
- + 110 auto parking positions
- + 8 apronside doors
- + 25 streetside doors
- + 8'x10' to 10'x10' streetside door width/height range
- + 19' bay height / 27' bay width / 100' bay length
- + Standing Seam Metal Roof Building Height – 21'
- + Ample parking
- + Security badges needed



## TAX AND OPERATING EXPENSES

- + 10% of monthly earnings goes to the Airport as tax
- + \$5.50/SF/Year Estimated CAM
- + \$2.50/SF/Year Ground Rent



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BRADLEY INTERNATIONAL AIRPORT



## CONTACT US

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