

# 613 New Britain Ave, Farmington, CT 06032

## DATA CENTER AVAILABLE FOR LEASE



- Minimum Divisible 520 SF
- Max Contiguous 4,230 SF
- All necessary structural elements already in place
- Large Capacity Generator
- Heavy Duty AC
- One Drive-in Door
- 10 minutes to I-84

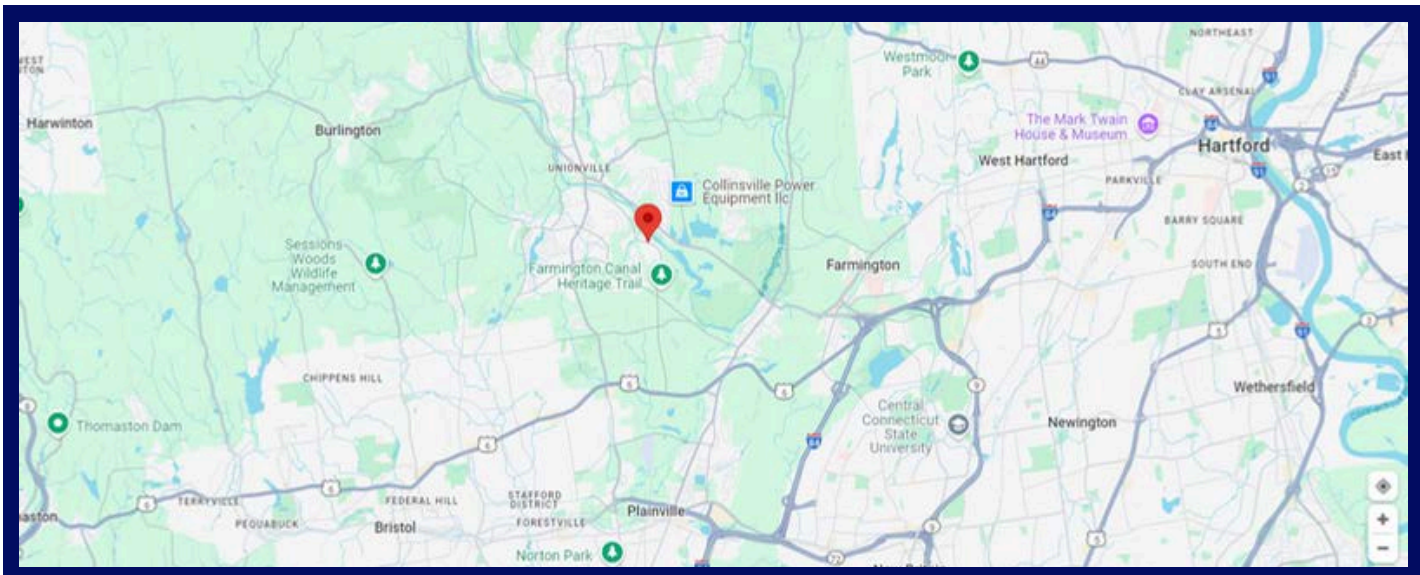
### PROPERTY OVERVIEW

This is a fully built-out data center in an exceptional location, with access to the Farmington River. It features open floor plan areas, raised floors, and high capacity utilities including a large capacity generator.

There is one loading dock with dock leveler for tractor trailer access and one drive-in door.

The building is located on 20+ acres with 1/4 mile of frontage on the Farmington River!

Additional 10,000 SF of office space is also available!



*Great people, solid investments, integrity and creativity in real estate transactions.*

**Belinda Sadiku 860-378-3742**  
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**belinda@reagne.com**

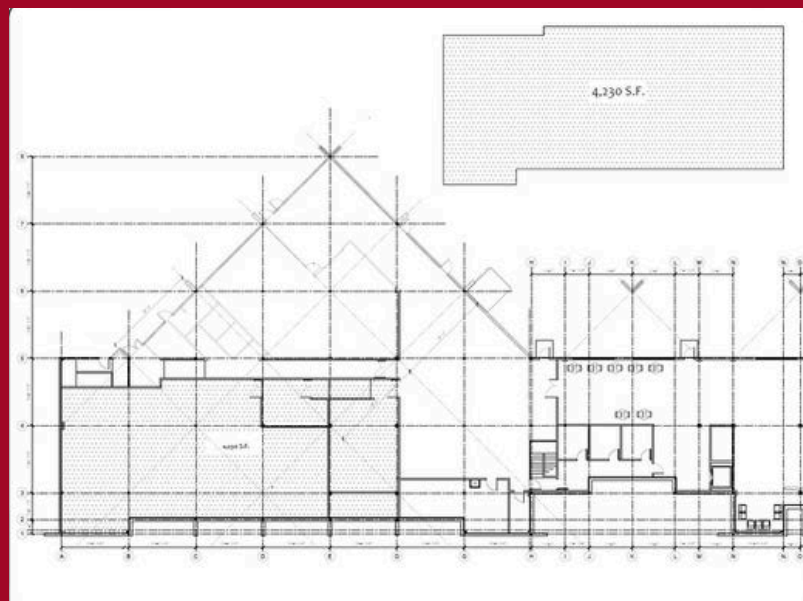
**Commercial Real Estate**

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REAL ESTATE ADVISORY GROUP LLC

**www.reagne.com**

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