

Real Estate Journal

THE LARGEST WEEKLY COMMERCIAL/INVESTMENT NEWSPAPER COVERING THE STATE

Town of Suffield to construct new roadway on Rte. 75 across from Mach One Industrial Park

The Town of Suffield will soon be constructing a new roadway to serve a light industrial area on Rte. 75 across from the Mach One Industrial Park and in close proximity to Bradley International Airport. To the north of the roadway is a development known as Marketing Research Park (MRP). The first building in MRP, a 35 acre planned development industrial park, is a 50,000 s/f warehouse for Marketsure and an expansion for office and production purposes on a 20-acre lot is expected in the future. There are an additional 15 acres on the corner of Rte. 75 and Austin St. available which are part of MRP. To the south of the proposed roadway, is a new 100 acre planned development industrial park known as Bradley International Business Center (BIBC).

A concept plan prepared by Purcell Associates for the portion of the BIBC serviced by the new roadway (approximately 35 acres) shows a total of five buildings ranging from 40,000 to 100,000 s/f with a total square footage of 388,000 s/f. An alternative layout of this area would have three buildings of 40,000 s/f, 98,000 s/f and 315,000 s/f for a total development of 453,000 s/f. Construction of the roadway is expected to be completed by the end of November 2008. The site is serviced by all utilities. Allowed uses include office, R&D, light industrial, indoor recreation, hotel and distribution.

This new roadway approval comes on the heels of another major program initiative by Suffield to show it supports business growth. Under the new program, known as the Economic Development Incentive Program (EDIP), the Town of Suffield would reimburse the developer for up to 100% of the costs of public improvements such as roadways and utilities upon receipt of documentation of expenses incurred. The reimbursement period is seven years or until 100% of the costs have been reimbursed, whichever comes first. The developer's reimbursement is the difference between the tax revenue collected before improvements to land and issuance of the Certificate of Occupancy and the tax revenue after such events. The taxes are those attributed to real estate and personal property. Applications for reimbursement shall be limited to public road construction, utility extension and/or improvement of storm water drainage, sanitary sewer, natural gas, water and railroad sidings. Applications would be made to the Economic Development

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Commission with final approval authority vested in the Board of Selectmen.

Between Rte. 75 and Suffield St. there are over 200 acres of land still available. In addition to the Bradley International Business Center and Marketing Research Park mentioned, there is an 11-acre parcel and an 18-acre parcel with roadway frontage on Rte. 75. There is also land with rail access, one of the few rail locations available in Connecticut. The New England Business Center off Firestone Dr., has over 20 acres of land still available. On the west-side of Rte. 75 there is over 70 acres of land with access from the airport's Perimeter Rd. All of the above sites have easy access to I-91 which can be reached by several different routes all about five miles in length. The new EDIP program will be a helpful tool in developing these Bradley area lands.

Another attractive location is our Rte. 159 industrial area which is home to Praxair, C&S Wholesale Grocers and Hood. Several parcels ranging from 2.5 to 68 acres are available. Access to I-91 is a short drive on Rte. 159 to the 190 bridge in Enfield or the 140 bridge in Windsor Locks. Again, the EDIP program is available for developers looking to build on these available sites

Suffield is a prime location for business growth. It is centrally located between Springfield, Mass. and Hartford, Conn., an area now known as the Knowledge Corridor due to the many institutions of higher learning and the skilled workforce in the region. With Bradley International Airport upgrading its passenger terminal and cargo facilities, as well as providing international flights to Europe, locating a business in Suffield will provide great growth potential.

The Economic Development Commission is committed to providing all Suffield businesses outstanding customer service, including walking applicants through the development review process. Visit www.suffieldedc.com for more information on the benefits of locating in Suffield.

Patrick McMahon is director of economic and community development for the Town of Suffield.