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## Winstanley Enterprises acquires 135-acre distribution site

October 20, 2023 - Connecticut



Enfield, CT Winstanley Enterprises LLC has acquired 135-acre parcel known as Metro Park North located at 1679 King St. The shovel-ready parcel, situated at the intersection of Rte. 5 and Corporate Rd., has received all necessary state and local approvals to support development. Terms of the deal were not disclosed.

Winstanley Enterprises is confident that as the warehouse and distribution sector continues to thrive, businesses looking to quickly fulfill their distribution needs in the marketplace and to expand or establish their presence will be attracted to this shovel-ready site.

Metro Park North has received approvals for over 600,000 s/f of development including a 500,225 s/f distribution facility as well as a 100,125 s/f flex building which is predominantly warehouse space and incorporates office space needs. The site also has been approved for vehicle and trailer parking as well as cross-dock trailer spaces.

Winstanley Enterprises will begin to market the property to prospective tenants. Upon securing

tenant interest, construction is anticipated to commence in early to mid-2024.

The property's location offers proximity and access to I-91 via exits 45 and 46, is close to Bradley International Airport, Hartford and Springfield.

"This property boasts unlimited potential and enables companies to hit the ground running in a very short time," said Adam Winstanley, principal of Winstanley Enterprises. "Traditionally its months or years before a company can secure permitting to break ground on a development, but this fully entitled site offers prospective tenants expedited speed-to-market potential, building customization input, and it's a great location."

New England Real Estate Journal - 17 Accord Park Drive #207, Norwell MA 02061 - (781) 878-4540