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## The Town of Suffield has many shovel-ready sites

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Ron Poulin, president of Poulin Enterprises, Inc., stated that a reason for choosing Suffield was "the tasteful design of its industrial park and its proximity to Bradley International Airport which is home to a good portion of our customer base, as well as its high profile location being very noticeable to both commuters and business travelers coming and going from the airport which has resulted in strong name brand recognition for my sales staff throughout Connecticut."

The Town of Suffield has constructed a new roadway to serve a light industrial area on Rte. 75 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 a 40,000 s/f addition is currently under construction. 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 the 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. The site is serviced by all utilities. Allowed uses include office, R&D, light industrial, indoor recreation, hotel and distribution.

The Town of Suffield has also developed the Mach One Industrial Park. There are four lots which are available for new building and are fully serviced by existing utilities. The distance from Mach One to I-91 is five miles. Area amenities include: restaurants and bed and breakfasts in Suffield Town Center and 1,600 plus hotel rooms, restaurants and car rentals along Ella Grasso Tpke. in Windsor Locks. The employee base is drawn from Greater Hartford, as well as Western Mass. labor markets.

Lot 8 is a corner property totaling 2.53 acres. There is site plan approval already in place for a 12,480 s/f building. Owners have the building layout, elevation and site plan for review for potential tenants or purchasers. The purchase price for the lot is \$145,000.

Lots 13 and 14 are a total of 4.53 acres combined (2.22 and 2.31, respectively). 3.79 acres are buildable (wetlands to the rear of both lots). The potential square footage with the lots combined is 45,000 s/f. The lots could also be purchase separately. Price for the two lots is \$325,000.

Lot 3 is 1.92 acres (1.36 buildable) with great visibility from Rte. 75. It has a shared driveway from Rte. 75 with Kelly Container. The potential square footage is 5,000 to 7,000 s/f. Conceptual plans prepared by PDS Engineering and Construction are available.

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

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