



PFIZER BUILDING 118

Eastern Point Rd
Groton, Connecticut

LAB / R&D / OFFICE FOR LEASE / SALE





LAB / R&D / OFFICE FOR LEASE / SALE

Building 118 is a seven-building corporate campus totaling more than 750,000 square feet of laboratory / R&D / office space in Groton, CT. The campus is available for both lease and sale, and is ideal for a back-office, research and development or corporate headquarters requirement.

Constructed in phases over a 20 year period, Building 118 features the type of infrastructure and amenities that befits a world-class organization, including cafeterias, showers, heavy power and extensive plumbing and waste-water removal systems. Because of the unique nature of the complex, the property offers unparalleled flexibility and subdivision potential, along with the opportunity to create separate, branded tenant entrances and signage. The property is separated from the rest of the Pfizer campus by a rail line spur, offering an additional distribution method not often found in corporate campuses.

Building 118 overlooks the Thames River and Long Island Sound, and is adjacent to the UConn Avery Point campus. I-95 is within 5 minutes, and New Haven, Stamford, New York and Boston are all within reasonable driving distance.

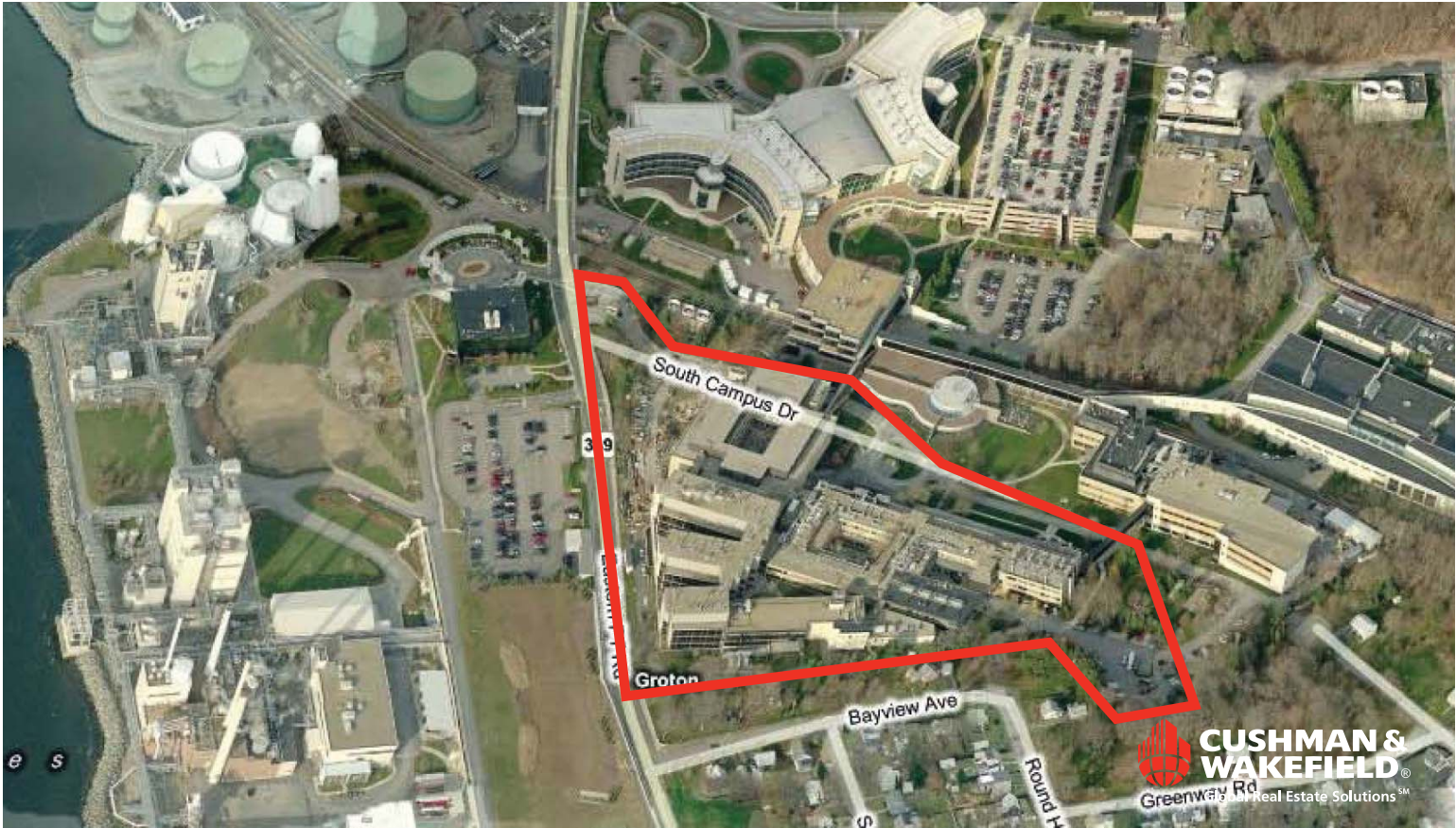
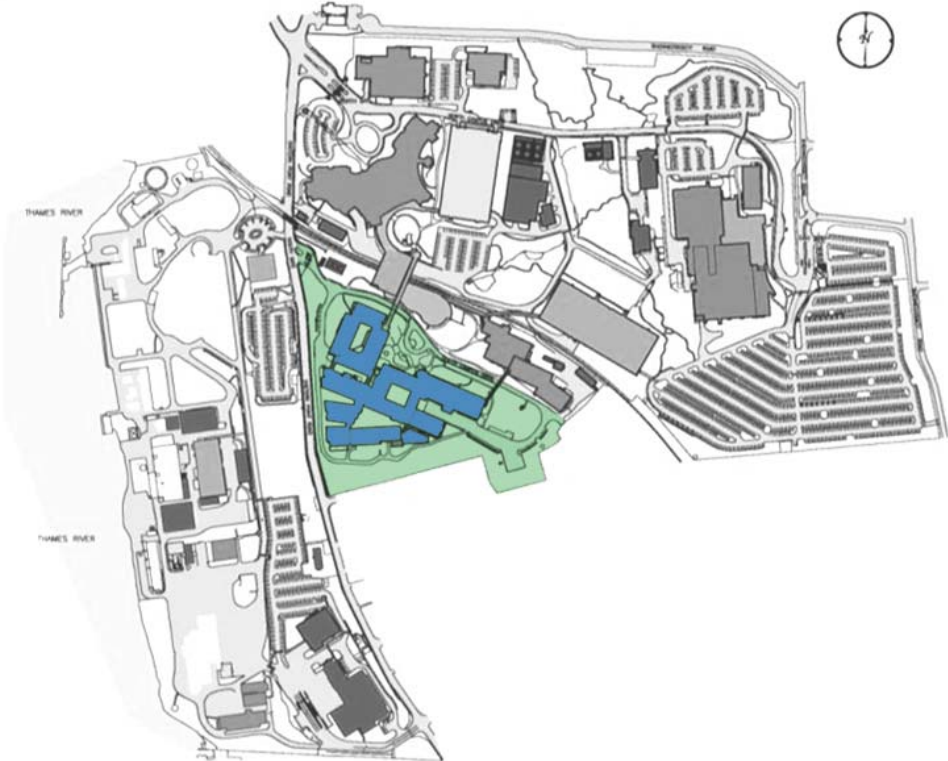
BUILDING SIZE	754,000 SF
SALE PRICE	Negotiable
LEASE RATE	Negotiable
PARKING	Abundant

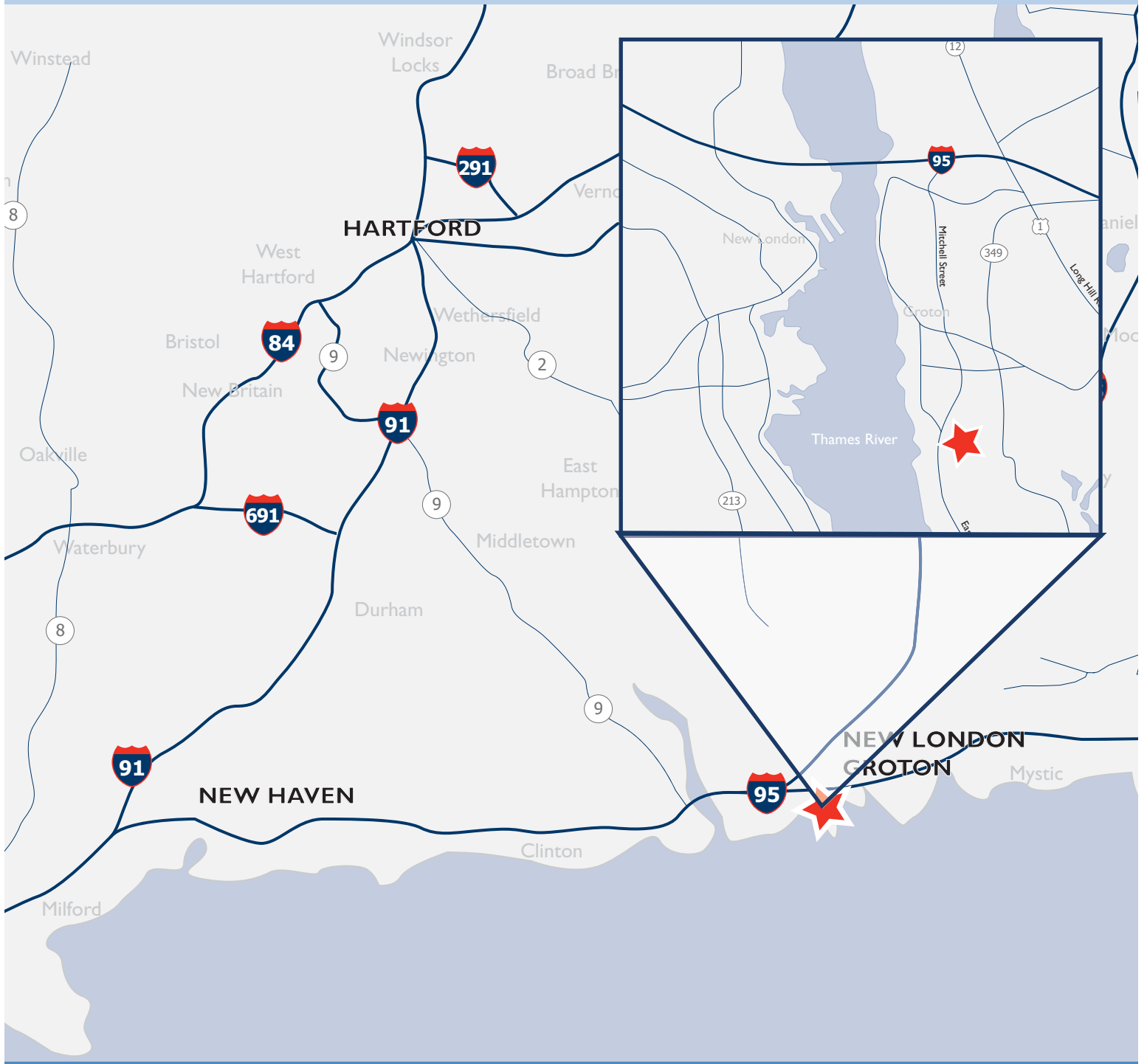
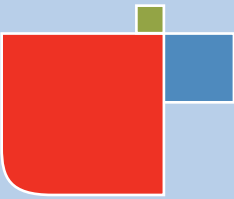
PARENT BUILDING	RENTABLE AREA SF	DESCRIPTION
118A	60,553	Building 118 A Wing
118BCD	234,259	Building 118 BCD
118E	177,735	Building 118
118N	44,625	Building 118
118S	34,099	Building 118 South Wing
118W	192,254	Building 118 South Wing
NMRLAB	11,474	NMR Lab
Total SF	754,999	



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FOR MORE INFORMATION, PLEASE CONTACT:

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