



River Bend Center: River Bend 4
High Tech Manufacturing and Distribution

River Bend 4 features extremely high ceilings and reinforced floors to accommodate light manufacturing and/or product distribution. River Bend 4 features multiple loading docks, oversized freight elevators, and vast open spaces to facilitate easy logistics management.

Amenities:

FULLY LEASED - contact River Bend for more information

Floor loading of 250 lbs./sq. ft. on 2nd floor

47' ceilings in warehouse area (8' in offices)

Ideal for manufacturing or distribution centers

Open floor space

Oversized freight elevator

Space	Building
Floor 1	57,469 SF
Floor 2	14,961 SF
Total	72,430 SF

BUILDING SPECIFICATIONS

Number of Floors	4
Parking Spaces	1,457 spaces on campus (4/1,000 sq. ft.)
Floor Loading	250 lbs./sq. ft.
Foundation	Concrete
Exterior	Block and Steel Siding
Roof	Metal
HVAC	Gas Heat; 22 internal units (A/C only), 25 hanging gas heat units
Electrical System	3 phase; 480 volt; 2000 Amps
Elevators	1 + 1 freight
Loading Docks	5 docks, 1 ramp
Fire Sprinkler System	Yes, with fire pump

Ceiling Height	Feet	Meters
To Finished Ceiling	47' 0"	14.3
To Deck	12' 6"	3.8
To Under Steel	11' 0"	

For more information on leasing at River Bend Center, or to schedule a tour, please contact our Property Manager Jonathan Turner at (203) 359-7657.

River Bend Center, LLC
6 Riverbend Drive, Suite 6A, Stamford, CT 06907
www.riverbend1.com

Specifications subject to change without notice. Please consult the property manager.