

Delivering Soon!



218,400 SF

Class A Distribution Facility

36' Clear | 45 Docks | 57 Trailer Spaces

Bradley Commerce Center

100 Hazelwood Road
Windsor, Connecticut

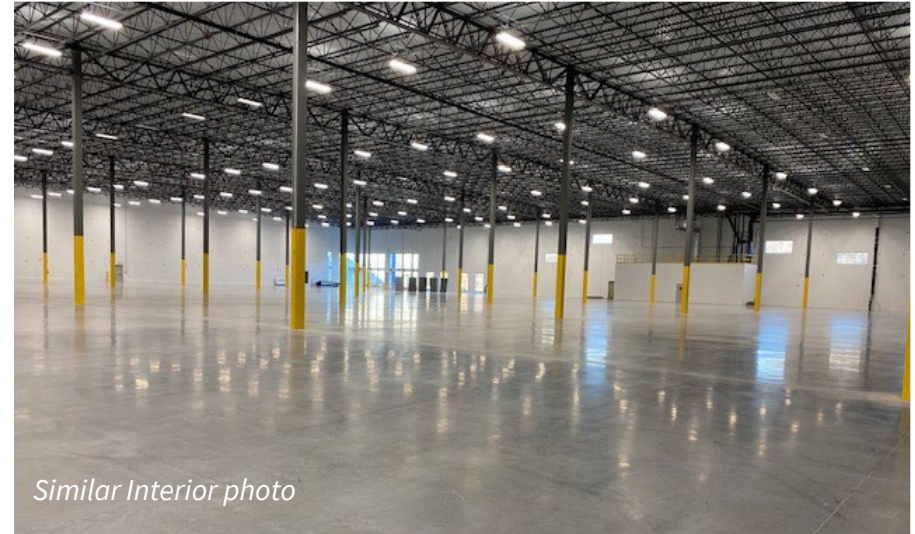


Property Specifications

Bradley Commerce Center, Windsor, Connecticut



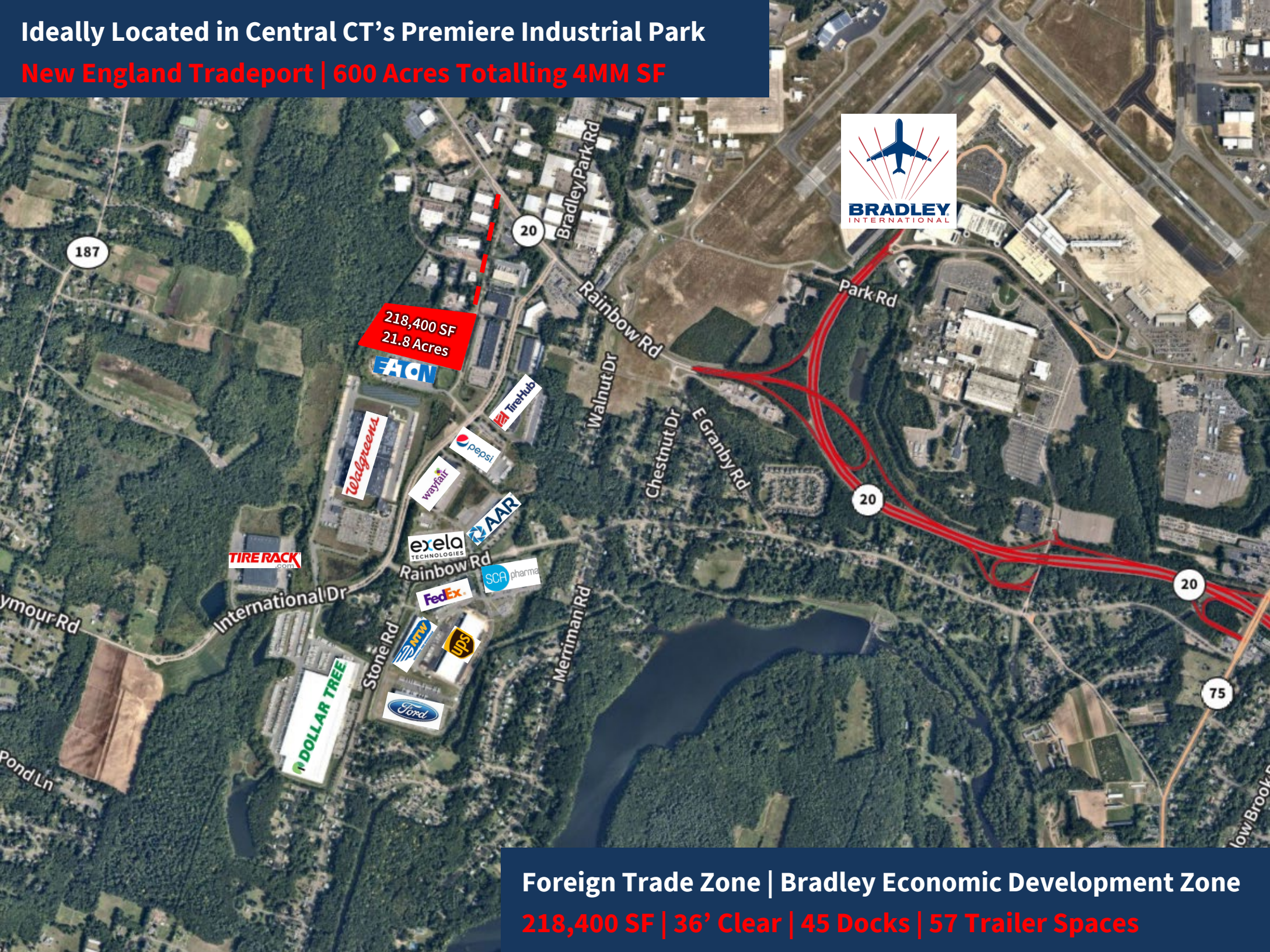
BUILDING SIZE	218,400 SF (280' x 780')
SITE SIZE	21.752 acres
CEILING HEIGHT	36' clear
COLUMN SPACING	44' x 52' with 60' x 52' Speed Bay
LOADING DOCKS	45
DRIVE IN DOORS	2
AUTO PARKING	135
TRAILER PARKING	57
LIGHTING	High Bay LED with Motion Sensors
OFFICE SPACE	Build-to-Suit
SPRINKLERS	ESFR
FLOORS	6" Reinforced
CONSTRUCTION	Steel Columns with Tilt up Insulated Panels with Reveals
ROOF	.60 Mil TPO with 20 year warranty
LOADING DOORS	9' x 10'
LEVELERS	35,000 lb levelers
HVAC	Gas fired heating units in warehouse RTU for heat and AC for the office space
ELECTRICAL	3000 amp Electrical Service 277/480 Volts
SOLAR	Structural load capability to install panels on the roof
EV CHARGING	Four (4) EV charging stations



ASKING LEASE RATE: Call for Details

Ideally Located in Central CT's Premiere Industrial Park

New England Tradeport | 600 Acres Totalling 4MM SF



218,400 SF
21.8 Acres

20

Bradley Park Rd

Rainbow Rd

Walnut Dr

Chestnut Dr

E Granby Rd

Park Rd

20

20

75

ymour Rd

Pond Ln

International Dr

Stone Rd

Merriman Rd

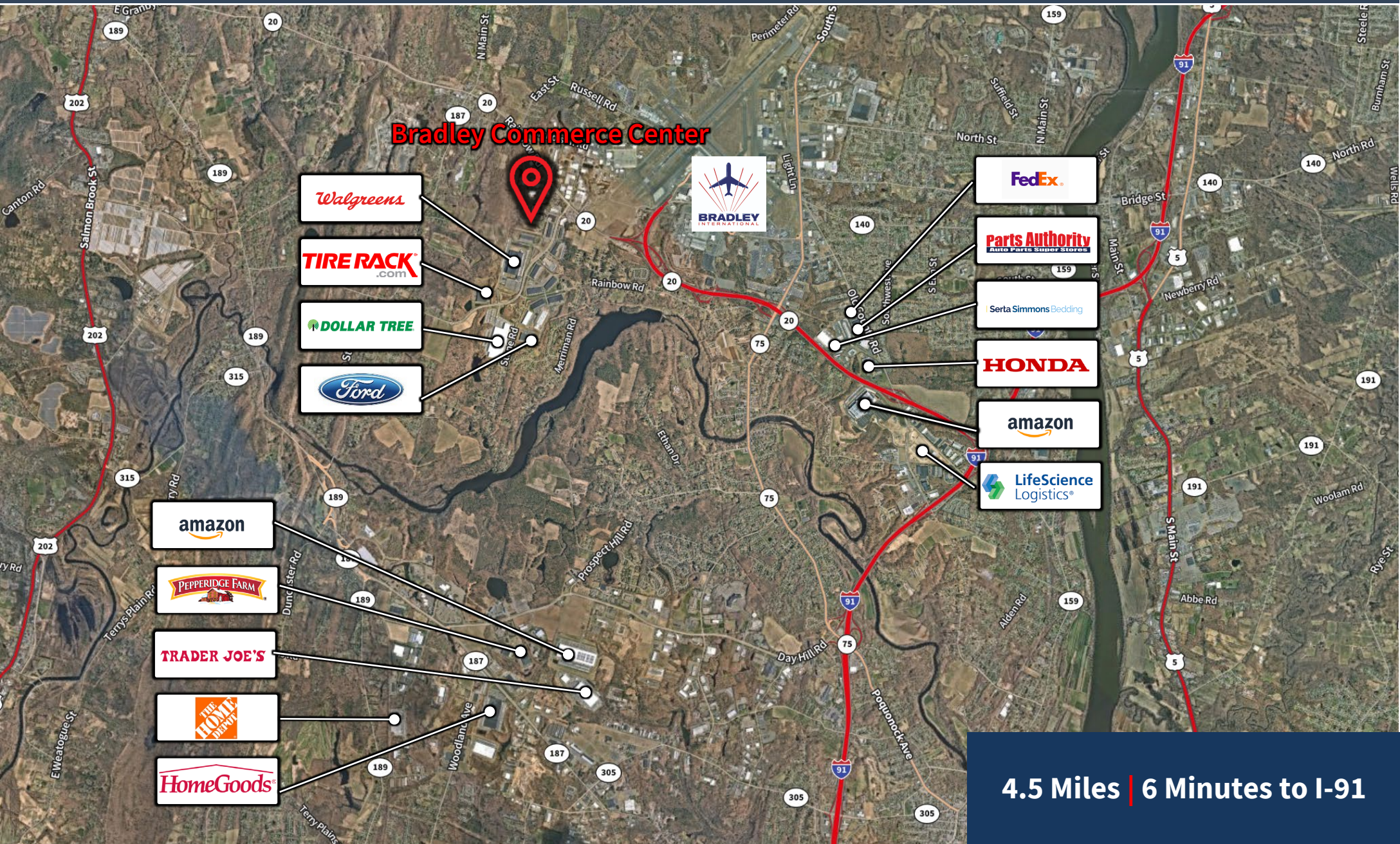
low Brook

Foreign Trade Zone | Bradley Economic Development Zone

218,400 SF | 36' Clear | 45 Docks | 57 Trailer Spaces

Proven Logistics Location

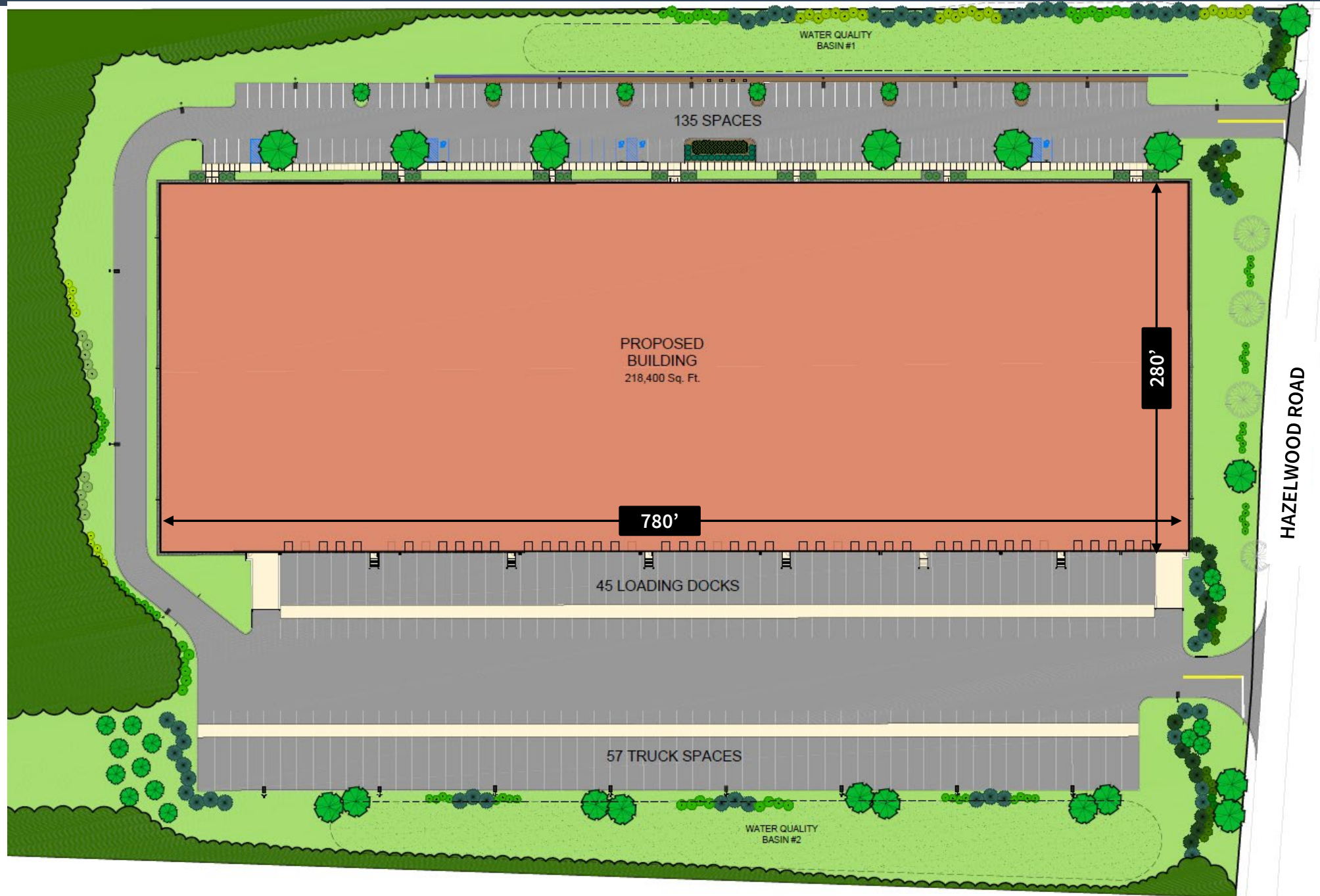
Convenient Access to I-91 via the Route 20 | Bradley Connector



4.5 Miles | 6 Minutes to I-91

Site Plan

Bradley Commerce Center, Windsor, Connecticut



CONVENIENT ACCESS TO NEW ENGLAND & NY



Labor Population Numbers

Transportation/ Warehousing Employees

5 Miles	2,134
10 Miles	10,774
15 Miles	26,965

Drive Times

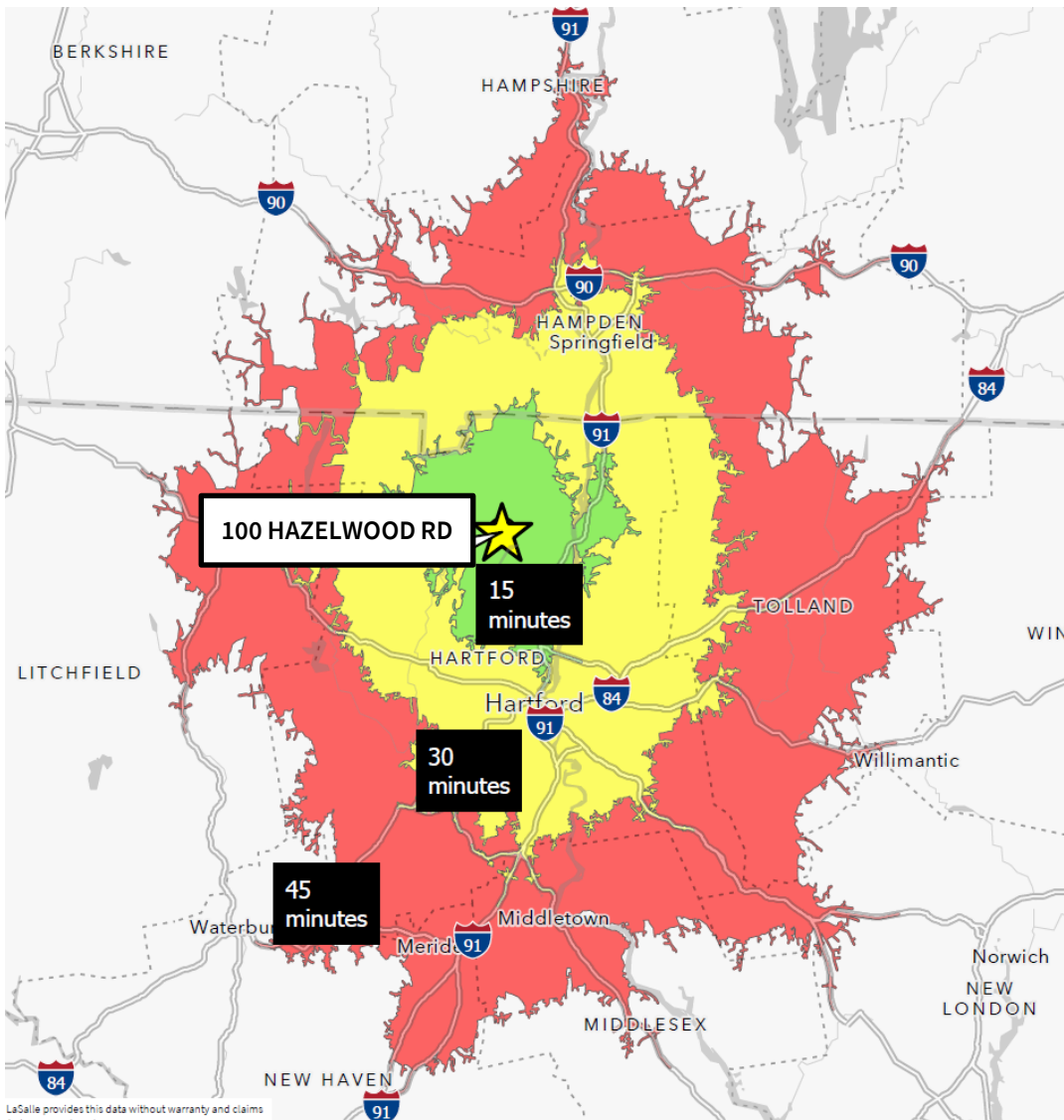
Route 20 BDL Connector	3 minutes (1.3 miles)
Hartford	15 minutes
Springfield	20 minutes
Boston	1 hours, 40 minutes
New York	2 hours, 25 minutes

Strong Area Demographics

Bradley Commerce Center, Windsor, Connecticut



Drive Time Map



2022 estimated demos

15 minute drive time

30 minute drive time

45 minute drive time

Total population

113,882

978,801

1,807,502

Millennial population (Born 1981-1998)

36,287

195,774

348,445

Generation X population (Born 1965-1980)

20,239

178,804

332,998

Total households

46,146

387,165

708,662

Median household income

\$69,450

\$68,355

\$70,567

Household income 100K+

17,028

145,574

274,252

Ordered an item online in the last 12 months

61.97%

62.71%

63.72%

Occupation: Manufacturing

4,724

46,449

90,280

Occupation:
Transportation/material
moving

3,616

21,794

37,787

Demographics taken within 15-, 30- & 45-miles Source: ESRI, 2022

Bradley Commerce Center

100 Hazelwood Road

Windsor, Connecticut

218,400+ s.f. Class A Distribution Center

Delivering Soon!

Shawn P. McMahon
Managing Director

Real Estate Salesperson in CT and MA
O - (860)702-2833 | C - (860)214-2828
shawn.mcmahon@am.jll.com

Jones Lang LaSalle Americas, Inc., a licensed real estate broker across the US
(860)702-2800 | 90 State House Square, Hartford, CT 06103

Although information has been obtained from sources deemed reliable, JLL does not make any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. JLL does not accept any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement with JLL regarding this matter, this information is subject to the terms of that agreement. ©2022. Jones Lang LaSalle IP, Inc. All rights reserved.

