



Bradley Airport INDUSTRIAL PARK

295 Ella Grasso Turnpike • Windsor Locks, CT

25K-317K WAREHOUSE SF AVAILABLE WITH FLEXIBLE CONFIGURATION OPTIONS

RTE 20 & I-91
IMMEDIATE
ACCESS

BRADLEY
AIRPORT
ACROSS
THE STREET

CSO RAIL
ON-SITE

16'6"
CLEAR
CEILING
HEIGHTS

ADJACENT
ON-SITE
OFFICE SPACE

AMPLE
PARKING

2
ACRES OF
OUTDOOR
STORAGE



BUILDING SPECIFICATIONS: EXISTING CONDITIONS

Available Warehouse SF	Up to 317,620	Lighting	LED fixtures installed in 2019 and 2024.
Office	13,425 SF	Rail	Genesee & Wyoming (CSO); South Wall: 3 rail doors situated on the south wall; can be readily activated.
Office Description	<p>South End: 3,200 SF on two floors.</p> <p>Northwest End: 13,425 SF; consisting of 4,800 SF of existing finished office and support space, with the balance being a shell and ready to be constructed and finished per a new tenant's requirements.</p>	Gas	Eversource
Year Built	1963/1974	Water	City — CT Water
Dimensions	585' x 510' plus offsets	Sewer	City — Windsor Locks WPC
Ceilings	Metal — Steel Truss	Power	Eversource — A pad mounted 1,000 KVA primary transformer off the West Wall feeds a main secondary switchgear rated at 4,000 Amps, 480 Volts, 3-Phase Heat Gas
Ceiling Heights	16'6" Clear Ceiling Height 18' Deck Height	Air Conditioning	Office only. Available to add to warehouse.
Column Spacing	40' x 40'	Sprinklers	100% wet coverage via a closed-loop system with 8" risers; rated at 150psi static pressure. An addressable fire alarm system is in place. Fire hydrants are in place throughout the facility. Ability to upgrade to ESFR.
Columns	Steel H	Ventilation	Roof mount
Roof	Membrane system installed in 2016	Compressed Air	(1) 30 HP Ingersol Rand air compressor and dryer tied to air lines distributed throughout the southern portion of the facility.
Floors	Reinforced concrete	Miscellaneous	Approximately 80,000 SF of outside storage area in the northeast portion of the property.
Walls	Mostly concrete block & pre-cast concrete	Parking	180+ total existing spaces.
Loading	<p>West Wall: (2) 12' 8" x 14' DI doors.</p> <p>North Wall: (4) 14' x 14' DI doors; (1) 10' x 10' TG dock door equipped with a load leveler & dock seal; (4) 8' x 10' TG dock doors - 3 have Edge of Dock levelers & 1 has a load leveler; all are equipped with dock seals.</p> <p>East Wall: (9) 9' x 10' TG dock doors equipped with load levelers, dock lights, and dock seals; (2) Interior docks with 64' interior dock well via 12' and 14' doors; equipped with a 2 ton Gorbett gantry bridge crane; (2) 14' 6" x 16' DI doors; (1) 7' x 8' dock door with an Edge of dock leveler & dock seals.</p>	Last Use	Warehouse and distribution.

STRATEGICALLY LOCATED

ACCESSIBLE VIA



PLANE

Directly across the street from Bradley Airport



TRAIN

There is a CSO Railroad Spur On-Site

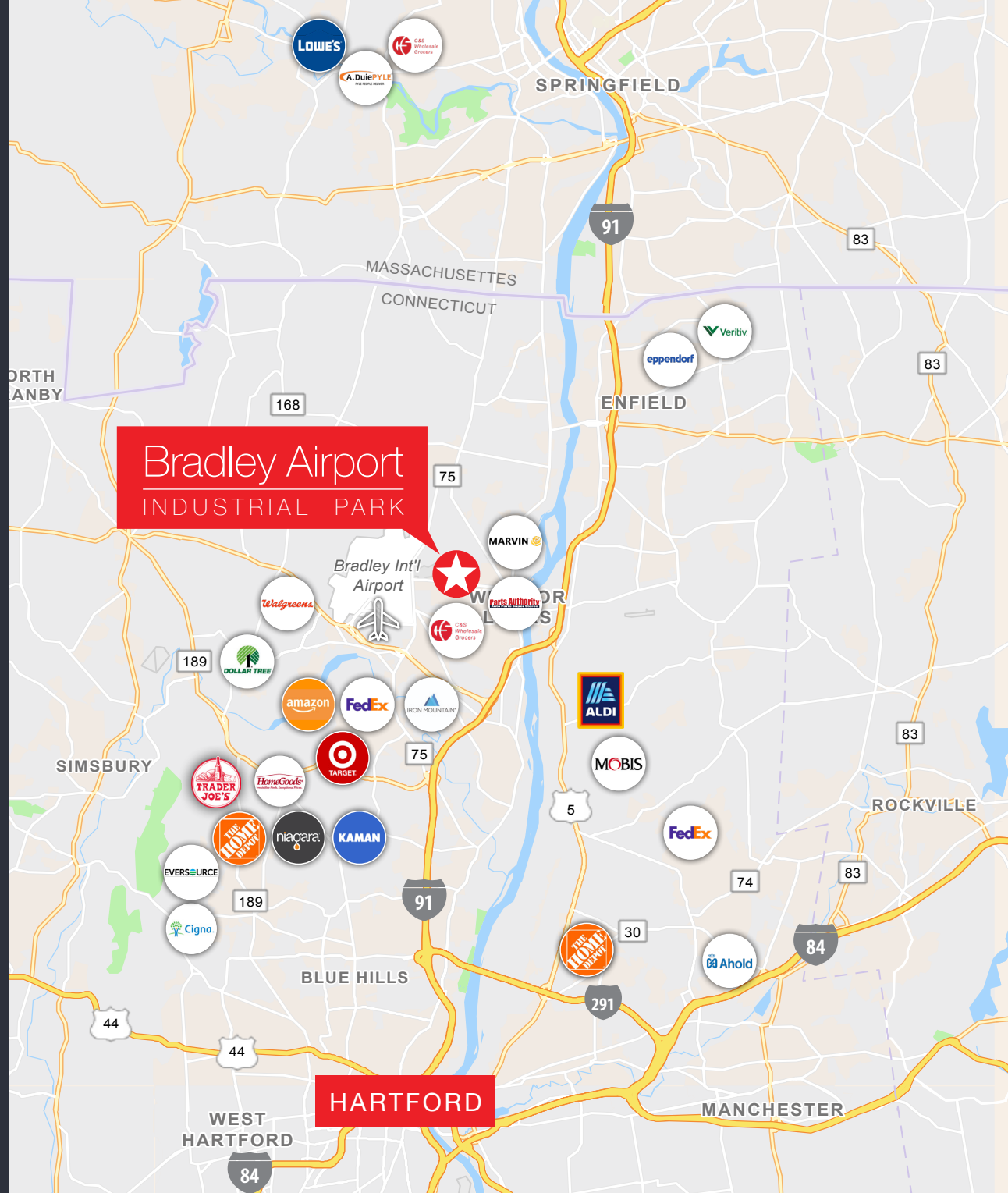


TRUCK

There is immediate access to RTE 20 and I-91
Only 6 minutes to I-91 entrance

TRAVEL TIMES

Bradley Int. Airport	3 Min
Hartford	15 Min
Springfield, Ma	18 Min
New Haven	52 Min
Stamford	1 Hr 28 Min
Boston	1 Hr 44 Min
New York City	2 Hr 18 Min



HEADQUARTERS QUALITY

The Bradley Airport Industrial Park offers tenants the opportunity to create a bespoke logistics center with immediate access to Bradley Airport, RTE 20 and I-91, and the CSO Railroad. The campus is designed to provide flexible configured suites with the ability to increase dedicated loading docks and drive-ins.



FLEXIBILITY TO ADD ADDITIONAL DOCKS AND DRIVE-INS

The flexible layout of the building allows for the incorporation of additional loading docks and drive-ins within each demised option.



DEDICATED OFFICE

Along Ella Grasso, there is the opportunity to lease 13K SF of office/potential showroom space that directly connects into the warehouse.





Demising Options

The Bradley Airport Industrial Park has been approved to add up to 9 loading docks along Ella Grasso Tpke as well as 11 drive in doors on the South side of the building. It provides a blank canvas with ability to demise in various custom configurations.

16'6"
CLEAR
CEILING
HEIGHTS

24
LOADING
DOCKS

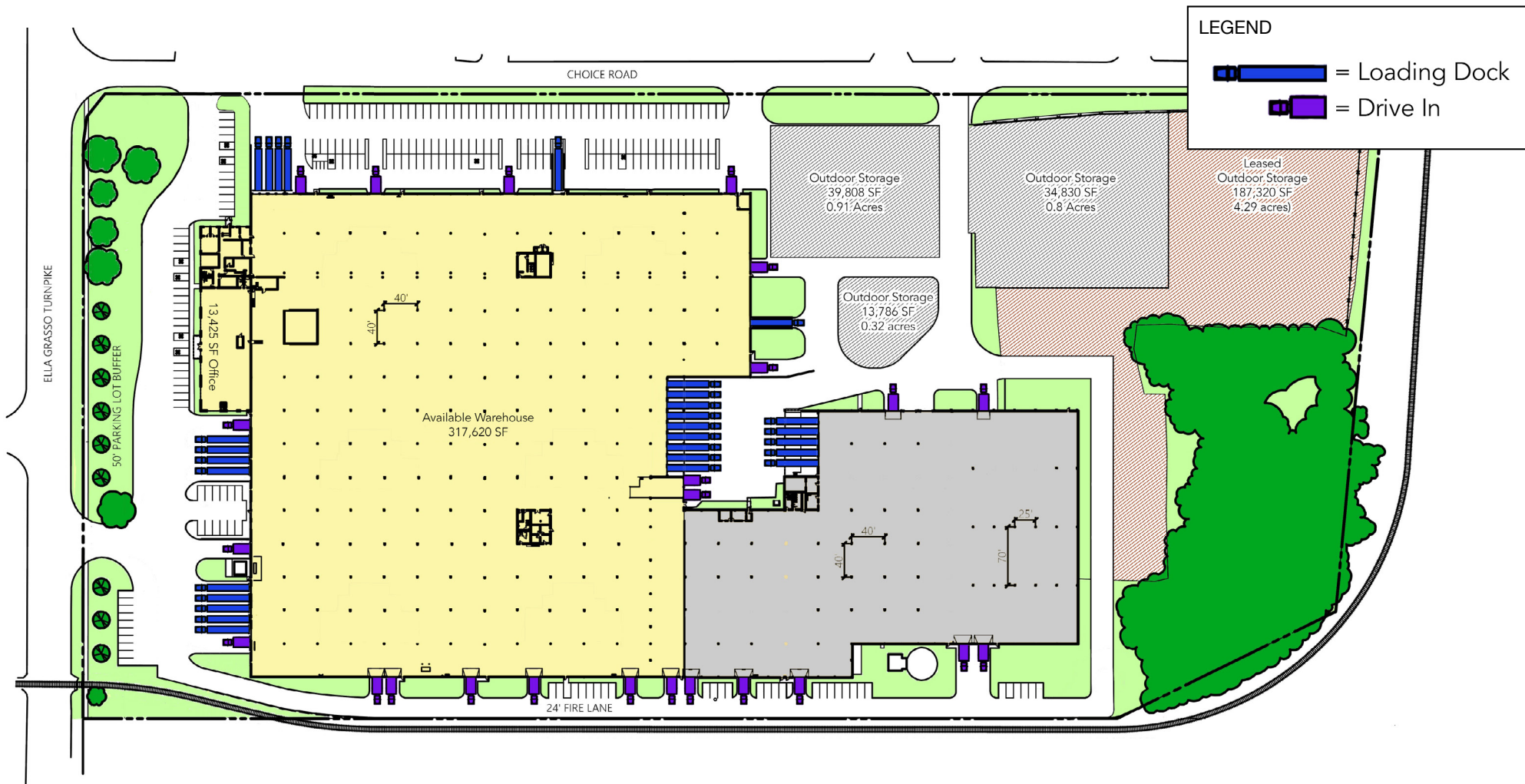
17
DRIVE-INS

317,620
SF AVAILABLE
WAREHOUSE

13,425
SF OFFICE

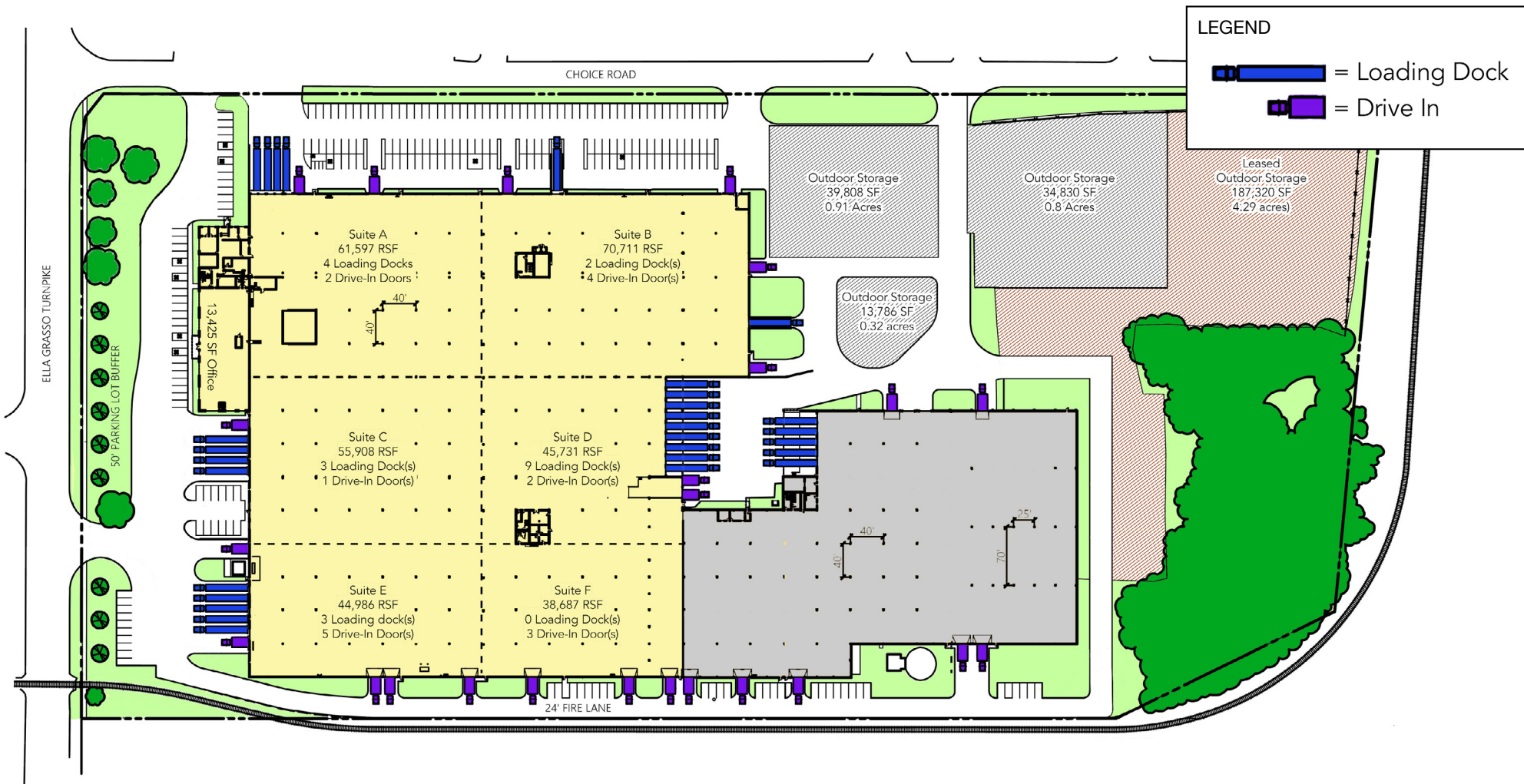
180+
PARKING SPACES

2.03
ACRES OF
OUTDOOR STORAGE



ILLUSTRATIVE DEMISING OPTIONS

The below illustrative floorplan showcases a logical set of demising options that can accommodate tenant suites ranging from approximately 25K–70K SF and provides sufficient loading and drive-in capability for each demise. These demised suites are for illustrative purposes only and there is full flexibility to combine or adjust demising walls based on individual tenant requirements.





Existing Site Plan

EXISTING SITE PLAN AND DEMISING

16'6"
CLEAR
CEILING
HEIGHTS

15
LOADING
DOCKS

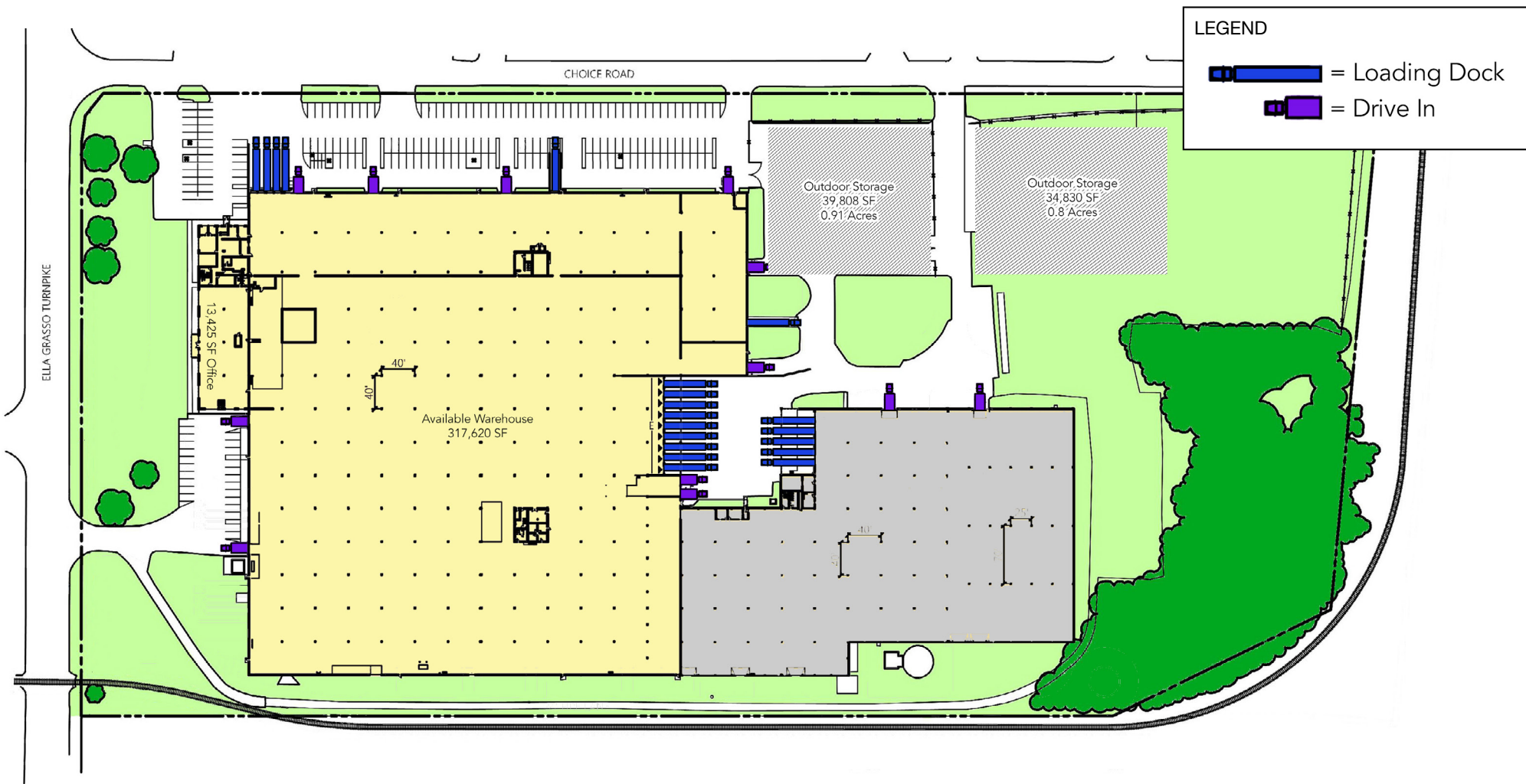
10
DRIVE-INS

317,620
SF AVAILABLE
WAREHOUSE

13,425
SF OFFICE

180+
PARKING SPACES

1.71
ACRES OF
OUTDOOR STORAGE



Bradley Airport

INDUSTRIAL PARK

295 Ella Grasso Turnpike • Windsor Locks, CT

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SEE A BRIGHTER WAY