

+/- 150,500 SF | 36' Clear | 41 Docks | 33 Trailer Spaces | Just off

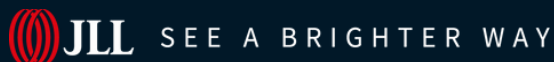


Available For Lease

Newberry Logistics Hub

68 Newberry Road, East Windsor, CT

New, First Class, +/- 150,500 SF Logistics Center on 13+ acres



Newberry Logistics Hub

68 Newberry Road, East Windsor, Connecticut

Property Overview

Newberry Logistics Hub is a new, 150,500 SF first class distribution center situated on 13+ acres. The building features a ceiling height of 36' clear, 52' x 52' column spacing, tilt-up insulated concrete panel construction, forty-one (41) loading docks and 33 trailer spaces. The property is also conveniently located just over a half of a mile from I-91 at Exit 44

Property Specifications

- +/- 150,500 SF (215' x 700')
- Can subdivide to 33,540 SF
- 13.3 acres zoned Industrial
- Tilt -up insulated concrete panel construction
- Ceiling height of 36' clear
- 41 loading docks and 2 drive-in-doors
- 33 trailer spaces and 120 auto spaces
- 52' x 52' column spacing with 60' speed bay
- Three (3) EV charging stations
- Rooftop solar ready

Advantages and Amenities

- Only .58 miles to I-91 at Exit 44 (a full north/south interchange)
- Located in a proven industrial park
- Excellent access to area labor
- Business friendly municipality with a proactive economic development policy

Lease Rate: Call for Details

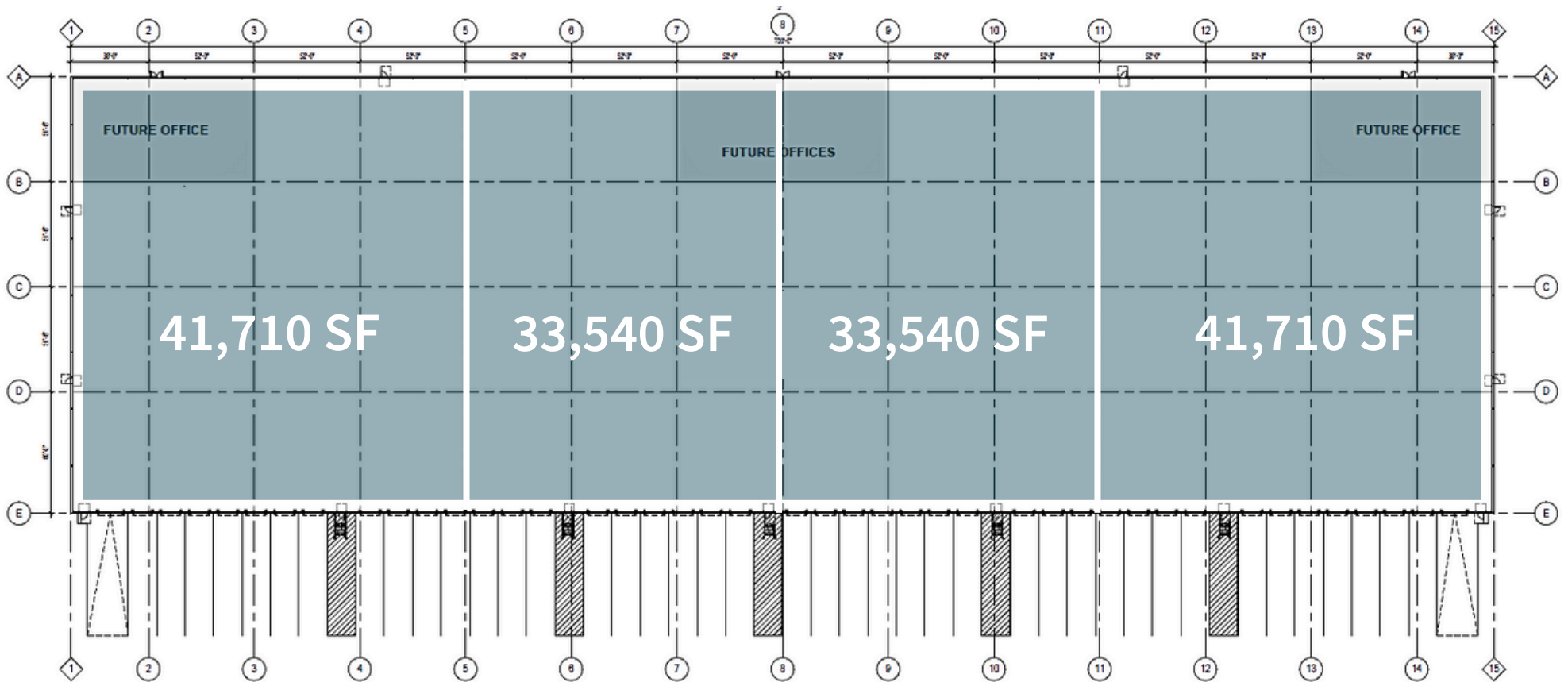


JLL SEE A BRIGHTER WAY

Building Plan

Newberry Logistics Hub
East Windsor, Connecticut

- 36' Clear Ceiling Height
- 52' x 52' Column Spacing
- 41 Docks and 2 Drive-In-Doors
- 33 Trailer Space and 120 Auto Spaces
- Subdividable to 33,540 SF
- Up to Four (4) Entrances
- 180' Truck Courtyard
- EV Charging Stations and Solar Ready



Proven Logistics Location

68 Newberry Road, East Windsor, Connecticut

First Class Distribution/Logistics Facilities

★ Newberry Logistics Hub, E. Windsor | 150k SF

1 Parksite, East Windsor | 160,000 SF

2 Primo Brands, East Windsor | 275,000 SF

3 Mattress Firm, East Windsor |

4 Blue Bell Mattress, East Windsor |

5 Brooks Brothers, Enfield | 400,000 SF

6 Aldi's, South Windsor | 660,000 SF

7 Coca-Cola, South Windsor | 210,000 SF

8 Home Depot, South Windsor | 430,000 SF

9 C&S Wholesale, Windsor Locks | 1,000,000 SF

10 Eversource, Windsor Locks | 268,000 SF

11 FedEx, Windsor Locks | 146,000 SF

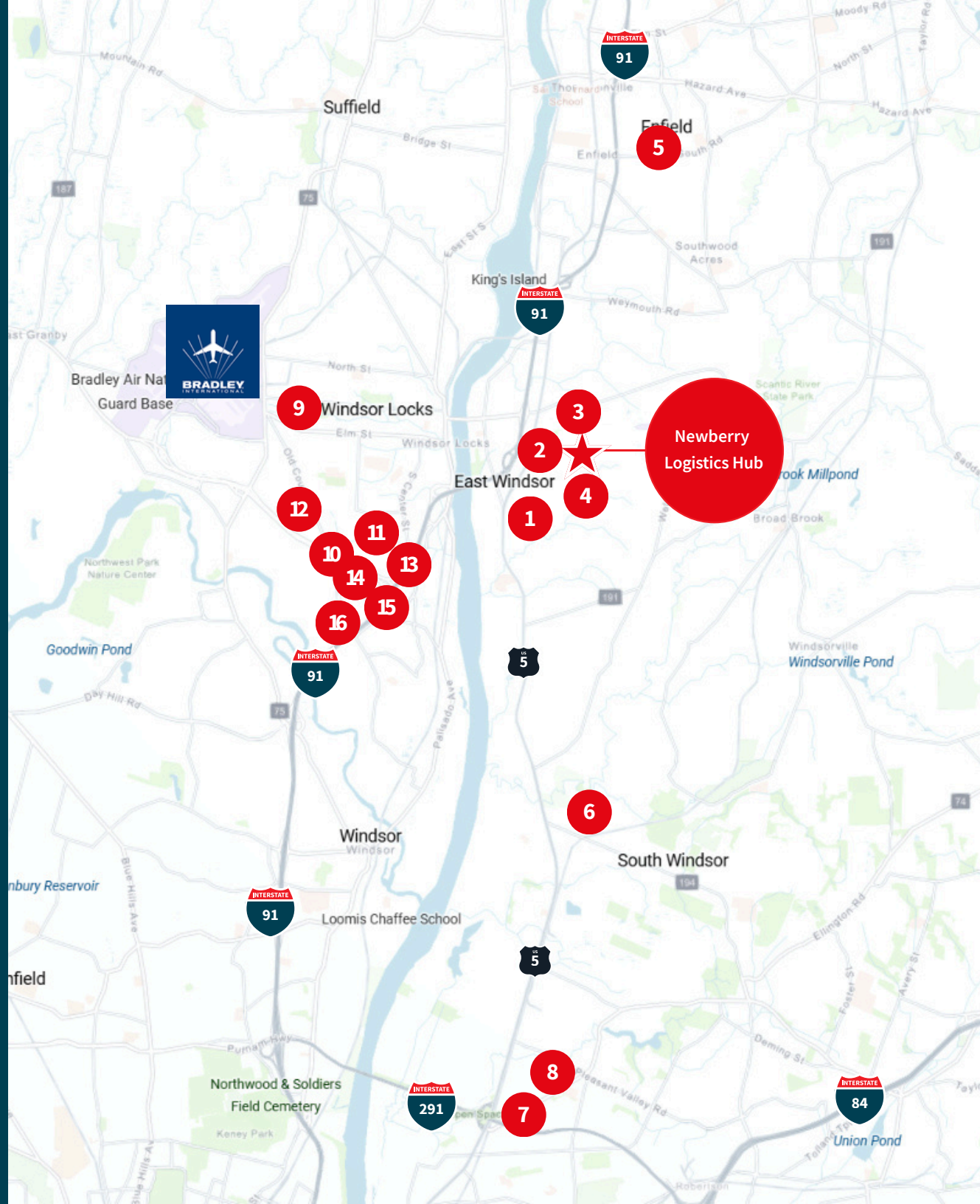
12 Parts Authority, Windsor Locks | 226,000 SF

13 UPS, Windsor Locks | 86,000 SF

14 Amazon BDL4, Windsor | 3.8MM SF

15 LifeScience Logistics, Windsor | 500,000 SF

16 Iron Mountain, Windsor | 224,000 SF



Location Overview



Labor Population

Transportation & Warehouse Employees

5 Miles	5,193 Blue Collar Workers
10 Miles	10,774 Blue Collar Workers
15 Miles	26,965 Blue Collar Workers

Drive Miles and Times

Location	Miles	Time
Bradley Intl Airport	8	11 mins
Springfield, MA	14	16 mins
Hartford, CT	14	16 mins
Waterbury, CT	44	46 mins
New Haven, CT	52	57 mins
Worcester, MA	72	79 mins
Boston, MA	104	110 mins
New York, NY	130	165 mins

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