



Bradley Airport INDUSTRIAL PARK

295 Ella Grasso Turnpike • Windsor Locks, CT

35,719 SF WAREHOUSE SPACE AVAILABLE

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

AVAILABLE
IMMEDIATELY



BUILDING SPECIFICATIONS: EXISTING CONDITIONS

Available SF	35,719 SF	Air Conditioning	Office only
Office	3,200 SF	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.
Office Description	Two floor mezzanine office New painted with new carpeting and ceiling	Ventilation	Roof mount
Year Built	1963/1974	Compressed Air	(1) 30 HP Ingersol Rand air compressor and dryer tied to air lines distributed throughout the southern portion of the facility.
Ceilings	Metal — Steel Truss	Parking	180+ total existing spaces.
Ceiling Heights	16'6" Clear Ceiling Height 18' Deck Height	Last Use	Warehouse and distribution.
Column Spacing	40' x 40'	Rail	Genesee & Wyoming (CSO); South Wall: 3 rail doors situated on the south wall; can be readily activated.
Columns	Steel H		
Roof	Membrane system installed in 2016		
Floors	Reinforced concrete		
Walls	Mostly concrete block & pre-cast concrete		
Loading	North Wall: (1) 10' x 10' TG dock with edge of dock leveler and dock seals East Wall: (2) 14' 6" x 16' DI doors		
Lighting	LED fixtures installed in 2019 and 2024.		
Gas	Eversource		
Water	City — CT Water		
Sewer	City — Windsor Locks WPC		
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		

STRATEGICALLY LOCATED

ACCESSIBLE VIA



Directly across the street from Bradley Airport



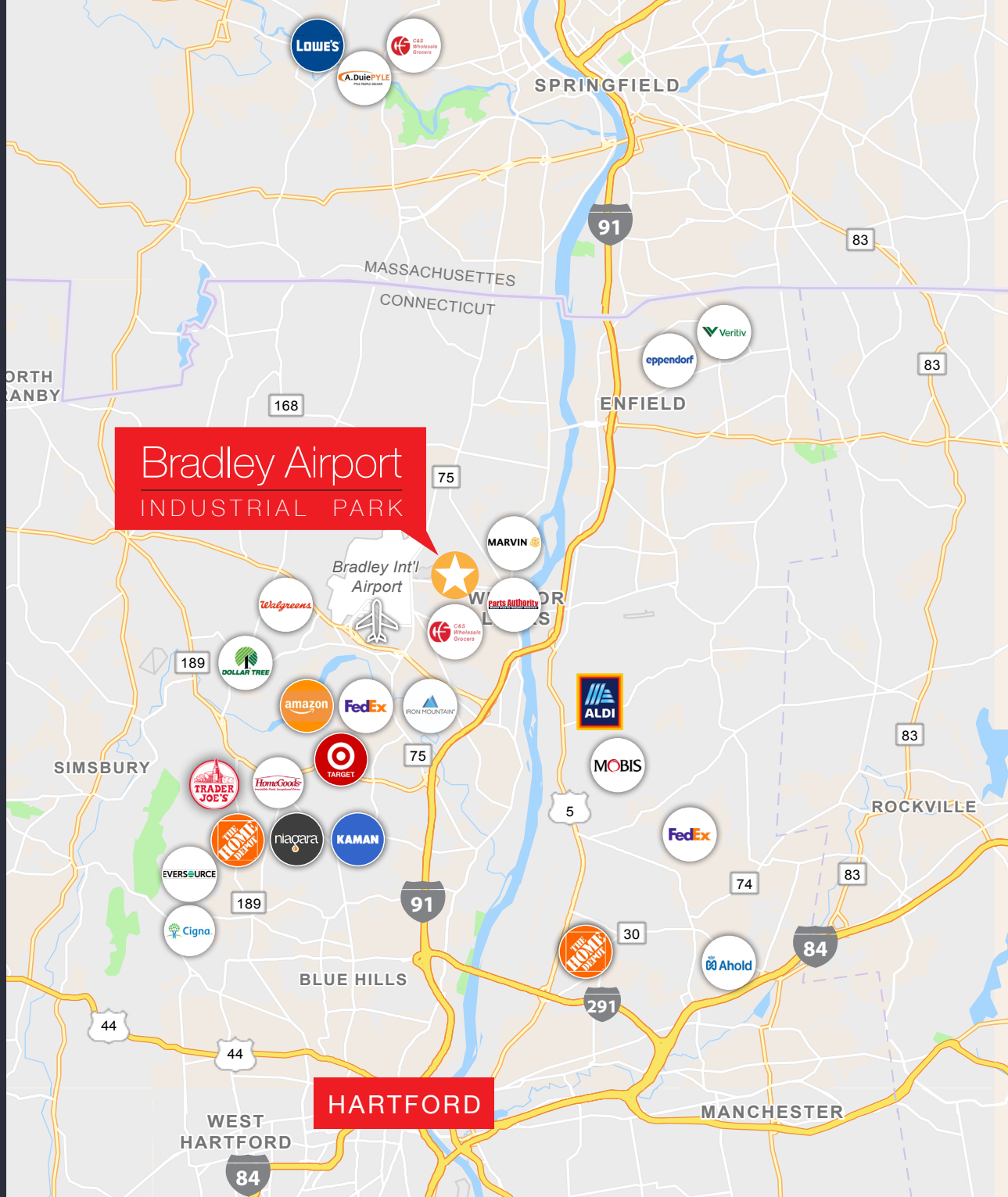
There is a CSO Railroad Spur On-Site



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.



The Bradley Airport Industrial Park has been approved to add loading docks along the West and North side of the building. The available space provides a blank canvas with ability to demise in various custom configurations.

16'6"
CLEAR
CEILING
HEIGHTS

1
LOADING
DOCK

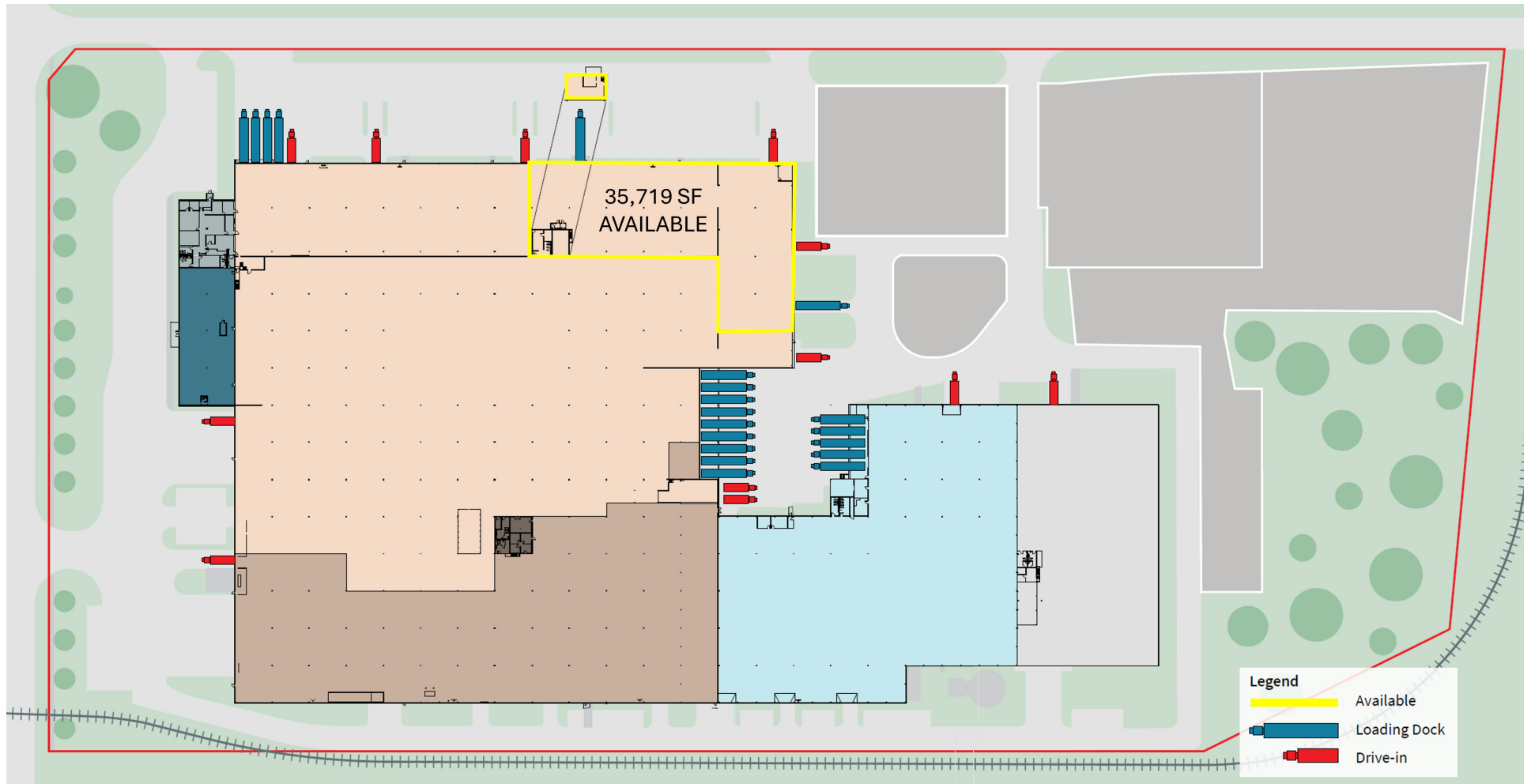
2
DRIVE-INS

35,719
AVAILABLE
SF

SF
SF OFFICE

AMPLE
PARKING SPACES

AVAILABLE
IMMEDIATELY





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SEE A BRIGHTER WAY