



439,950 SF

**TOTAL AVAILABLE FOR LEASE**  
**3 BUILDING SITE**

90-92 Deerfield Road  
Windsor, CT



# PROPERTY SPECIFICATIONS

439,950 SF TOTAL  
AVAILABLE FOR LEASE  
3 BUILDING SITE

## BUILDING 1 – 334,000 SF



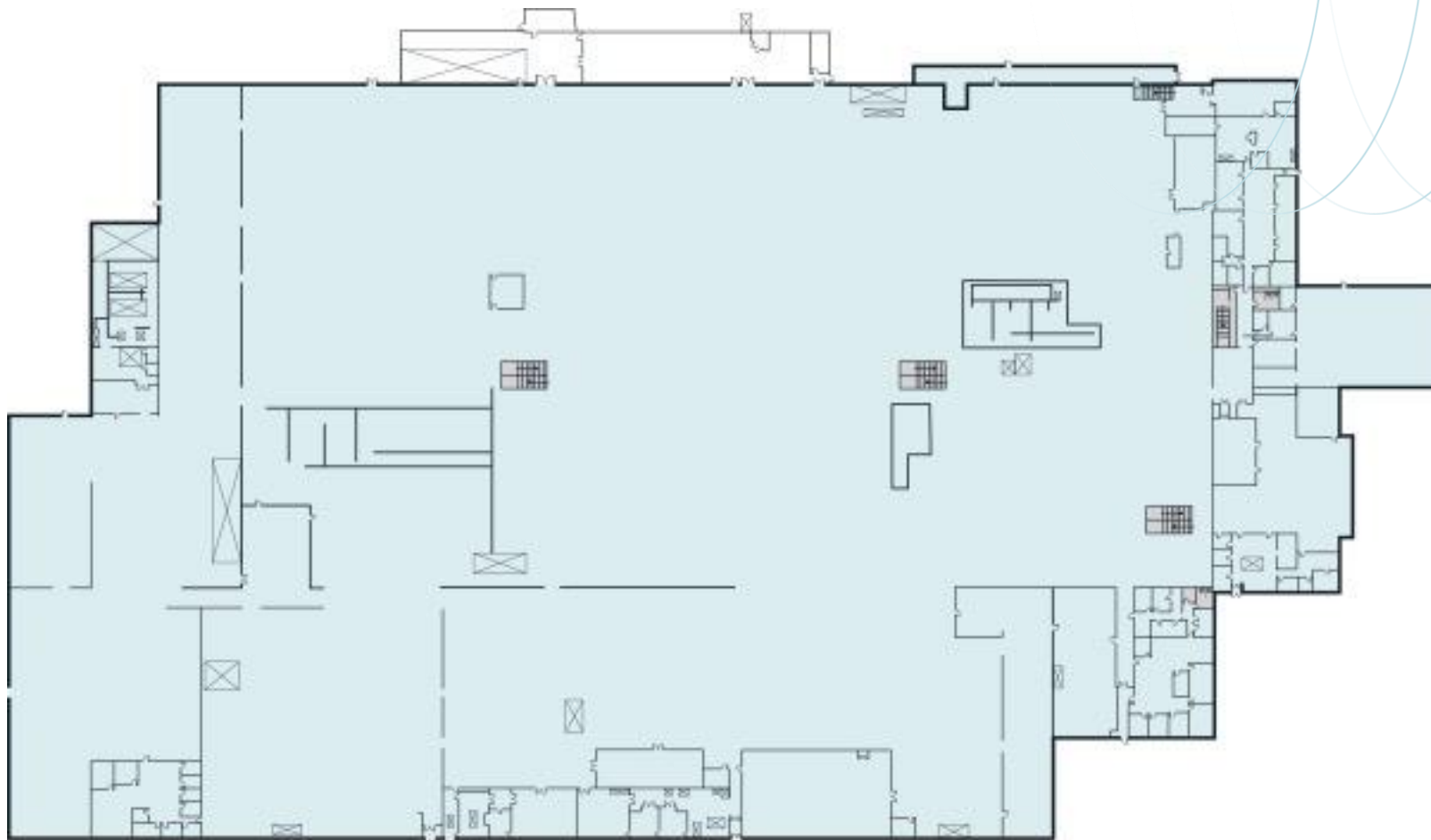
|                           |                                                                                                                                                          |
|---------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>AVAILABLE PROPERTY</b> | 334,000 SF Industrial facility - Divisible                                                                                                               |
| <b>OFFICE SPACE</b>       | 20,000 SF offices                                                                                                                                        |
| <b>CEILING HEIGHT</b>     | 14'10" clear                                                                                                                                             |
| <b>COLUMN SPACING</b>     | 24' x 30'                                                                                                                                                |
| <b>LOADING DOCKS</b>      | South side of building has 5 tailgate docks, rear south side train shed with overhead hoist. West side consists of two overhead access load/entry doors. |
| <b>CAR PARKING</b>        | 758 spaces                                                                                                                                               |
| <b>LIGHTING</b>           | Combination of fluorescent and LED fixtures                                                                                                              |

|                   |                                                                                                                                                                                                                                                                                                                                                                                            |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>DIMENSIONS</b> | Irregular                                                                                                                                                                                                                                                                                                                                                                                  |
| <b>SPRINKLERS</b> | Combination wet and dry systems                                                                                                                                                                                                                                                                                                                                                            |
| <b>ELECTRICAL</b> | 2,000 amps, 480 volts, 3 phase<br>(14,000 amps available on site)                                                                                                                                                                                                                                                                                                                          |
| <b>UTILITIES</b>  | Gas – Natural, supplied by Connecticut Natural Gas<br>Water – Supplied by MDC – 10" line, dual feed<br>Sewer – Supplied by MDC – 8" line<br>HVAC – 3 large one million BTU oil fired steam boilers, two operational, one being utilized. 50 roof top electric cooling (some heating) systems. 2 <sup>nd</sup> floor renovated office provided with new electric heat units and mini-splits |

# SITE PLAN

BUILDING 1 – 334,000 SF

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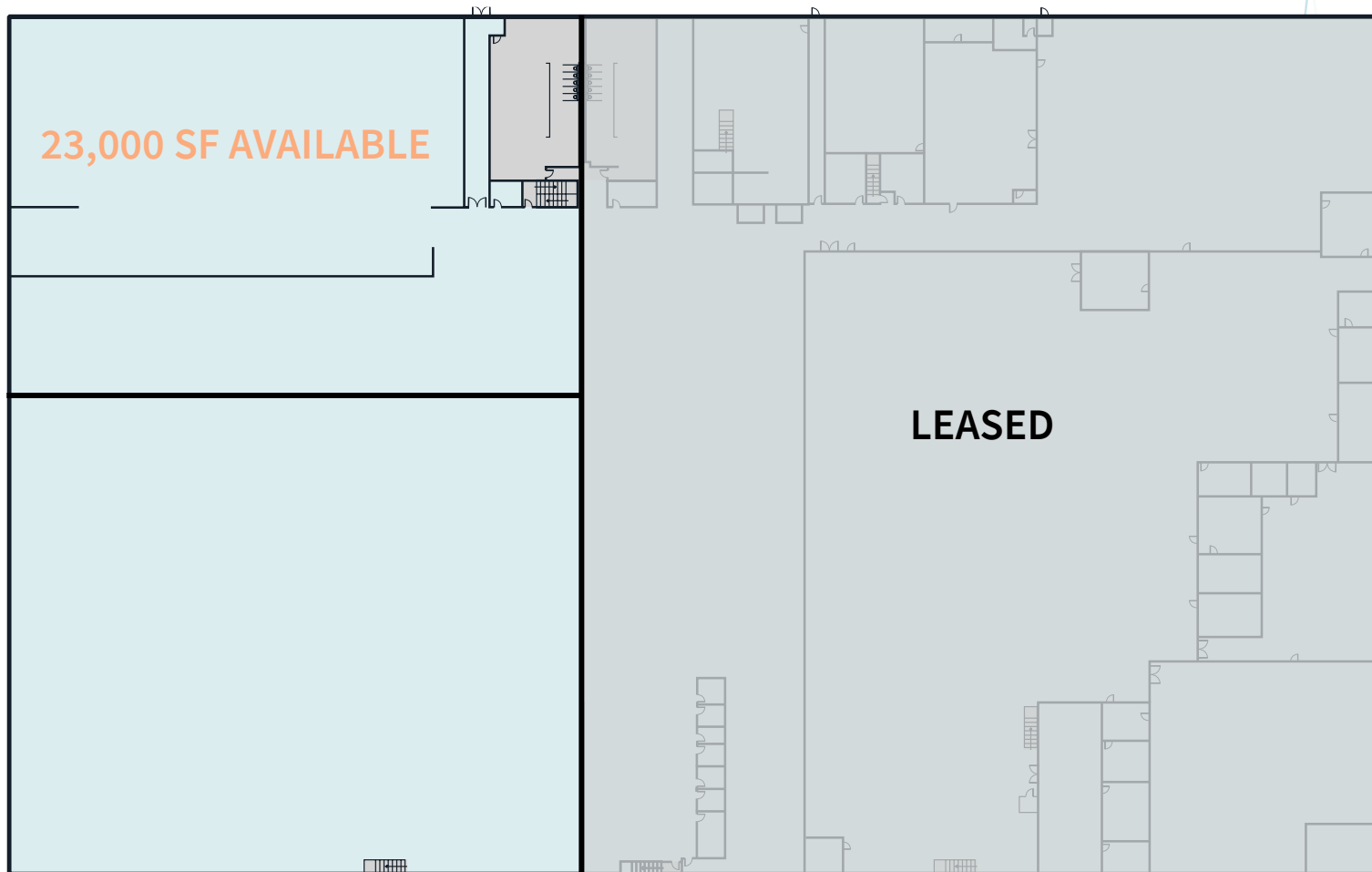
|                           |                                                                                                                    |
|---------------------------|--------------------------------------------------------------------------------------------------------------------|
| <b>AVAILABLE PROPERTY</b> | 23,000 SF Available                                                                                                |
| <b>OFFICE SPACE</b>       | To suit                                                                                                            |
| <b>CEILING HEIGHT</b>     | Northeast section of 14,400 SF – 30' clear<br>Balance of facility – 19' clear                                      |
| <b>COLUMN SPACING</b>     | 40' x 30'                                                                                                          |
| <b>LOADING DOCKS</b>      | 3 interior tailgate dock doors equipped with load levelers and dock lights. 60' bay<br>1 (12' x 12') drive-in door |
| <b>CAR PARKING</b>        | 540 spaces<br>(shared between buildings 2 and 3)                                                                   |

|                   |                                                                                                                                                                                         |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>LIGHTING</b>   | Combination of fluorescent and metal halide units                                                                                                                                       |
| <b>DIMENSIONS</b> | 300' x 480'                                                                                                                                                                             |
| <b>SPRINKLERS</b> | Wet sprinkler system rated at 80 psi                                                                                                                                                    |
| <b>ELECTRICAL</b> | 2,000 amps, 480 volts, 3 phase<br>(14,000 amps available on site)                                                                                                                       |
| <b>UTILITIES</b>  | Gas – Natural, supplied by Connecticut Natural Gas<br>Water – Supplied by MDC – 10" line, dual feed<br>Sewer – Supplied by MDC – 8" line<br>HVAC – Approx 144,000 SF is air-conditioned |

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BUILDING 2 - 78,344 SF



# PROPERTY SPECIFICATIONS

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## BUILDING 3 – 82,950 SF



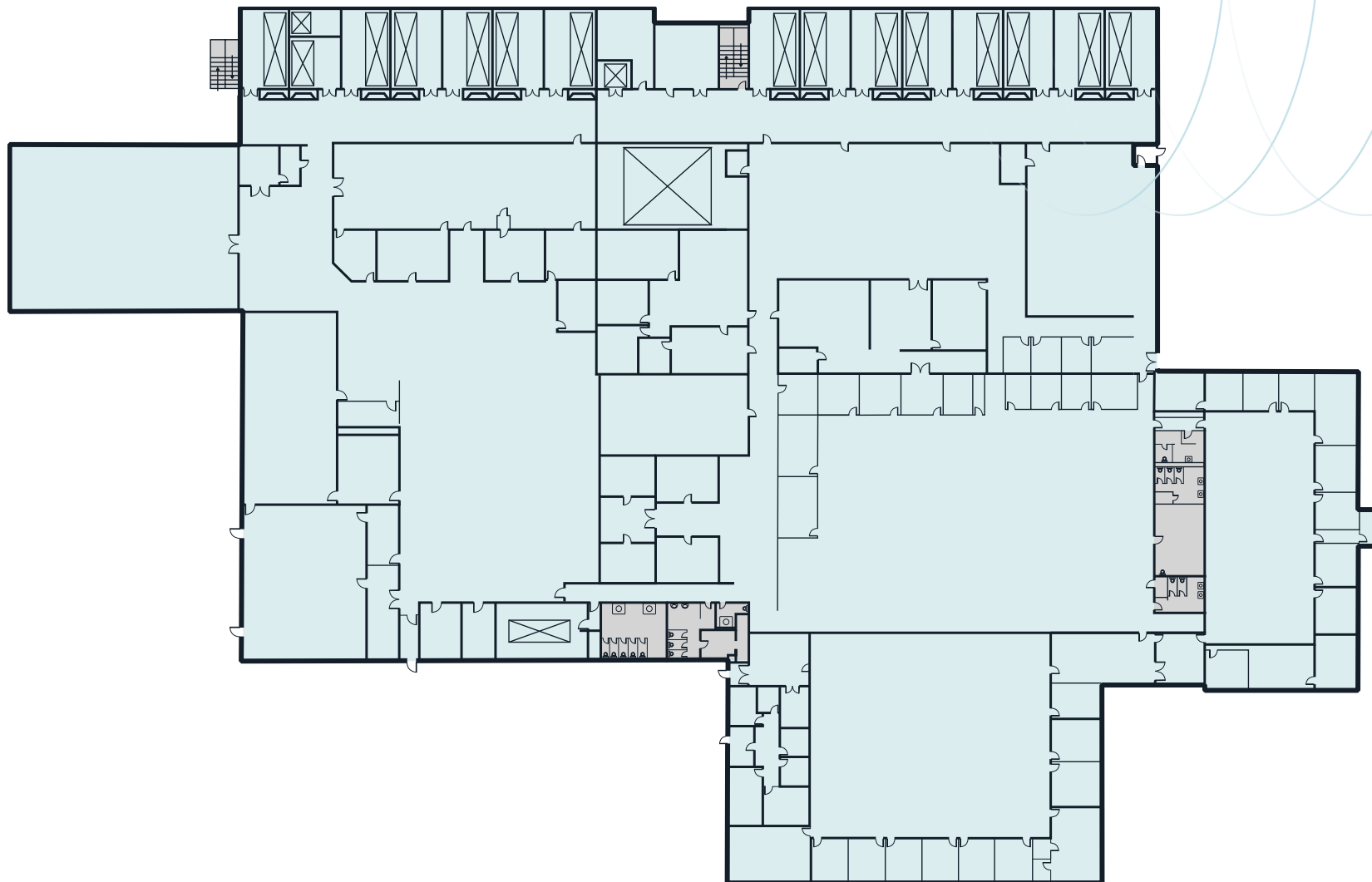
|                           |                                                                          |
|---------------------------|--------------------------------------------------------------------------|
| <b>AVAILABLE PROPERTY</b> | 82,950 SF Industrial facility - Divisible                                |
| <b>OFFICE SPACE</b>       | 44,000 SF offices                                                        |
| <b>CEILING HEIGHT</b>     | 12' clear                                                                |
| <b>COLUMN SPACING</b>     | South End: 22'7" x 31'11"; 29'11" x 21'3"<br>North End: 29'11" x 24'     |
| <b>LOADING DOCKS</b>      | (1) 9' x 13' loading platform provides access to a 9' x 9' overhead door |
| <b>CAR PARKING</b>        | 540 spaces<br>(shared between buildings 2 and 3)                         |

|                   |                                                                                                                                                                              |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>LIGHTING</b>   | Combination of fluorescent and metal halide units                                                                                                                            |
| <b>DIMENSIONS</b> | Irregular                                                                                                                                                                    |
| <b>SPRINKLERS</b> | Wet sprinkler system rated at 80 psi                                                                                                                                         |
| <b>ELECTRICAL</b> | 3,000 amps, 480 volt, 3 phase, 4 wire service<br>(14,000 amps available on site)                                                                                             |
| <b>UTILITIES</b>  | Gas – Natural, supplied by Connecticut Natural Gas<br>Water – Supplied by MDC – 10" line, dual feed<br>Sewer – Supplied by MDC – 8" line<br>HVAC – South end air-conditioned |

# SITE PLAN

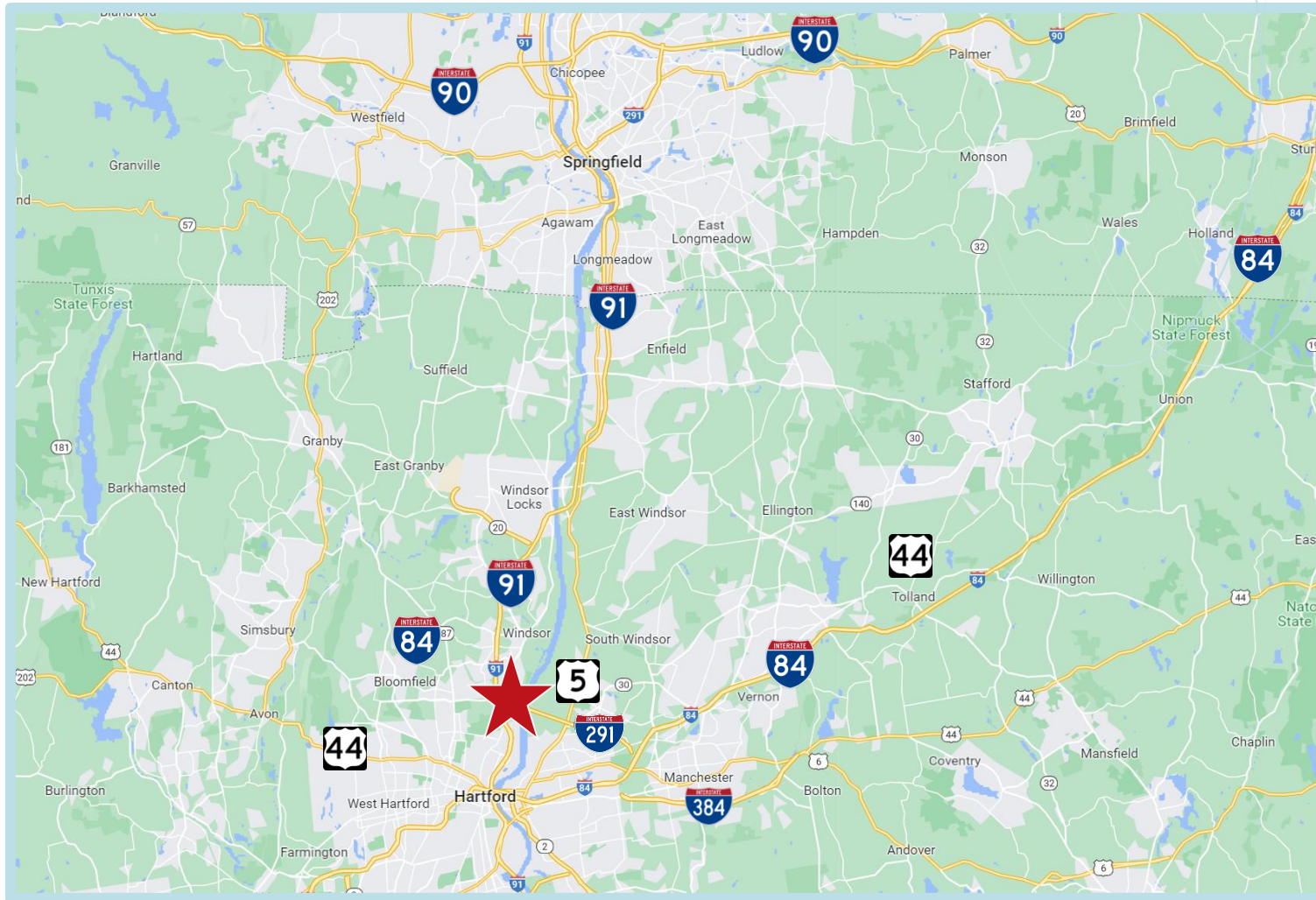
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BUILDING 3 – 82,950 SF



# LOCATION OVERVIEW

439,950 SF TOTAL  
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EXCLUSIVE **AGENT**



**JAMES PANCZYKOWSKI**

+1 203 705 2248

[james.panczykowski@jll.com](mailto:james.panczykowski@jll.com)

**JONES LANG LASALLE BROKERAGE, INC.**

1 Station Place, Suite 103

Stamford, CT 06902

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