

Industrial Campus | +/- 177,600 SF | 15.08 Acres | Partial Leaseback Available



Available For Sale

Kennedy Road Industrial Campus, 169 & 170 Kennedy Road, Windsor, CT
+/- 177,600 SF Three Building Industrial/Manufacturing Campus on 15.08 acres

169 & 170 Kennedy Rd Windsor, Connecticut

Property Overview

The Kennedy Road Industrial Campus is +/- 177,600 SF industrial complex conveniently located just two miles from I-91 at Exit 39. The property features two manufacturing facilities of 100,132 SF (Building 2) and 32,201 SF (Building 1) as well as a 31,270 SF distribution facility (Building 3). All buildings are fully air-conditioned with heavy power. The manufacturing facilities have numerous overhead cranes in place as well as distributed power and compressed air lines throughout.

Property Specifications

- Three (3) buildings totaling +/- 177,600 SF
- Situated on five (5) parcels totaling 15.08 acres
- Varying ceiling heights of 14'-21' clear
- Heavy power throughout all buildings
- All buildings are fully air-conditioned
- Efficient column spacing
- Numerous 2-5 ton overhead cranes in place
- Floor mounted jib crane bases in place
- Numerous loading docks and drive-in-doors
- Built and expanded from 1951-1991
- Ample auto and truck parking
- Excellent access to labor
- Corporate owned and maintained
- The Barnes Group will consider entering into a long term leaseback of 170 Kennedy Road





Building 1

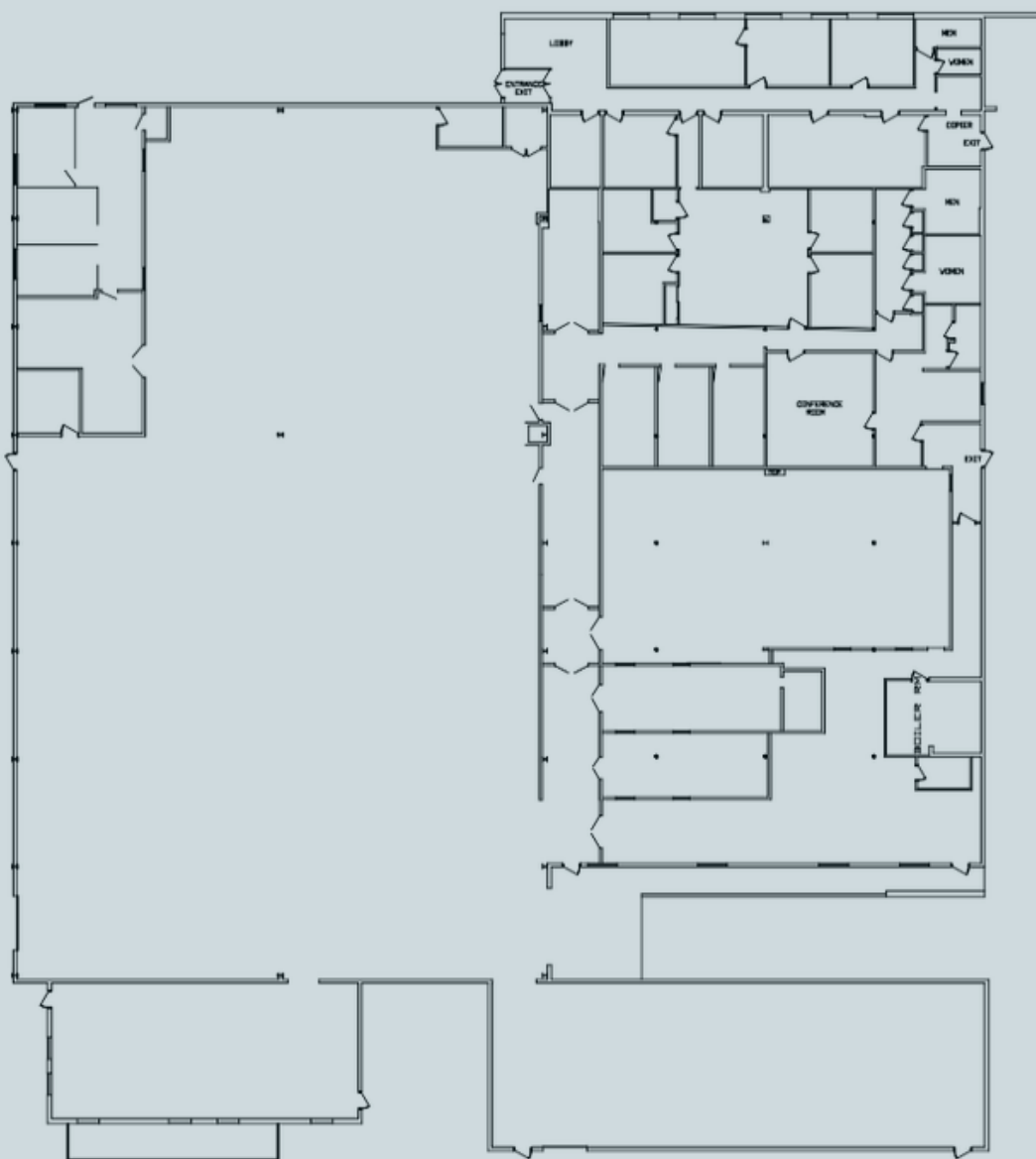
169 Kennedy Rd

Windsor, Connecticut



Property Specifications

- 35,313 SF manufacturing and office building
- Built 1951 through 1970
- 19,835 SF of industrial space
- 15,478 SF of office space
- Ceiling height of 14' clear
- Fully air-conditioned
- 20' x 48' column spacing
- Two (2) ton overhead crane
- Three (3) drive-in-doors
- Ample auto and truck parking





Building 2 169 Kennedy Rd Windsor, Connecticut

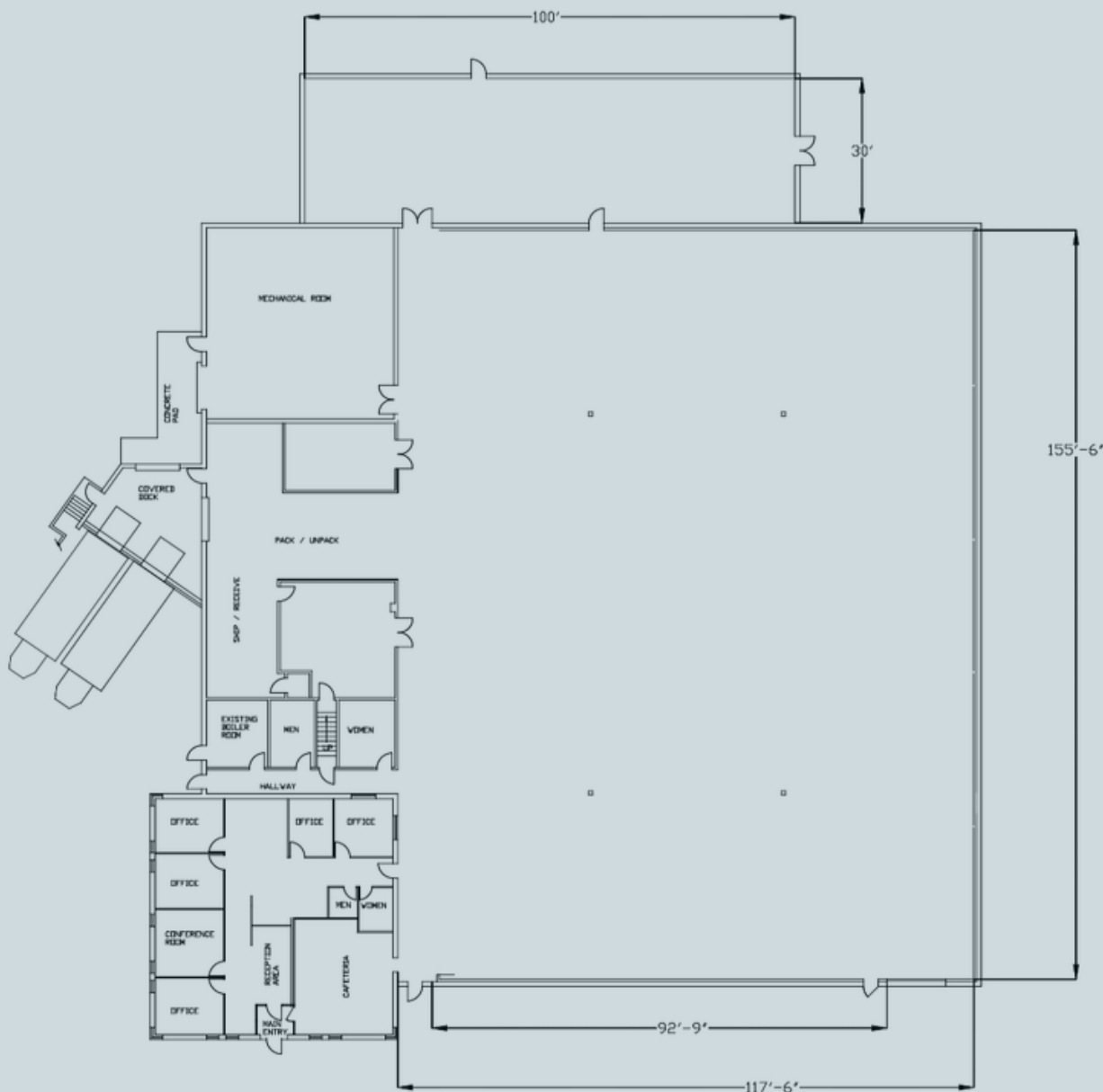


Property Specifications

- 111,015 SF Manufacturing Building
- Built in 1973 and expanded from 1975-1981
- Ceiling heights of 16'-20' clear
- Fully air conditioned
- 30' x 48' column spacing
- Numerous 2-5 ton overhead cranes in place
- Floor mounted jib crane bases in place
- Two (2) interior loading docks
- Two (2) 12'x14' drive-in-doors
- LED lighting with motion sensors
- Ample auto and truck parking



Building 3 170 Kennedy Rd Windsor, Connecticut



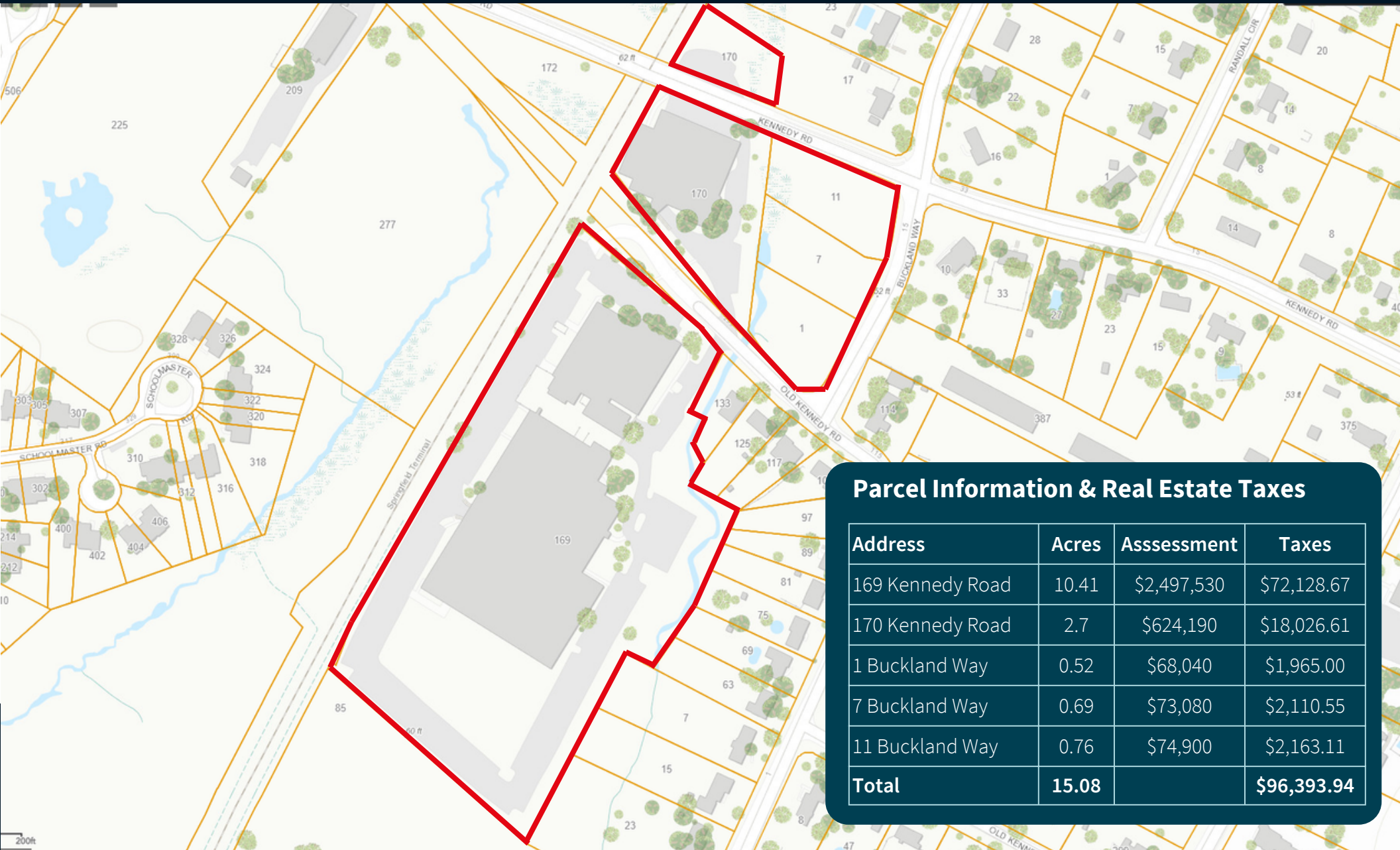
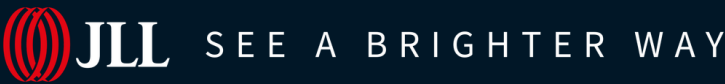
Property Specifications

- 31,270 SF warehouse/light industrial building
- Built in 1978 and expanded in 1991
- Two (2) loading docks
- One (1) 12' x 14' drive-in-door
- 3,000 SF clean room with infrastructure in place
- 21' clear ceiling height
- 40' x 40' column spacing
- 2,000 amps at 480/277v - 3 phase
- Ample parking
- The Barnes Group will consider entering into a long term leaseback of 170 Kennedy Road

GIS Site Plan

169 & 170 Kennedy Road

Windsor, Connecticut

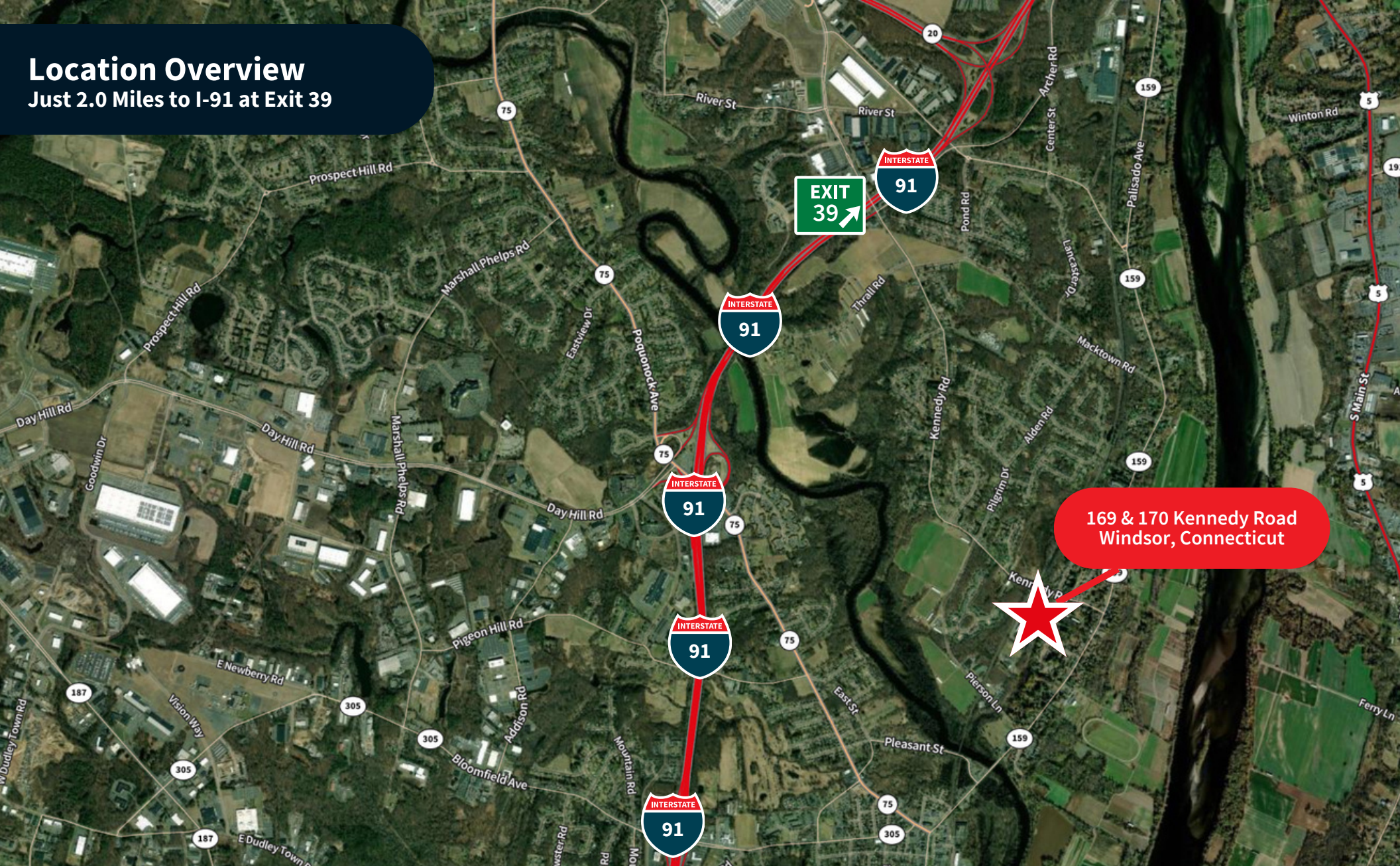


Parcel Information & Real Estate Taxes

Address	Acres	Assessment	Taxes
169 Kennedy Road	10.41	\$2,497,530	\$72,128.67
170 Kennedy Road	2.7	\$624,190	\$18,026.61
1 Buckland Way	0.52	\$68,040	\$1,965.00
7 Buckland Way	0.69	\$73,080	\$2,110.55
11 Buckland Way	0.76	\$74,900	\$2,163.11
Total	15.08		\$96,393.94

Location Overview

Just 2.0 Miles to I-91 at Exit 39



169 & 170 Kennedy Road
Windsor, Connecticut

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 **JLL** SEE A BRIGHTER WAY