

AVAILABLE  
FOR LEASE OR  
FOR SALE

FULLY APPROVED

WINFIELD BUSINESS PARK  
WINDSOR, CT

## WINFIELD BUSINESS PARK

Up to 270,000 SF

27.85 acres

Up to 400,000 SF  
40.5 acres

187

### PERMITTED USES INCLUDE:

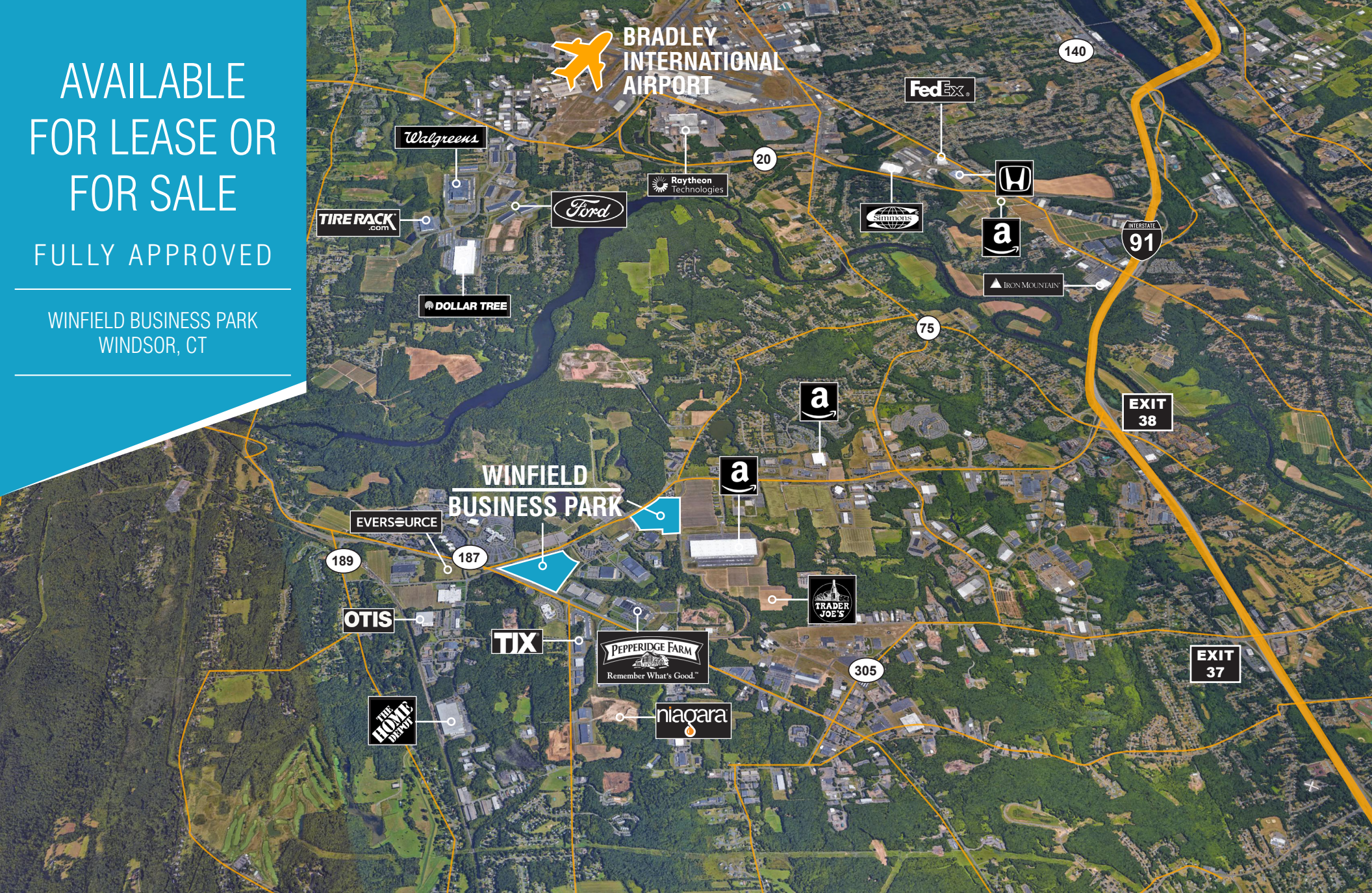
- Research and lab space
- Manufacturing
- Hi-tech development
- R&D buildings





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WINFIELD BUSINESS PARK  
WINDSOR, CT



**70,989**

Engineering, Research, Tech  
& Manufacturing employees  
living in a 15 mile radius



**47.9 MILLION**

Consumers within a  
5 hour drive



**25 MILES**

To the FedEx Ground Hub  
in Middletown, CT



**3 MILES**

To I-91

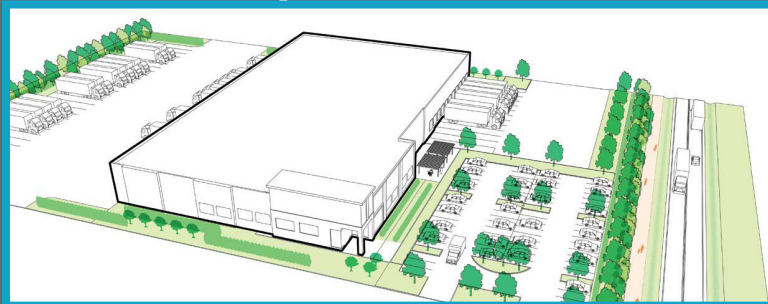
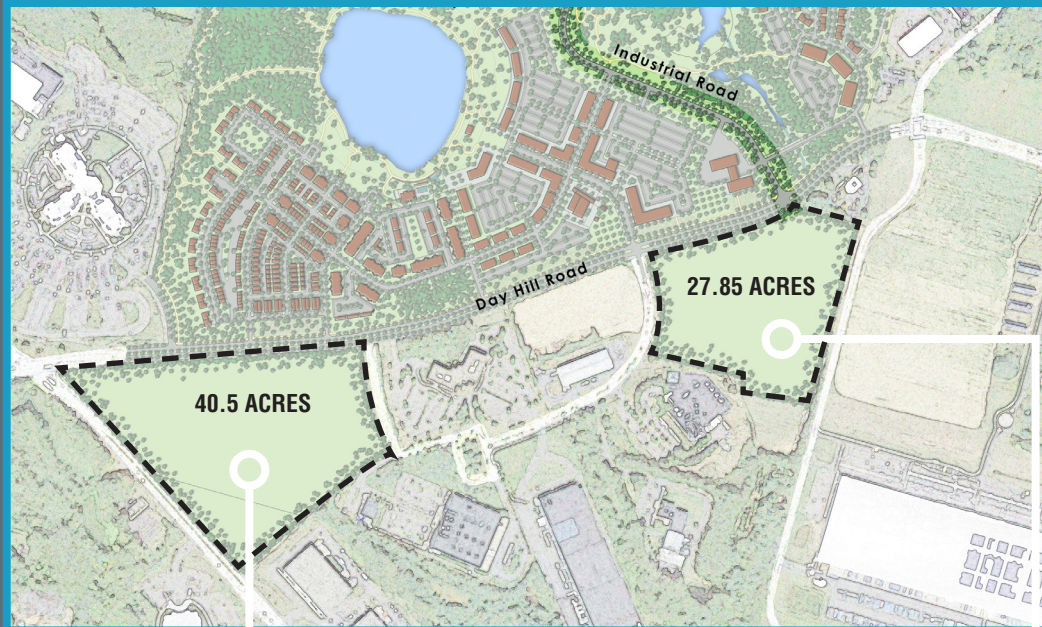


**6 MILES**

To Bradley International  
Airport

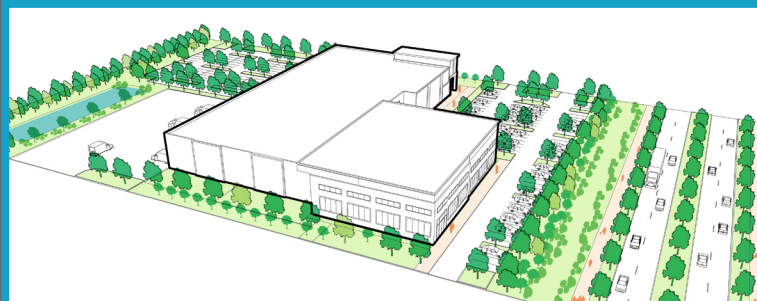


## CONCEPT PLAN



SPECIAL EMPLOYMENT  
DISTRICT (ED)  
PROPOSED 400,000 SF

SPECIAL EMPLOYMENT  
DISTRICT (ED)  
PROPOSED 270,000 SF



## OVERVIEW

The Winfield Business Park – Windsor, Connecticut offering is a fully entitled, ultra-flexible build-to-suit or purchase opportunity in the heart of New England's prime industrial and logistics hub. The proposed development is the perfect opportunity for any company looking for flexible, state-of-the-art high tech, R&D or modern highly-functional manufacturing space. Proposed as single parcels, with the ability to develop up to 400,000 SF or 270,000 SF respectively. The entitlements allow for broad flexibility in design, sizing and use and all companies are encouraged to inquire about this unique build-to-suit or purchase opportunity. Additionally, the Town of Windsor offers a healthy, pro-business environment and attractive economic development incentives are available for qualified projects.

## SITE CHARACTERISTICS

All major utilities at the site including ample power, natural gas, water and sewer. The Winfield Business Park - Windsor, Connecticut sites are immediately accessible off Day Hill Road and Blue Hills Avenue. Additionally, the site topography is flat and is well-suited for an attractive, one-of-a-kind industrial development.

## PROPOSED DEVELOPMENT SPECIFICATIONS

Total SF:	400,000 total SF	Total SF:	270,000 total SF
Office Space:	To suit	Office Space:	To suit
Building	To suit	Building	To suit
Dimensions:		Dimensions:	
Clear Height:	Up to 90'	Clear Height:	Up to 90'
Column	54' x 50' typical,	Column	54' x 50' typical,
Spacing:	60' speed bay	Spacing:	60' speed bay
Loading Doors:	TBD	Loading Doors:	TBD
Drive-Ins:	To suit	Drive-Ins:	To suit
Car Parking:	To suit	Car Parking:	To suit
Sprinklers:	ESFR	Sprinklers:	ESFR
Lighting:	LED	Lighting:	LED

## LOCATION

Windsor, Connecticut is the epicenter for industrial and logistics services in New England. Located just north of Hartford, Windsor is home to many Fortune 500 companies and is a proven and an ideal market for warehouse distribution and manufacturing. The Winfield Business Park – Windsor site is located immediately off Day Hill Road and +/-3 miles from Exit 38 of I-91. The Windsor location not only provides convenient access to I-91 but also to nearby Bradley International Airport and I-90, I-84 and I-95.

CITY	MILES	ROUTE	MILES
Hartford	12 MI.	I-91	3 MI.
Boston	107 MI.	I-291	7 MI.
Albany	109 MI.	I-84	10 MI.
New York	127 MI.	I-384	14 MI.
Newark	148 MI.	I-90	27 MI.
Philadelphia	221 MI.	I-95	50 MI.

## FOR MORE INFORMATION PLEASE CONTACT:

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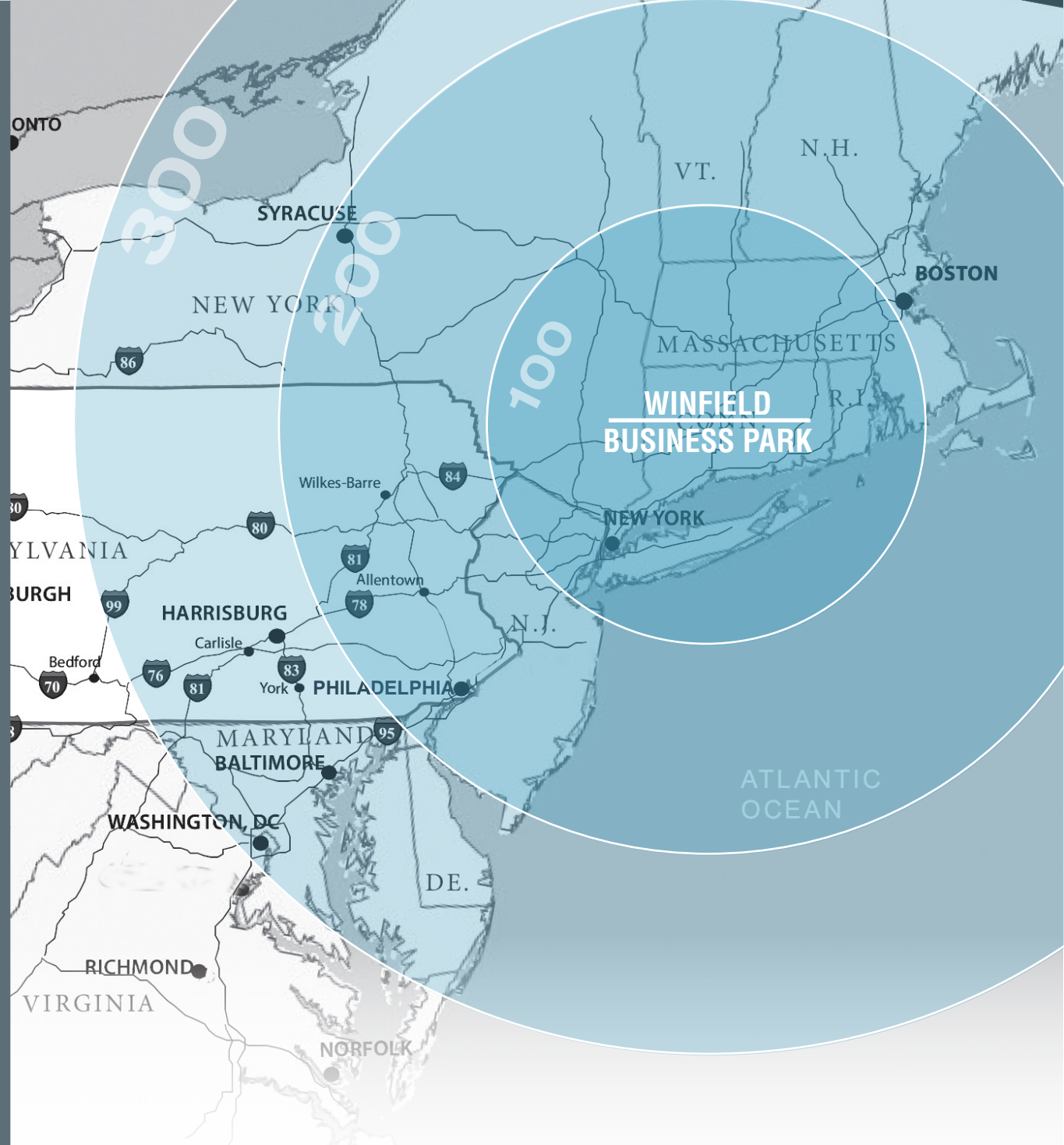
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## OWNED AND MANAGED BY:

**WINSTANLEY ENTERPRISES LLC**

Commercial Development & Asset Management



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