

PROPOSED UP
TO **750,000 SF**
BUILD-TO-SUIT,
ON 134 ACRES
FULLY APPROVED

AVAILABLE FOR
LEASE

500 GROTON ROAD
WINDSOR, CT



187



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 TO 750,000 SF
 BUILD-TO-SUIT,
 ON 134 ACRES
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 AVAILABLE FOR
 LEASE

500 GROTON ROAD
 WINDSOR, CT




57,574
 Transportation/Wareshousing
 & 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



~40 acres available
Contact JLL for additional
information

~28 acres available
Contact JLL for additional
information

OVERVIEW

The Winstanley Logistics – Windsor, Connecticut offering is an ultra-flexible build-to-suit opportunity in the heart of New England’s prime industrial and logistics hub. The proposed development is the perfect opportunity for any companies looking for flexible, state-of-the-art high bay distribution space or modern, highly-functional manufacturing space. Proposed as a single 750,000 SF building as of right, or larger by special permit with the ability to develop multiple facilities on the site, the entitlements allow for broad flexibility in design, sizing and use and all companies are encouraged to inquire about this unique build-to-suit option. 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 Winstanley Logistics - Windsor, Connecticut site is immediately accessible off Day Hill Road via newly installed Industrial Road and a new traffic signal. Additionally, the site topography is generally flat and is well-suited for an attractive, one-of-a-kind industrial development.

PROPOSED DEVELOPMENT SPECIFICATIONS

Total SF:	750,000 total SF as of right, or larger by special permit
Office Space:	To suit
Building Dimensions:	1,500 ft x 500 ft
Clear Height:	Up to 90'
Column Spacing:	54' x 50' typical, 60' speed bay
Loading Doors:	156
Drive-Ins:	4
Car Parking:	705
Trailer Parking:	270
Sprinklers:	ESFR
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 Winstanley Logistics – 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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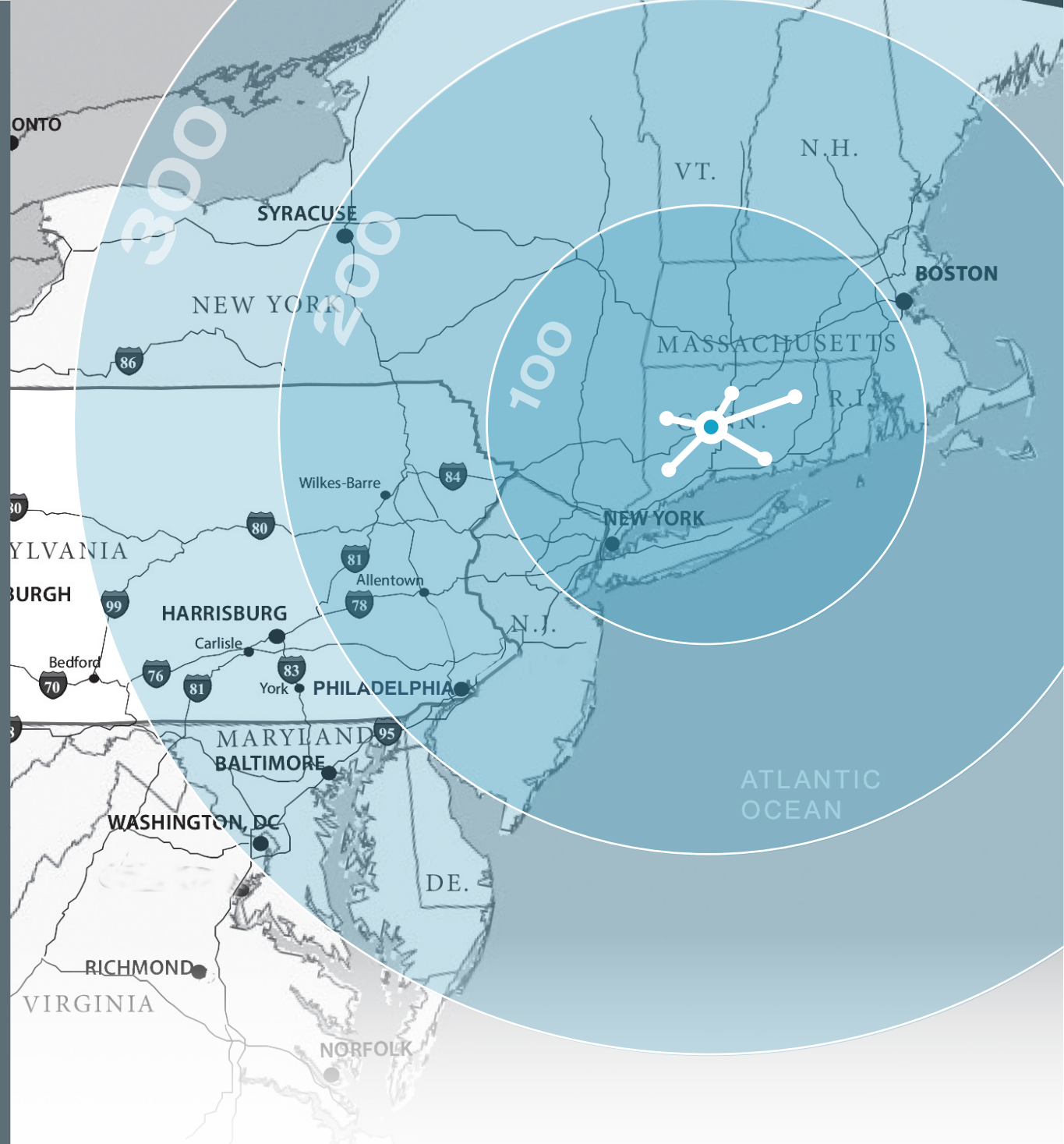
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OWNED AND MANAGED BY:

WINSTANLEY ENTERPRISES LLC

Commercial Development & Asset Management



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