



GREATPOND INDUSTRIAL

Windsor, CT



STOCK PHOTO

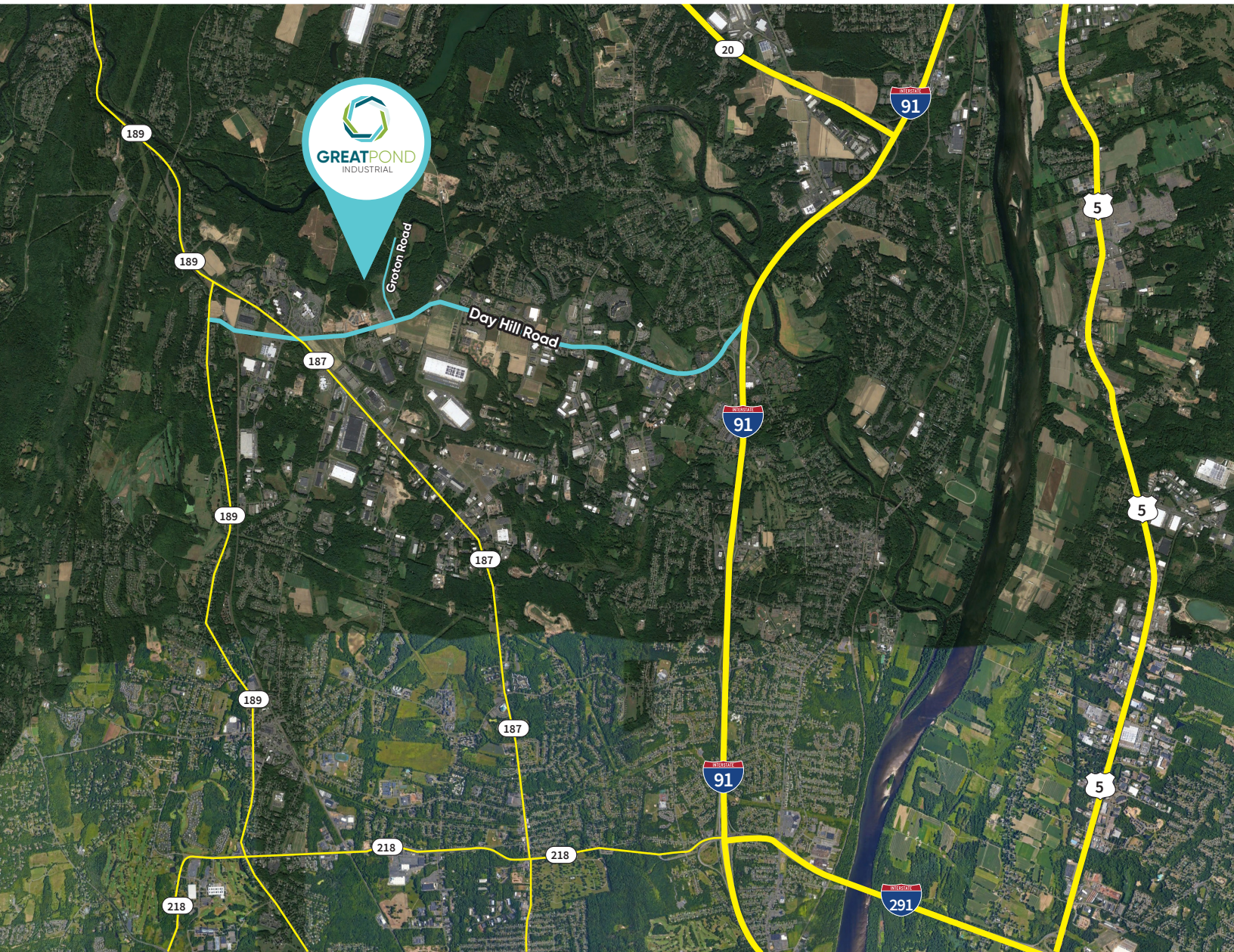
±749,549 RSF Available For Lease

Delivering Q2 2023

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LOCATION OVERVIEW



LABOR STATS



POPULATION
330,247

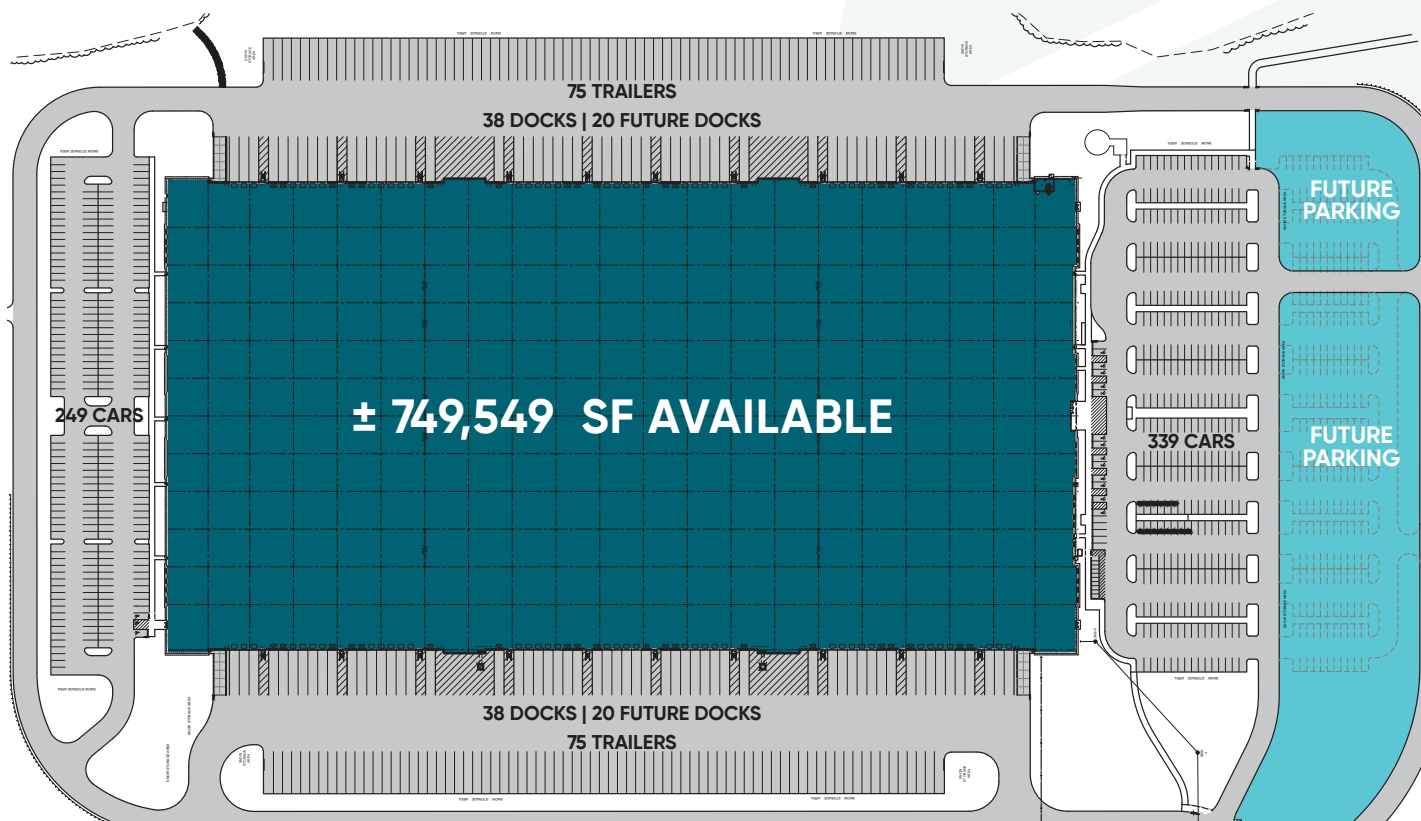


UNEMPLOYMENT
5.7%



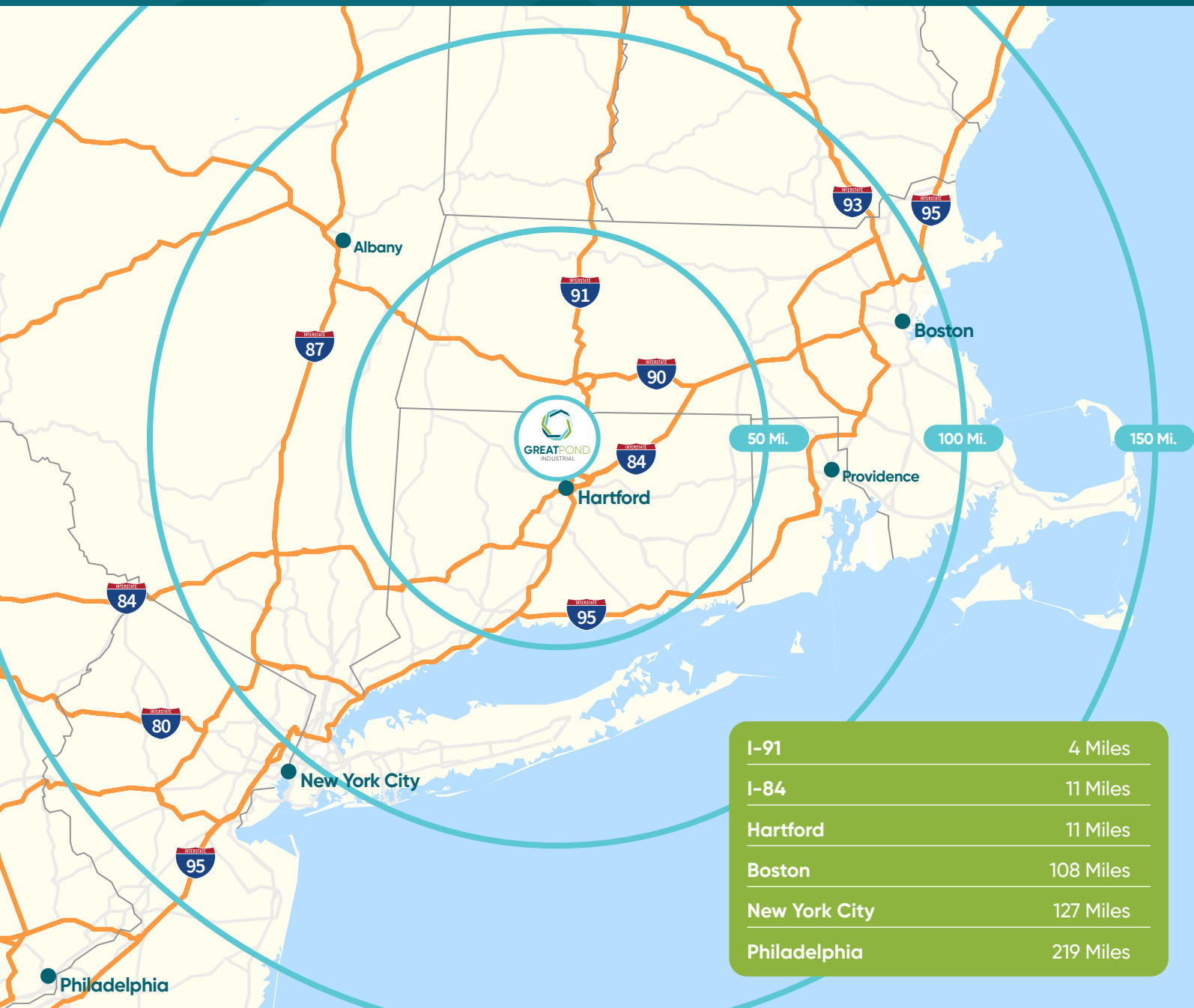
WAREHOUSE
WORKERS
25,124

BUILDING PLAN & SPECS



Available SF:	± 749,549 SF	Truck court:	135' deep (190' with trailer parking)
Dimensions:	620' (depth) x 1200' (width)	Lighting:	LED with motion sensors @ 30 FC average; measured at 30" AFF
Delivery:	Q2 2023	Construction:	100% Tilt Up Concrete
Car parking:	339 spaces (East end) 249 spaces (West end)	Electrical service:	6,000 AMP, 3-phase 480 V (expandable)
Trailer parking:	150 spaces + building adjacent	Sprinkler system:	ESFR system
Drive in doors:	4 doors (12' x 16')	HVAC:	50° F at -0° F, 0.25 ACH
Column spacing:	58' x 50' w/ 60' speed bays	EV Charging Stations:	14 electric vehicle charging stations
Clear Height:	40' clear	LEED:	Yes
Dock doors:	76 (expandable to 116)		
Floor slab:	7" non-reinforced concrete; 4,000 PSI		

REGIONAL ACCESS



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