140 CLD COUNTY CIRCLE







EXCELLENT PROPERTY LEVEL CHARACTERISTICS

- 140 Old County Road has been constructed with top-of-the-line specifications for both manufacturing and distribution uses. The Asset was renovated in 2017 which included expansion to the office buildout and upgrades to the electrical system, lighting and installation of new overhead doors.
- The Asset boasts 50' x 70' column spacing and clear heights rising to 31' from floor to joist and 35' from floor to ceiling.
- The Property is also equipped with premier cross-docking and trailer storage capabilities. Featuring 38 active doors, 33 of which provide tailboard loading with levelers on both sides of the Asset. Overall, the Property was designed to accommodate 65 total doors. Additionally, there is ample trailer storage on both the southwest and northeast site perimeters providing over 100 stalls for excess trailer storage.

33 9' x 10'

Overhead Doors

212'x14'

Drive-In Door

4 20' x 14'

Drive-In Doors

31'

Clear Height (floor to joist)

4,200AMPS of Power

14,540

Office SF

50' x 70'

Column Spacing





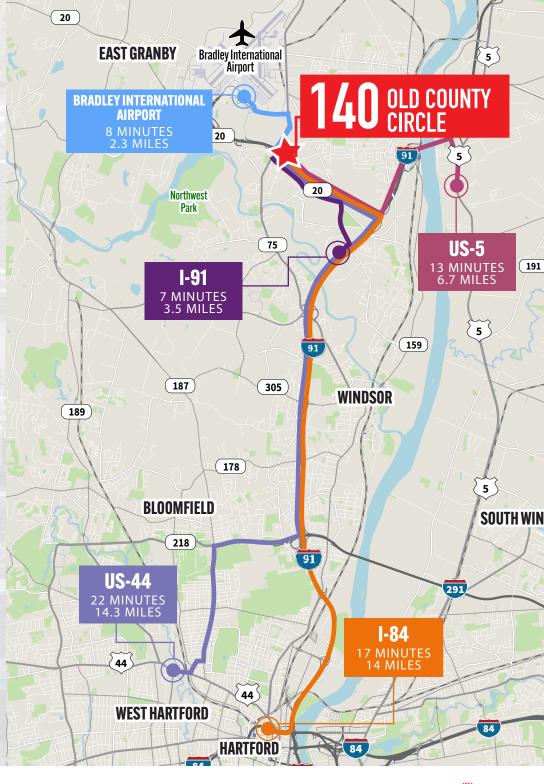
INCLUDING AMAZON AIR, DHL AVIATION, FEDEX EXPRESS, FEDEX FEEDER AND UPS AIRLINES, MAKING IT A KEY DRIVER OF THE LOCAL WAREHOUSE AND LOGISTICS MARKET.

NTERNATIONAL



FAVORABLE TRENDS IN AN EXPANDING SUBMARKET

- Windsor Locks is considered to be its own industrial submarket, consisting of around 4.5 million square feet of inventory. Similar to the Hartford metro, logistics facilities account for the largest proportion of supply within the submarket, which attracts both local and national companies.
- The Hartford County industrial submarket vacancy rate is currently 180 basis points below the average 10-year vacancy rate of 6.3%. The Windsor Locks market boasts a vacancy rate of 0.8%, which has plummeted nearly 10% since the start of 2021 and is 550 basis points below Hartford County's average 10-year vacancy.
- The Windsor Locks market has experienced 8.5% rent growth over the past 12 months and more than 3.5% average annual growth over the past decade. The Hartford County submarket has also experienced substantial annual rent growth of 7.3% (2021 Q4).
- Hartford County has a significantly lower cost basis than competing markets such as Westchester County, NY, Rockland County, NY and Fairfield County, CT, thus providing an attractive opportunity for users to take advantage of affordability without relinquishing quality and accessibility.
- Several prominent logistics firms have taken space in the Hartford MSA including Amazon, FedEx, Trader Joes, and Matthew Warren Inc who all moved into over 200,000 square feet since 2018, further supporting the tenant demand within the submarket.

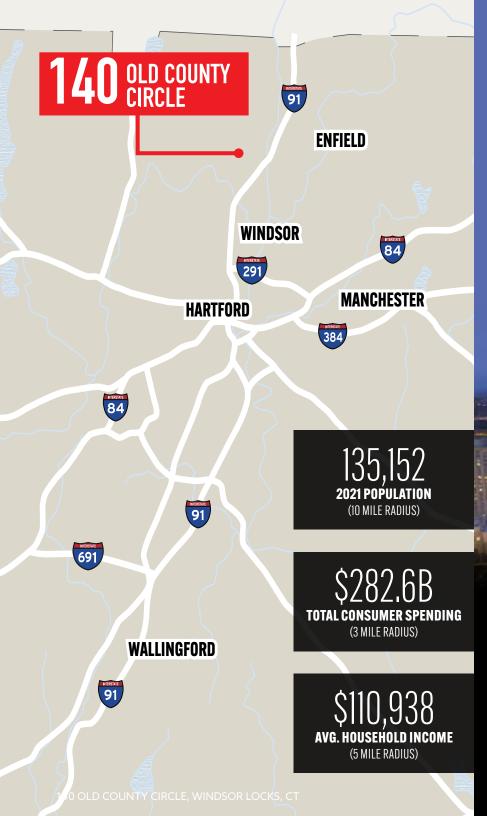


ZONING

I-INDUSTRIAL			
Height	60'		
Coverage Ratio	50% maximum lot coverage		
Minimum Frontage:	400'		
Minimum Front, Side & Rear Yard	Front: 60' Side: 25' Rear: 50'		
Special Use	Outdoor Café Seating; Hotel, Inn or Motel; Fire Station, Multi-Modal Facility, Rail or Bus Passenger Station; Banquet, Catering & Conferencing Facilities; Indoor Sports Facilities, Indoor Valet Parking; Taxi, Limo & Livery Operations		
Permitted Uses (Site Plan Required)	Business Offices, Financial Institutions; Wholesale Trade Carried on Entirely Within A Building or Solid Enclosure Not Less Than Eight Feet High; Newspaper & Printing Plant; Bulk Storage or Warehouse for Unprohibited Materials; The Furnishing of Any Service Such as Cleaning, Repairing, Cold Storage, Bottling & Distributing; Manufacturing or Fabrication of Any Kind Which Will Not Constitute A Public Hazard		
Block/Lots	045-125-003		
Building SF	268,497		
Lot Size	32.33 Acres		
Assessed Total Value	\$17,438,700		
Assessed Building Value	\$15,302,400		
Assessed Land Value	\$2,136,300		
Mill Rate	25.83		







LOCATION OVERVIEW

140 Old County Circle's location in Hartford County is ideal for any industrial user, near the confluence of major interstates, namely I-84 and I-91, and numerous US and state highways. I-91, running along the Connecticut River to the West, stretches from New Haven, CT in the South to Derby Line, VT in the North. I-84, which runs East-West, connects I-81 in Dunmore, PA with the Massachusetts Turnpike in Sturbridge, MA. The Property also boasts convenient access to local highways such as US-5, US-44, and CT-2. Additionally, the Property is located directly across from Bradley International Airport which saw 3.7 million enplanements in 2021, an 82% increase over 2020.



DEMOGRAPHICS

	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS	10-MILE RADIUS
2021 Population	2,349	22,276	48,714	135,152
Average Household Income	\$91,305	\$99,792	\$110,938	\$110,495
Total Consumer Spending	\$32.2M	\$282.6B	\$688.6M	\$3.250B
Transportation & Utilities Employees	3,373	11,460	29,556	38,525
Transportation & Utilities Businesses	252	830	2,157	9,517



CAPITAL MARKETS

Bill Moylan

Managing Director +1 202 719 5651 bill.moylan@am.jll.com

Michael Restivo

Senior Director +1 617 848 5858 michael.restivo@am.jll.com

Lenny Pierce

Director +1 617 531 4120 lenny.pierce@am.jll.com

David Coffman

Associate +1 617 531 4243 david.coffman@am.jll.com

FINANCING

Henry Schaffer

Senior Director +1 617 848 5859 henry.schaffer@am.jll.com

LEASING

Marc Duval

Managing Director +1 973 549 2015 marc.duval@am.jll.com

Jordan Avanzato

Senior Director +1 973 549 2012 jordan.avanzato@am.jll.com

Rachel Bliss

Analyst +1 617 599 4315 rachel.bliss@am.jll.com

Shawn McMahon

Managing Director +1 860 702 2833 shawn.mcmahon@jll.com



©2023. Jones Lang LaSalle IP, Inc. All rights reserved.

The information contained in this Offering Memorandum is confidential and is provided for the sole purpose of allowing persons to evaluate whether there is interest in proceeding with further discussions with the owner regarding a possible transaction with respect to the property comprising 268,497 square feet at 140 Old County Circle, Windsor Locks, Connecticut (the "Asset"). The information contained herein shall not be photocopied or disclosed to any other party and shall not be used for any other purpose. If the person receiving this Offering Memorandum does not choose to pursue such a transaction, this Offering Memorandum shall be returned to Jones Lang LaSalle ("JLL").

Neither the owner, nor JLL, nor any of their officers, directors, employees or agents, assume any responsibility or make any representations or warranties, whether express or implied, by operation of law or otherwise, with respect to the Asset or this Offering Memorandum or any information or statements (including financial statements and projections) contained herein or relating hereto, including the accuracy or complete-ness of such information or statements and the condition, quality or fitness of the Asset. Such information and statements have in many circumstances been obtained from outside sources, have not been tested or verified and may be subject to errors or omissions. Projections, in particular, are based on various assumptions and subjective determinations as to which no guaranty or assurance can be given. Without limiting the foregoing, in the event this Offering Memorandum contains information relating any hazardous, toxic or dangerous materials in relation to the Asset, such information shall in no way be construed as creating any warranties or representations, express or implied, by operation of law or otherwise, by any party, as to the existence or non-existence or nature of such materials in, under, on or around the Asset. Potential investors are urged to perform their own examination and inspection of the Asset and information relating to same, and shall rely solely on such examination and investigation and not on this Offering Memorandum or any information or materials contained herein or otherwise provided.

The only party authorized to represent the owner of the Asset is JLL, and the owner shall not be obligated to pay any fees or commissions to any other advisor, broker or representative. Any party entering into a transaction with the owner shall be obligated to pay any fees or commissions due any advisors, brokers or representatives, other than JLL, dealing with such party. This Offering Memorandum is provided subject to prior sale or lease, change of price or terms and other changes to the materials, statements and information contained herein or relating to the Asset, and is subject to withdrawal, all without notice or any liability. In no event shall the delivery or receipt of this Offering Memorandum be deemed to create any legal obligation to enter into any transaction with respect to the Asset, and only a definitive agreement signed by all parties shall create a binding commitment to enter into a transaction. This Offering Memorandum for the purpose set forth above. If the Recipient has no interest in the property, or if in the future the Recipient or owner discontinue such negotiations, the Recipient will return this Offering Memorandum to JLL.