



90-92 Deerfield Road  
Windsor, CT

575,350 SF

TOTAL AVAILABLE FOR LEASE  
3 BUILDING SITE



# PROPERTY SPECIFICATIONS

575,350 SF TOTAL  
AVAILABLE FOR LEASE  
3 BUILDING SITE

## BUILDING 1 – 334,000 SF



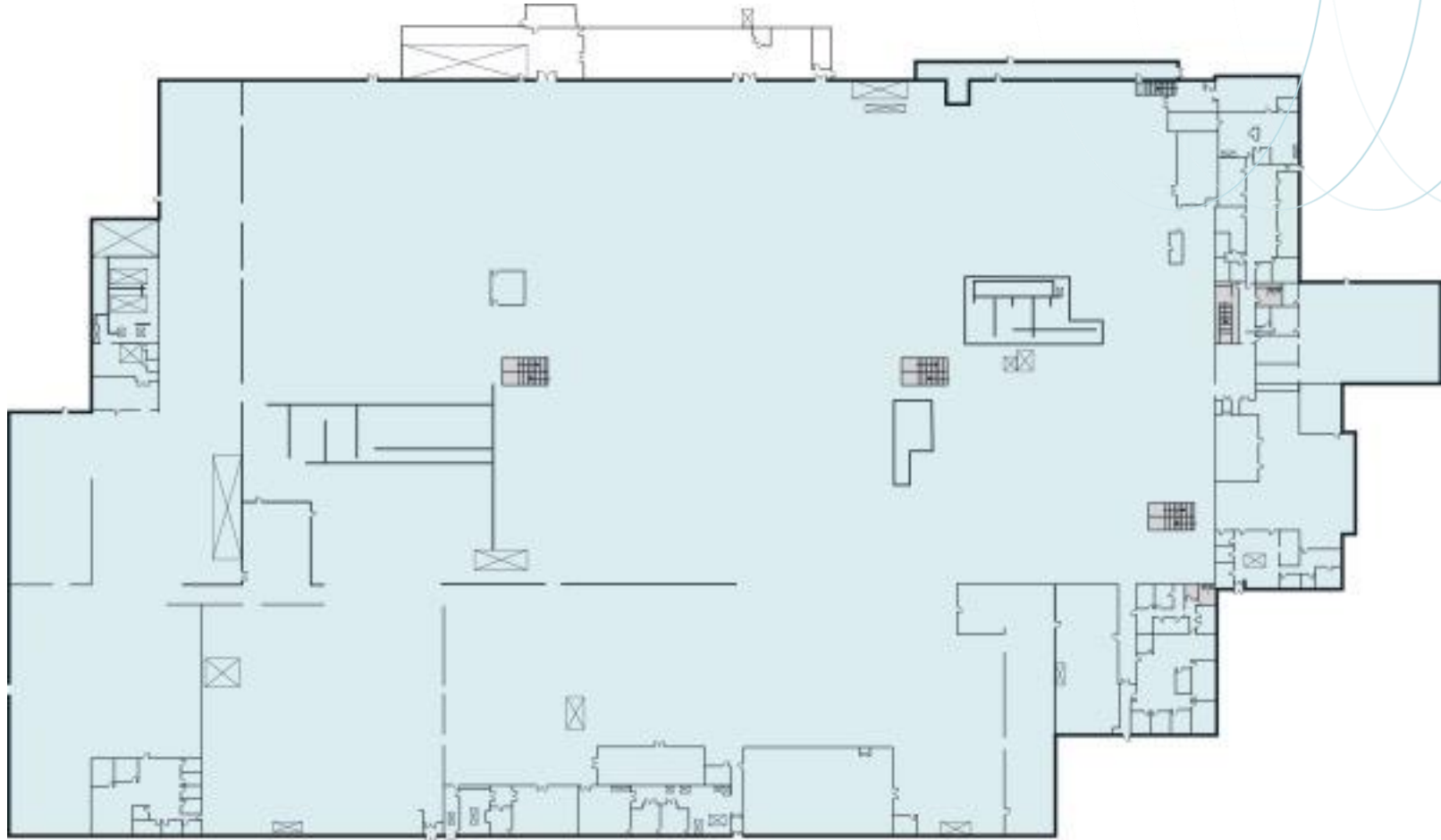
|                           |  |
|---------------------------|--|
| <b>AVAILABLE PROPERTY</b> | 334,000 SF Industrial facility - Divisible   |
| <b>OFFICE SPACE</b>       | 20,000 SF offices  |
| <b>CEILING HEIGHT</b>     | 14'10" clear   |
| <b>COLUMN SPACING</b>     | 24' x 30'  |
| <b>LOADING DOCKS</b>      | South side of building has 5 tailgate docks, rear south side train shed with overhead hoist. West side consists of two overhead access load/entry doors. |
| <b>CAR PARKING</b>        | 758 spaces   |
| <b>LIGHTING</b>           | Combination of fluorescent and LED fixtures  |

|                   |  |
|-------------------|--|
| <b>DIMENSIONS</b> | Irregular  |
| <b>SPRINKLERS</b> | Combination wet and dry systems  |
| <b>ELECTRICAL</b> | 2,000 amps, 480 volts, 3 phase<br>(14,000 amps available on site)  |
| <b>UTILITIES</b>  | Gas – Natural, supplied by Connecticut Natural Gas<br>Water – Supplied by MDC – 10" line, dual feed<br>Sewer – Supplied by MDC – 8" line<br>HVAC – 3 large one million BTU oil fired steam boilers, two operational, one being utilized. 50 roof top electric cooling (some heating) systems. 2 <sup>nd</sup> floor renovated office provided with new electric heat units and mini-splits |

SITE  
**PLAN**

**BUILDING 1 – 334,000 SF**

575,350 SF TOTAL  
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# PROPERTY SPECIFICATIONS

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## BUILDING 2 - 158,400 SF



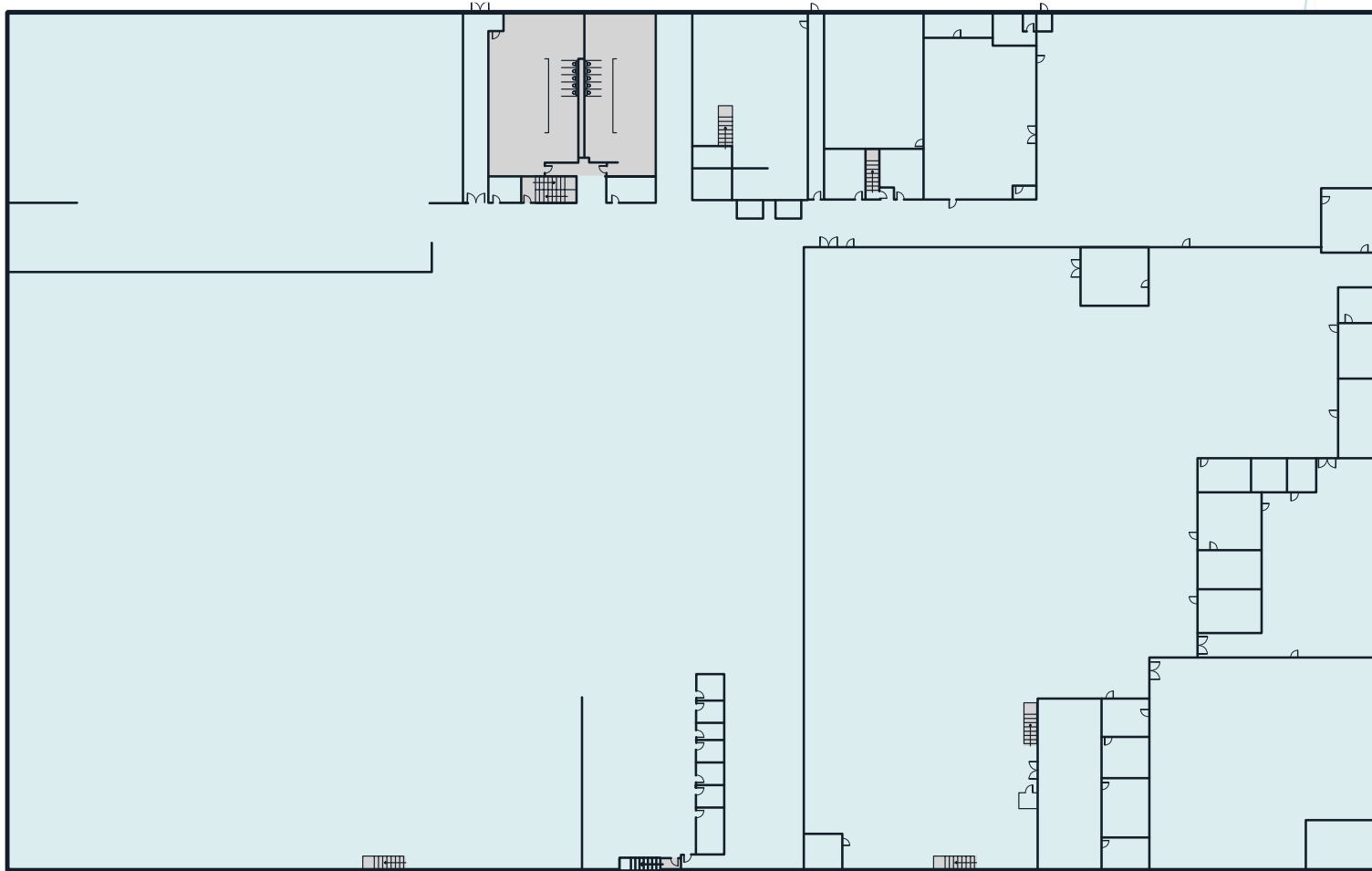
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|---------------------------|--|
| <b>AVAILABLE PROPERTY</b> | 158,400 SF Industrial facility - Divisible   |
| <b>OFFICE SPACE</b>       | West end: 2,400 SF second floor office<br>East end: 18,600 SF first floor office                                   |
| <b>CEILING HEIGHT</b>     | Northeast section of 14,400 SF – 30’ clear<br>Balance of facility – 19’ clear                                      |
| <b>COLUMN SPACING</b>     | 40’ x 30’  |
| <b>LOADING DOCKS</b>      | 3 interior tailgate dock doors equipped with load levelers and dock lights. 60’ bay<br>1 (12’ x 12’) drive-in door |
| <b>CAR PARKING</b>        | 540 spaces<br>(shared between buildings 2 and 3)   |

|                   |   |
|-------------------|---|
| <b>LIGHTING</b>   | Combination of fluorescent and metal halide units   |
| <b>DIMENSIONS</b> | 300’ x 480’   |
| <b>SPRINKLERS</b> | Wet sprinkler system rated at 80 psi  |
| <b>ELECTRICAL</b> | 2,000 amps, 480 volts, 3 phase<br>(14,000 amps available on site)   |
| <b>UTILITIES</b>  | Gas – Natural, supplied by Connecticut Natural Gas<br>Water – Supplied by MDC – 10” line, dual feed<br>Sewer – Supplied by MDC – 8” line<br>HVAC – Approx 144,000 SF is air-conditioned |

SITE  
**PLAN**

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**BUILDING 2 - 158,400 SF**



# PROPERTY SPECIFICATIONS

575,350 SF TOTAL  
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3 BUILDING SITE

## BUILDING 3 – 82,950 SF



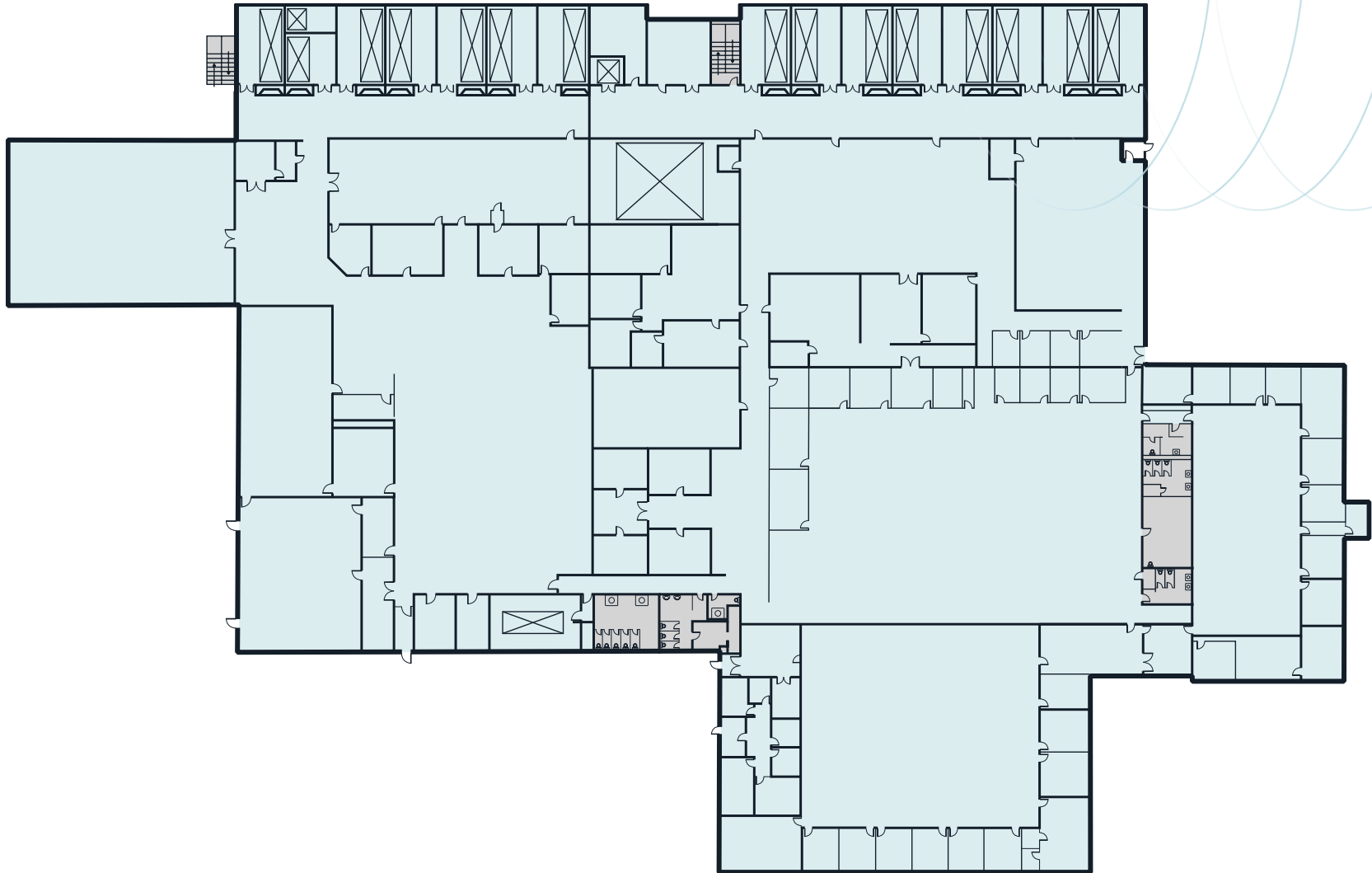
|                           |  |
|---------------------------|--|
| <b>AVAILABLE PROPERTY</b> | 82,950 SF Industrial facility - Divisible                                |
| <b>OFFICE SPACE</b>       | 44,000 SF offices  |
| <b>CEILING HEIGHT</b>     | 12' clear  |
| <b>COLUMN SPACING</b>     | South End: 22'7" x 31'11"; 29'11" x 21'3"<br>North End: 29'11" x 24'     |
| <b>LOADING DOCKS</b>      | (1) 9' x 13' loading platform provides access to a 9' x 9' overhead door |
| <b>CAR PARKING</b>        | 540 spaces<br>(shared between buildings 2 and 3)                         |

|                   |  |
|-------------------|--|
| <b>LIGHTING</b>   | Combination of fluorescent and metal halide units  |
| <b>DIMENSIONS</b> | Irregular  |
| <b>SPRINKLERS</b> | Wet sprinkler system rated at 80 psi   |
| <b>ELECTRICAL</b> | 3,000 amps, 480 volt, 3 phase, 4 wire service<br>(14,000 amps available on site)   |
| <b>UTILITIES</b>  | Gas – Natural, supplied by Connecticut Natural Gas<br>Water – Supplied by MDC – 10" line, dual feed<br>Sewer – Supplied by MDC – 8" line<br>HVAC – South end air-conditioned |

SITE  
**PLAN**

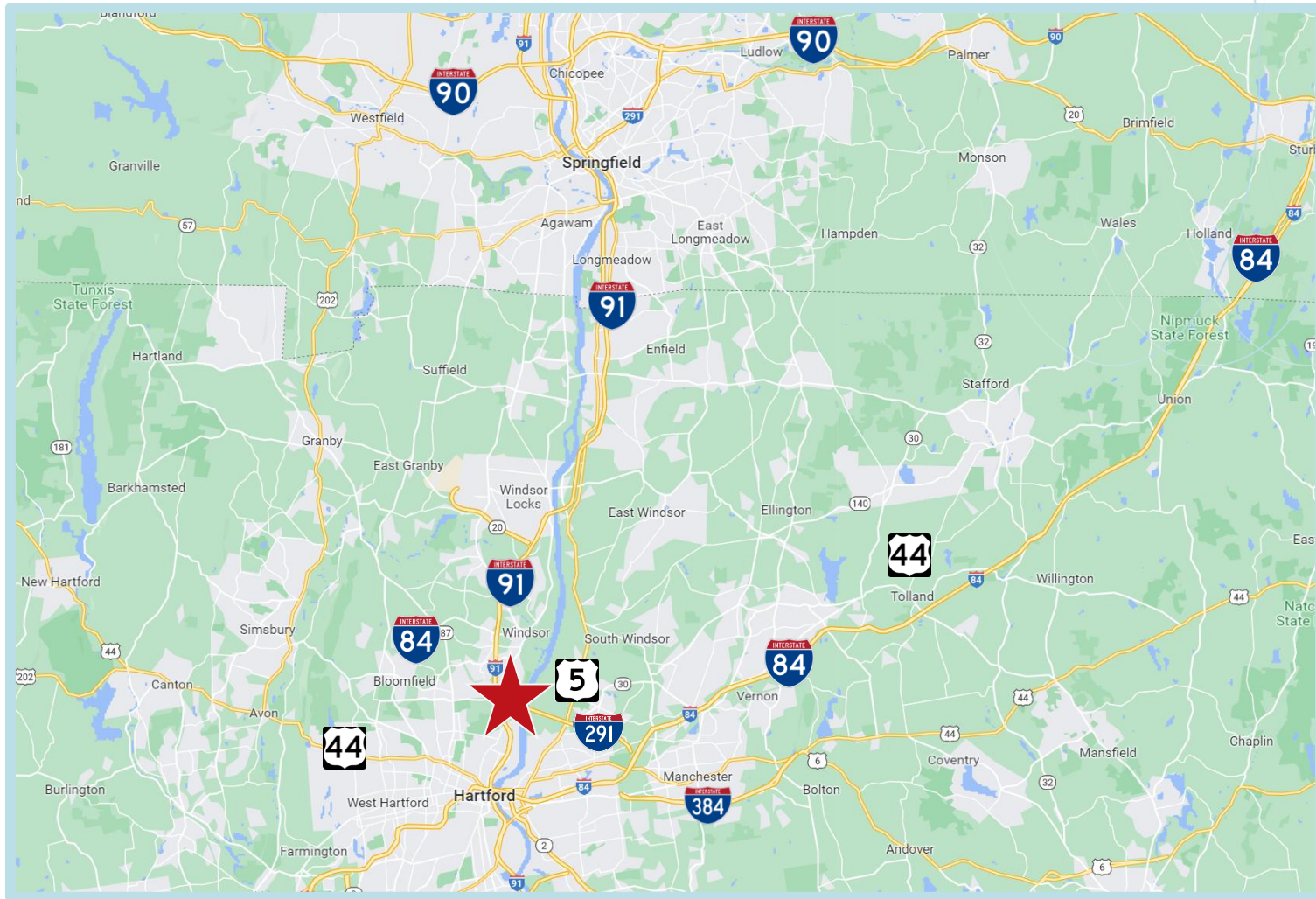
575,350 SF TOTAL  
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**BUILDING 3 – 82,950 SF**



# LOCATION OVERVIEW

575,350 SF TOTAL  
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EXCLUSIVE **AGENT**



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