

+/- 30,000 SF | 14'-16' Clear | 6 Docks | 2 Drive-in-Doors | Subdivides Easily



For Sale

247 Addison Road, Windsor, Connecticut

Conveniently located, +/- 30,000 SF Flex Type Industrial Facility on 7.5 acres

 **JLL** SEE A BRIGHTER WAY

247 Addison Road Windsor, Connecticut

Property Overview

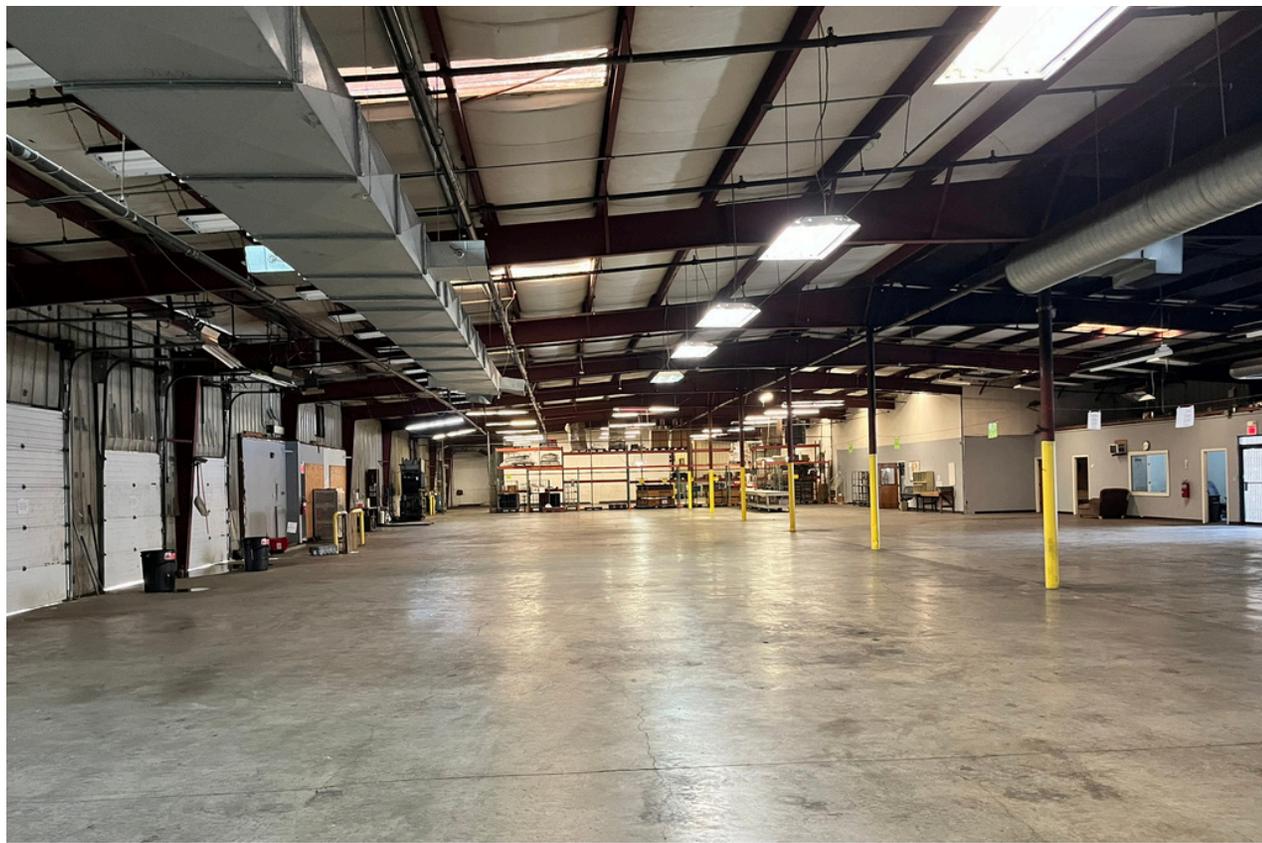
247 Addison Road, Windsor, CT is +/- 30,000 SF industrial facility conveniently located just off I-91 at Exit 37. This easily subdividable facility features 14'-16' clear ceiling heights, partial warehouse air conditioning, 800 amps of power, 6 docks, 2 drive-in-doors and restrooms throughout.

Property Specifications

- +/- 30,000 SF (100' x 300') on 7.5 acres
- Masonry and insulated steel panel exterior
- 14'-16' clear ceiling height
- Efficient column spacing
- 6 loading docks and 2 drive-in-door
- Built in 1980
- 800 amp, 208V, 3 phase electrical service
- Warehouse partially air conditioned
- 35+ auto parking spaces
- Ample truck parking
- Property Taxes: \$22,034 (\$0.73/SF)

Advantages and Amenities

- Conveniently located just off I-91 at Exit 37
- Proven industrial location
- Excellent access to Hartford & Springfield labor
- Proactive and business friendly municipality

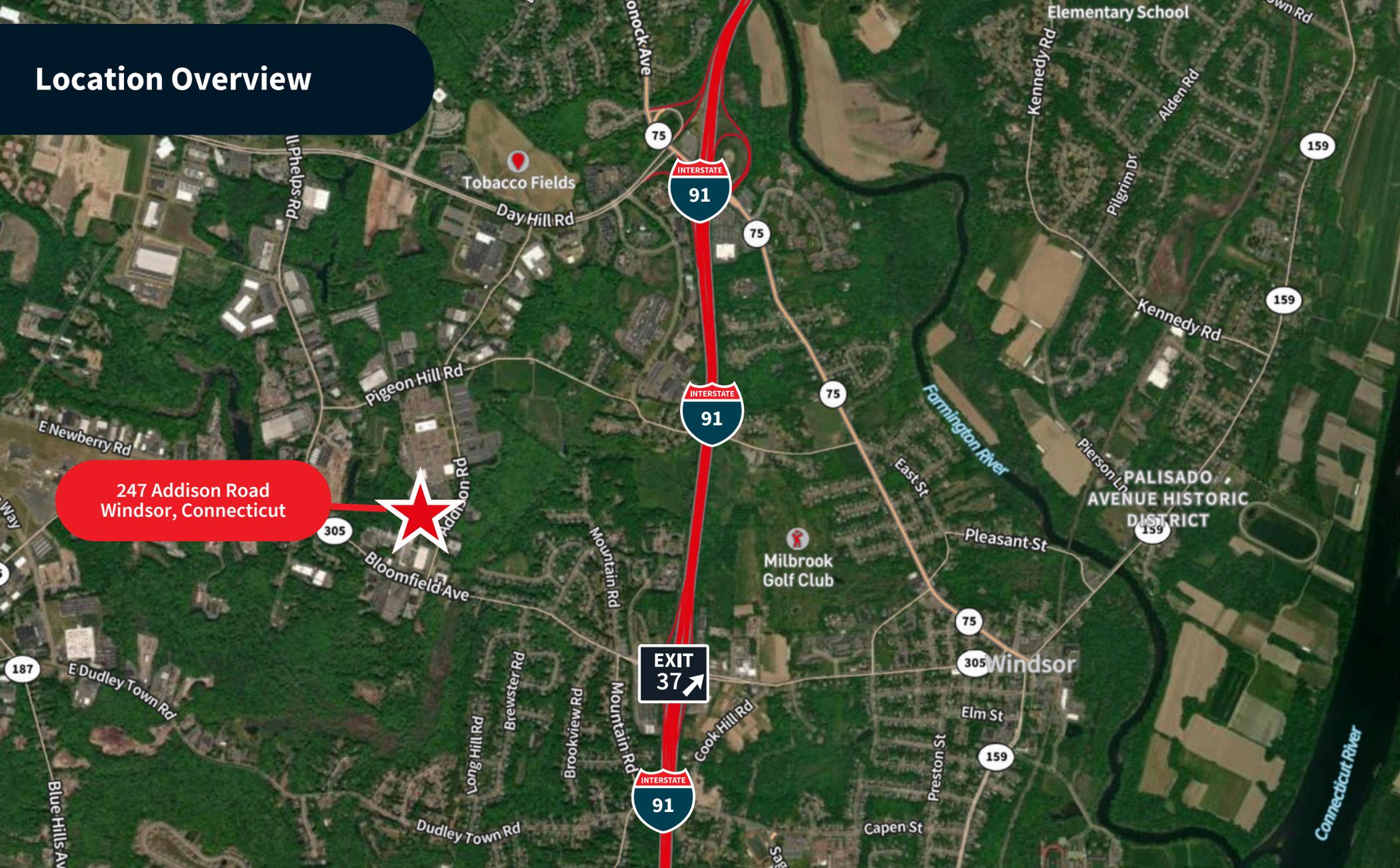


247 Addison Road Windsor, Connecticut

- 14' - 16' Clear Ceiling Heights
- Efficient Column Spacing
- 6 Docks and 2 Drive-In-Doors
- 800 amp electrical service
- Warehouse Partially Air Conditioned
- Subdivides Easily - Multiple Entrances
- Ample Auto and Truck Parking
- Excellent I-91 Highway Access



Location Overview



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