

AVAILABLE FOR LEASE

HAMILTON ROAD | ROUTE 20
WINDSOR LOCKS, CONNECTICUT



LOCATED IN BRADLEY AIRPORT DEVELOPMENT ZONE

State and local tax benefits including a five-year 80% abatement of local property taxes on qualifying real estate and personal property (machinery and equipment).



20

±26.2 ACRES

20



SL Industrial Partners

+ **CBRE**

UP TO ±250,000 SF ON 26 ACRES

LOCATED IN BRADLEY AIRPORT DEVELOPMENT ZONE
DIRECT ACCESS TO ROUTE 20, INTERSTATES 90 & 91

FOR LEASE

Property Overview

Bradley Airport Logistics Center East is a ±250,000 SF industrial warehousing/distribution property to be built on ±26-acres located immediately adjacent to the former Hamilton Sundstrand building at 1 Hamilton Road in Windsor Locks, Connecticut. The site is zoned Industrial 1, allowing for a variety of uses, and is situated in north central Connecticut just south of Bradley International Airport, with direct access via the Route 20 connector and less than 1.5 miles from Interstate 91 at Exit 41. The property falls within the Bradley Airport Development Zone, which offers excellent tax benefits and incentives for potential tenants including a five-year 80% abatement of local property taxes on qualifying real estate and personal property (machinery and equipment).

250K
SQUARE FEET

43
TRAILER SPOTS

26.2
ACRES

43
DOCK-HIGH DOORS

149
PARKING SPACES

2
DRIVE-IN DOORS

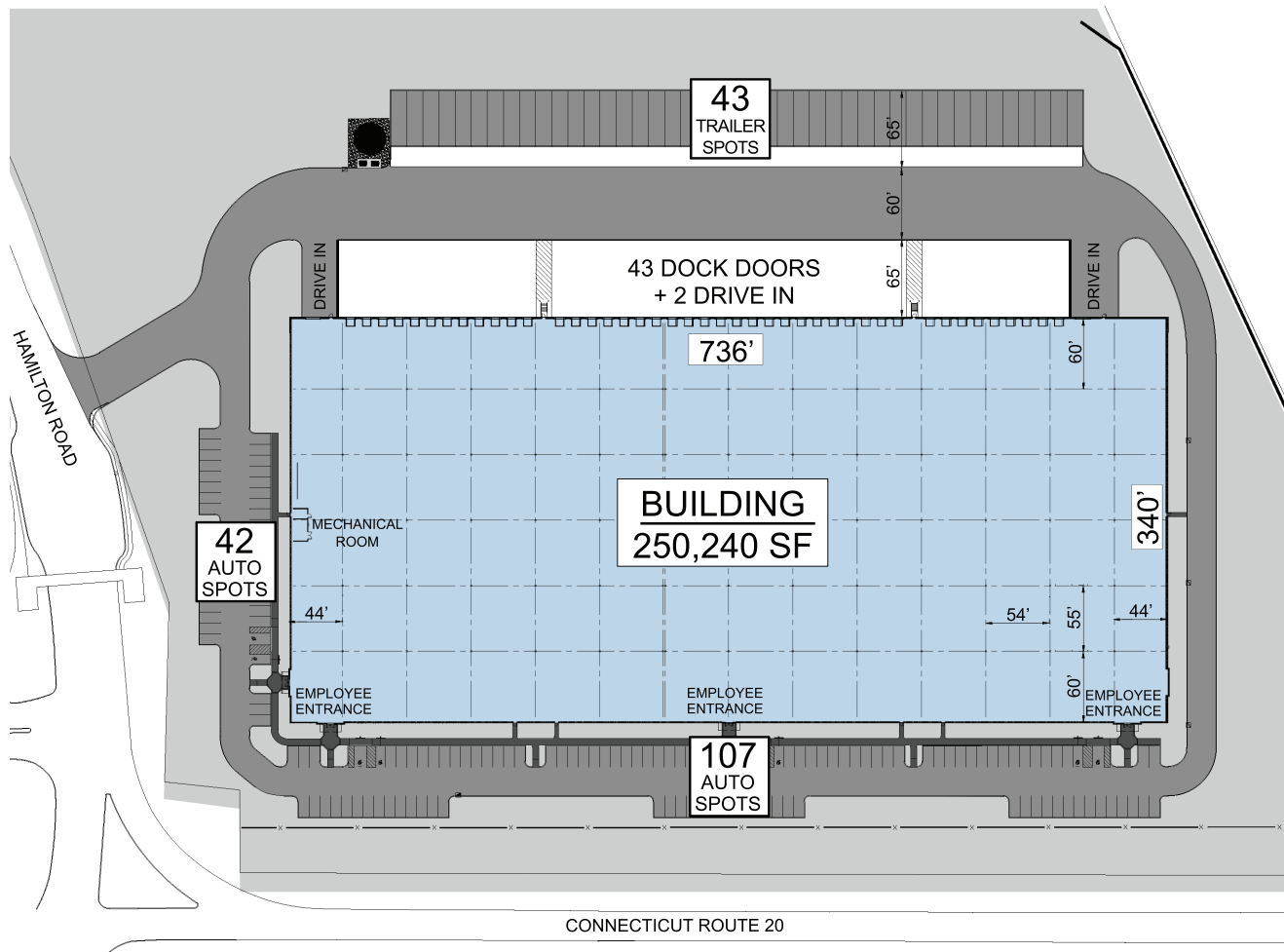


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Bradley Airport Logistics Center East

Proposed Concept Plan

Proposed industrial building consists of a 250,240 SF warehouse/distribution center with 43 dock doors, 2 drive-ins, 110 vehicle parking spaces and 37 trailer parking spots, with access directly from Route 20.



Building Size: ±250,240 SF

Building Dimensions: Length: 736'
Width: 340'

Land Area: 26.2 Acres

Foundation: Concrete slab on grade

Column Spacing: 54'x 55'

Ceiling Heights: 36' Clear

Loading Docks: 43

Drive-In Doors: 2 with concrete ramps

Parking: 149 spaces

Truck Court: 190' total depth, 75'
concrete apron and 60' heavy duty
asphalt, 55' trailer parking area

Trailer Spots: 43

Zoning: Industrial 1



Regional Overview

Bradley Airport Logistics Center East is located immediately on the Route 20 Connector from Interstate 91 to Bradley International Airport, New England's 2nd Largest Airport and the region's freight logistics hub for Amazon (Prime Air), Pinnacle Logistics, FedEx, Matheson and UPS. It is also located within the Bradley Airport Development Zone.



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Bradley Airport Logistics Center East



Bradley Airport Logistics Center East



BRADLEY

AIRPORT LOGISTICS CENTER EAST



SL Industrial Partners
Typical Logistics Center Product



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ABOUT SL INDUSTRIAL PARTNERS

SL Industrial Partners is a division of the Silverman Group which oversees industrial leasing and development projects throughout the United States. This division of the Silverman Group currently owns and manages 25 million square feet of industrial product across 20 states. Our prominent development team is currently underway with 15 million square feet of new product across 9 states, including both build to suit and speculative opportunities available in emerging industrial markets such as Windsor CT, Charlotte & Greensboro NC, Charleston SC, Atlanta GA as well as South Florida.

For more information, please visit www.silvermangroup.net

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