

300,000 SF Available For Lease or Sale

Fully Approved

SPECIAL EMPLOYMENT DISTRICT ZONING (ED)
PERMITTED USES INCLUDE: MANUFACTURING, R&D, LAB, HIGH TECHNOLOGY, DATA CENTER

GREATPOND

400 Groton Road, Windsor, CT 06095



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**WINSTANLEY
ENTERPRISES**

AVAILABLE FOR LEASE OR FOR SALE

FULLY APPROVED



LABOR STATS



**TOTAL
POPULATION**
767,905

**TOTAL
WORK FORCE**
397,480



**UNEMPLOYMENT
RATE**
5.9%

**UNEMPLOYMENT
RATE (US)**
3.5%



**MANUFACTURING
LABORERS**
34,332

**BLUE COLLAR
WORKERS**
17%



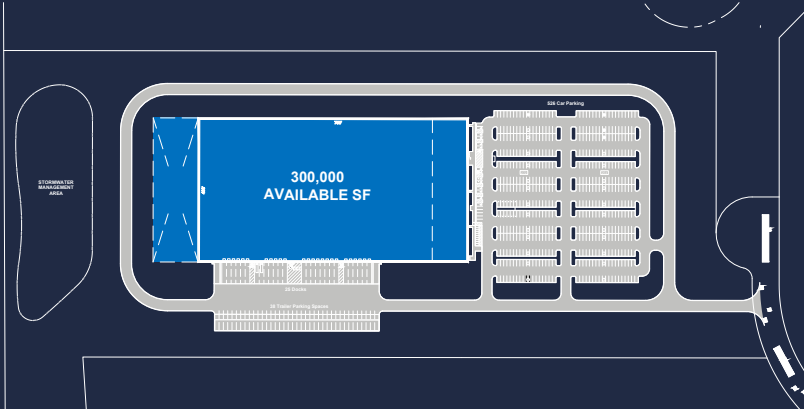
**LOCATED LESS THAN
2 MILES FROM**
Exit 38AB of I-91

APPROX. 10 MILES FROM
Downtown Hartford,
Connecticut

BUILDING PLAN & SPECS

OVERVIEW

Situated on 40 acres, 400 Groton Road is a fully entitled, build-to-suit or purchase opportunity in the heart of New England's primary industrial market. The proposed building provides design flexibility for high tech, R&D or highly functional manufacturing companies. Capitalize on a healthy labor market as well as proximity to Hartford and Bradley Airport, while benefiting from the Town of Windsor's pro-business environment and attractive economic development incentives.



300,000 AVAILABLE SF

STORMWATER MANAGEMENT AREA

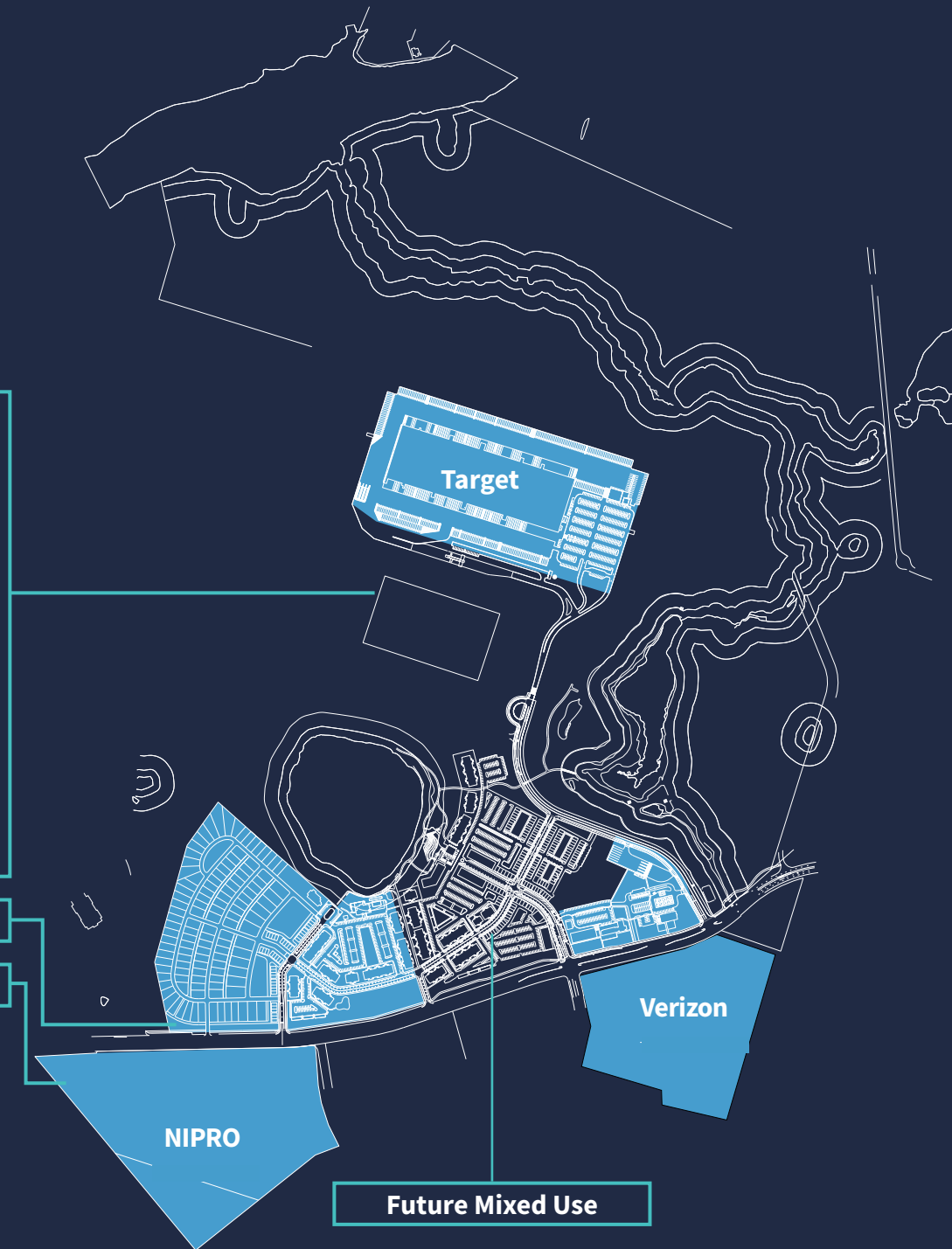
Special Employment District (ED) proposed 300,000 SF. Building specifications will be largely based on tenant's requirements, site has access to heavy power, natural gas, water and sewer.

Multi-family development

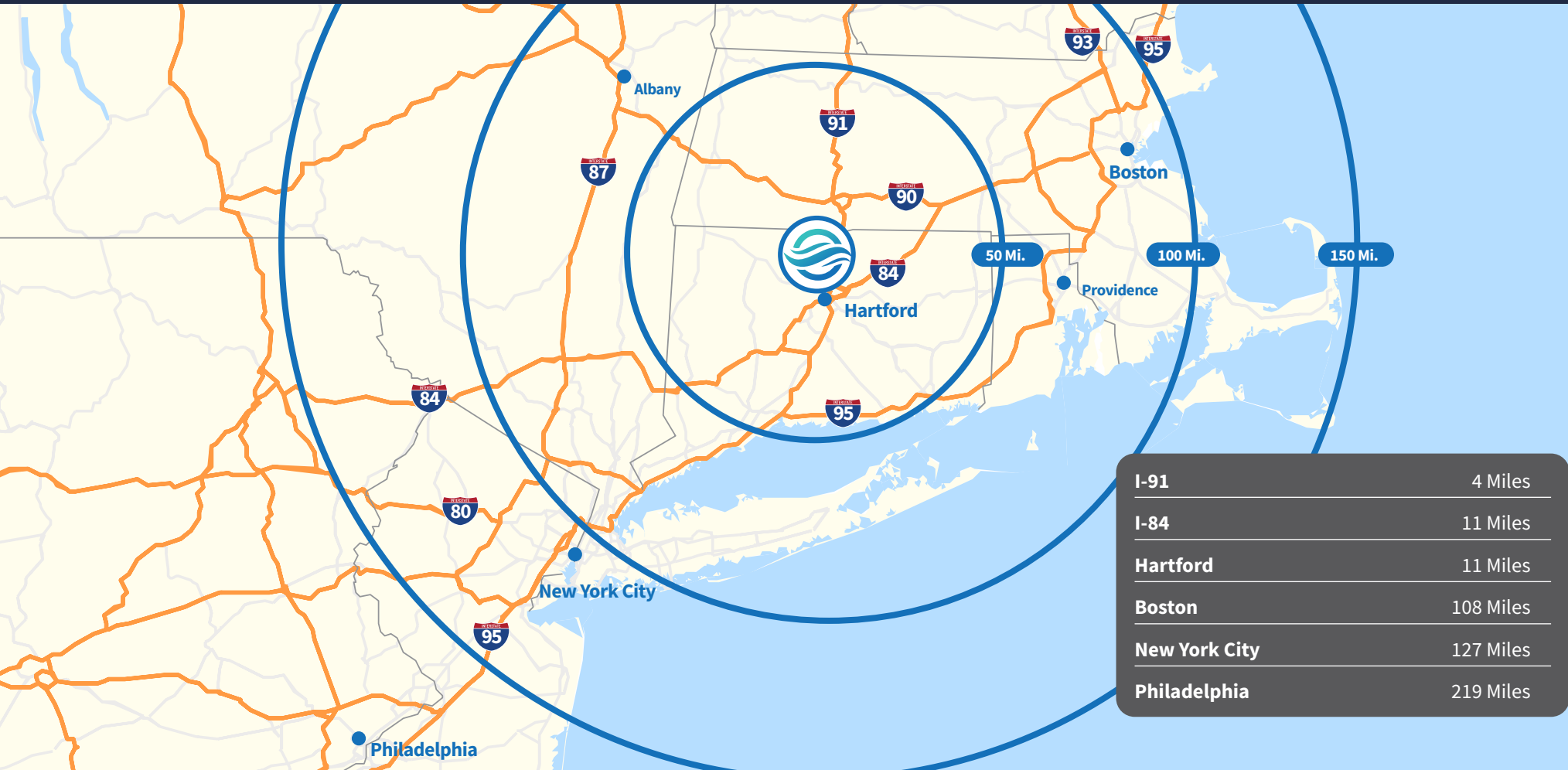
Adjacent to Target, Verizon and Nipro

Available SF:	300,000 SF	Trailer parking:	38 spaces
Car parking:	526 spaces	Drive in doors:	25
EV Charging Stations:	10-20 units	Lighting:	LED

Additional building spaces customized to tenant needs



REGIONAL ACCESS



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