

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

GREAT POND

400 Groton Road, Windsor, CT 06095



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 JLL

 WE

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%



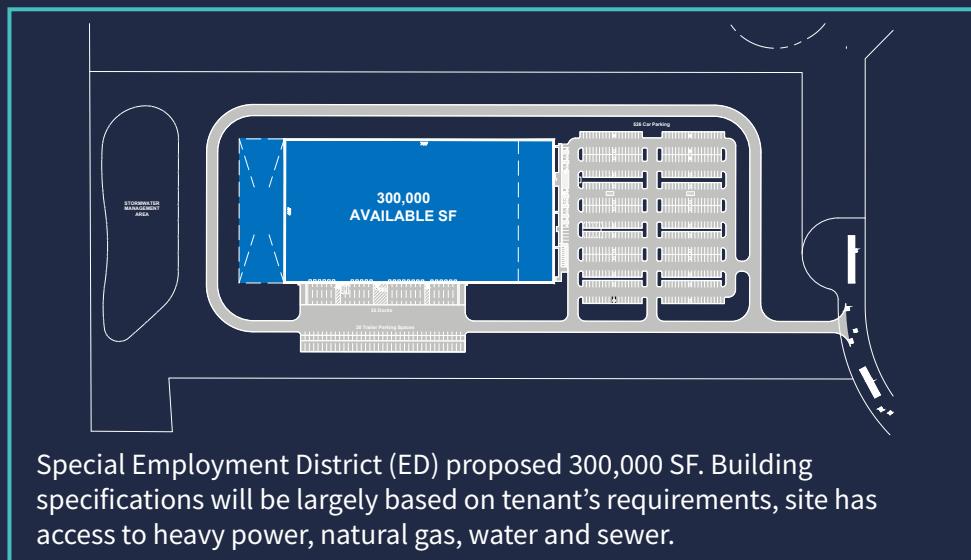
LOCATED LESS THAN
2 MILES FROM
Exit 38AB of I-91

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.



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

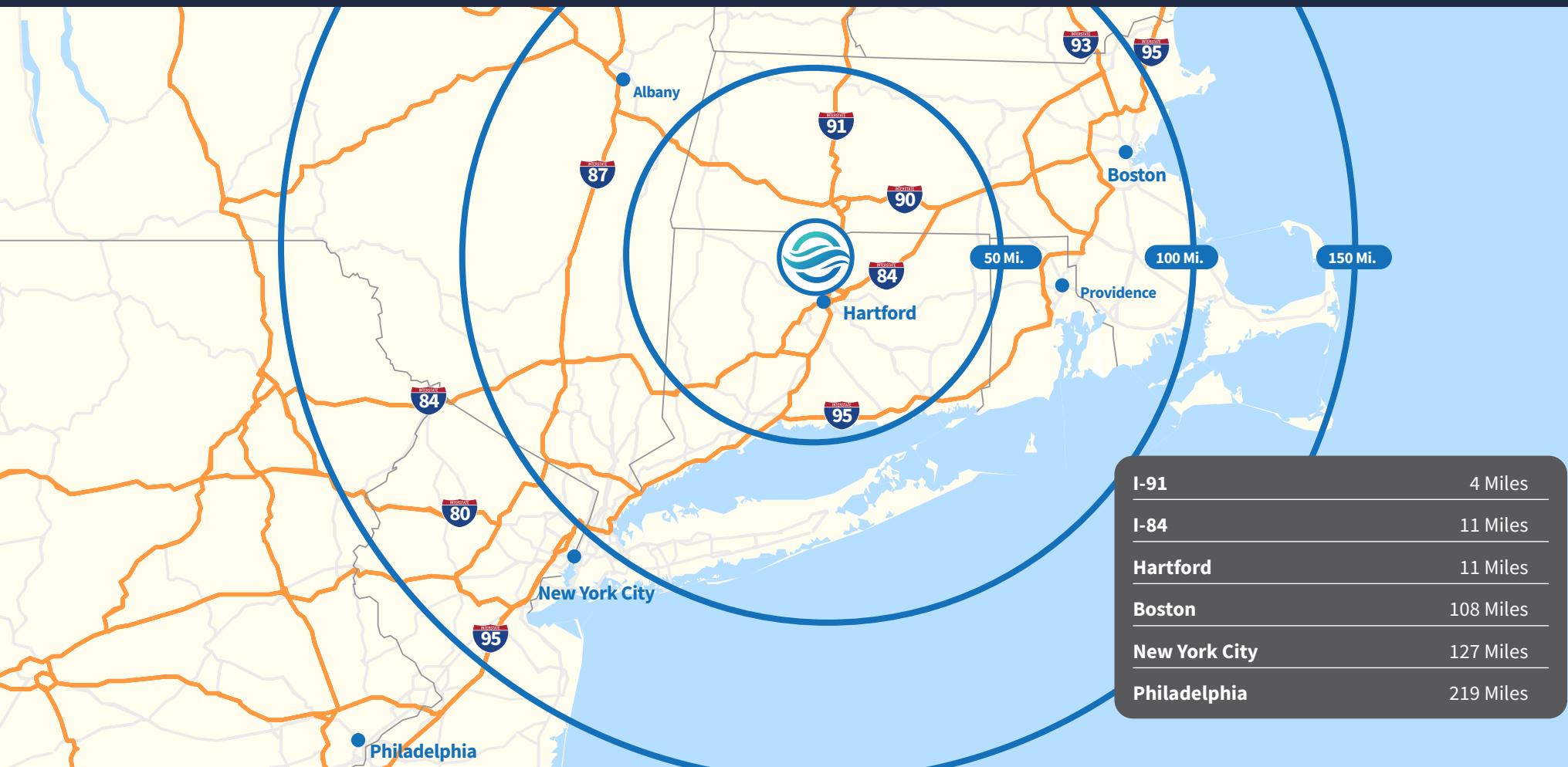
Available SF:	300,000 SF
Car parking:	526 spaces
EV Charging Stations:	10-20 units

Trailer parking:	38 spaces
Drive in doors:	25
Lighting:	LED

Additional building spaces customized to tenant needs



REGIONAL ACCESS



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