

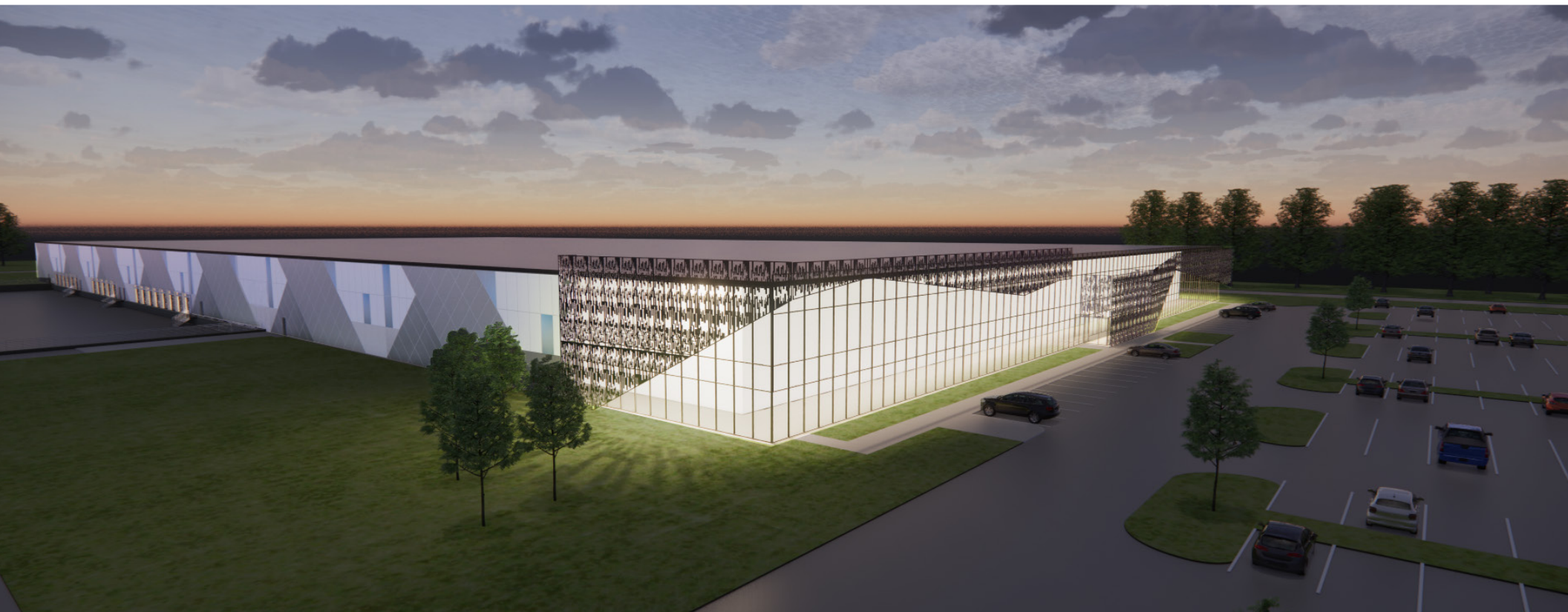
300,000 SF Available For Lease or Sale

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



JAMES PANCZYKOWSKI
+1 203 705 2248
james.panczykowski@jll.com



**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%



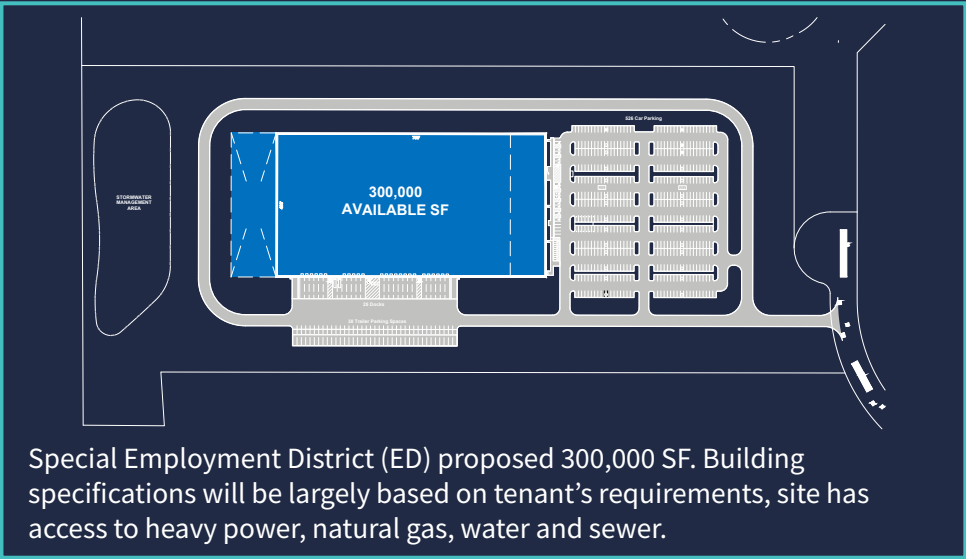
**LOCATED LESS THAN
2 MILES FROM**
Exit 38AB of I-91

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.



Multi-family development

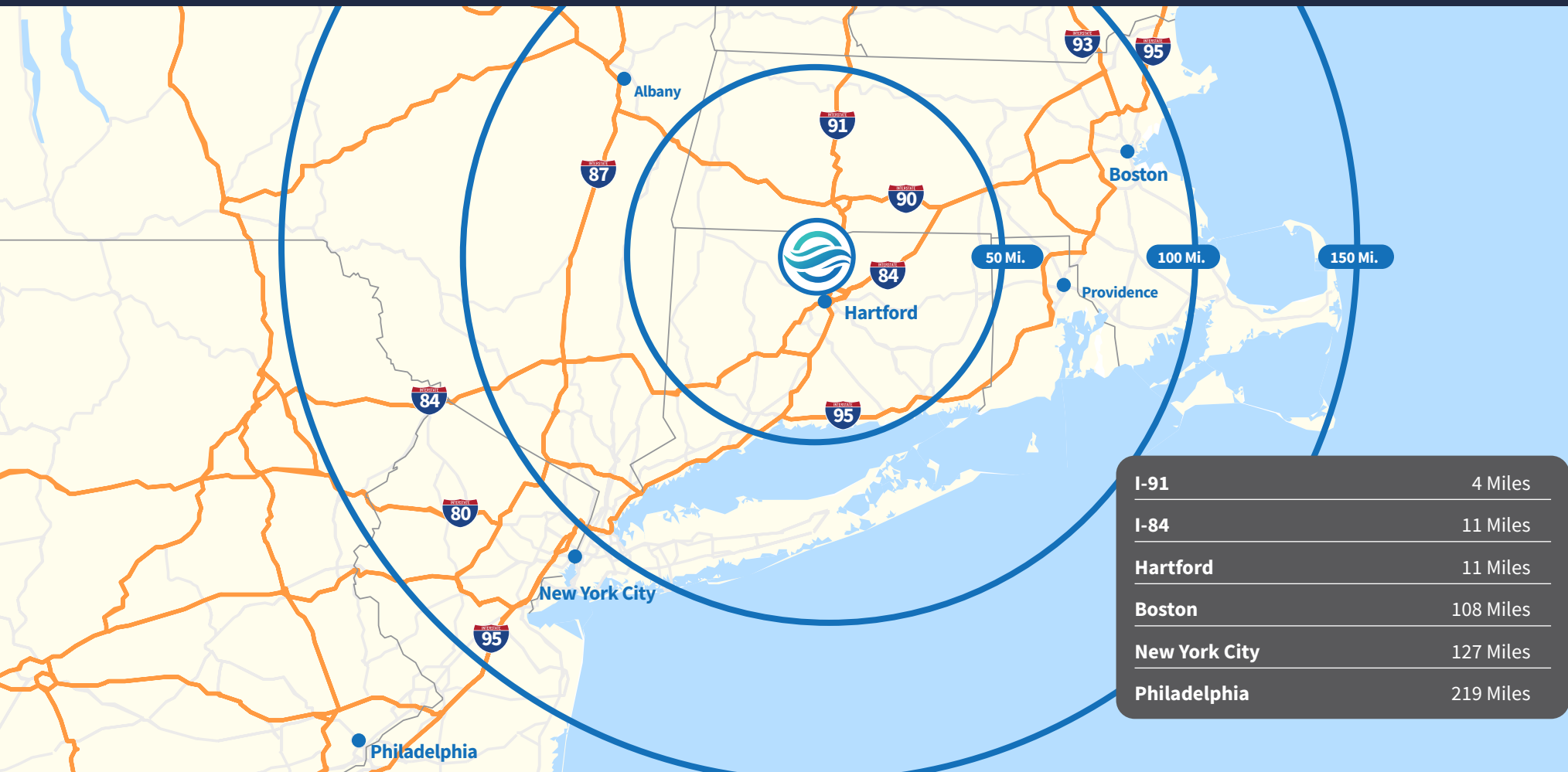
Adjacent to Target, Verizon and Nipro

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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