



250 Rye Street  
South Windsor, CT

Strategically Located, State-of-the-Art  
Rail-Served Industrial Facility



**250RyeStreet.com**

*Click to view property video and website!*

# UNIQUELY ADVANTAGED

This 198,735 SF speculative warehouse offers the rare advantage of direct rail access, making it an ideal solution for tenants seeking efficient, multimodal distribution capabilities. Designed to meet the needs of today's industrial users, the building will feature modern infrastructure to support a wide range of operations.



## PROJECT DETAILS

- 198,735 SF Speculative Warehouse
- Truck Queuing Lane
- 103 Car Parking Spaces
- 40 Trailer Parking Spaces
- 20 Dock Positions with LED Dock Lights
- 2 Drive-Up Doors
- Concrete Tilt-Up & Structural Steel Construction
- 60-mil TPO Roof System
- +/- 119,000 SF of 30' Clear Height
- +/- 79,000 SF of 41' Clear Height
- 55'-0 x 52'-0 Typical Bay Spacing
- ESRF Sprinkler System
- 2,000 Amp Electrical Service
- Four 14' x 16' Rail Doors



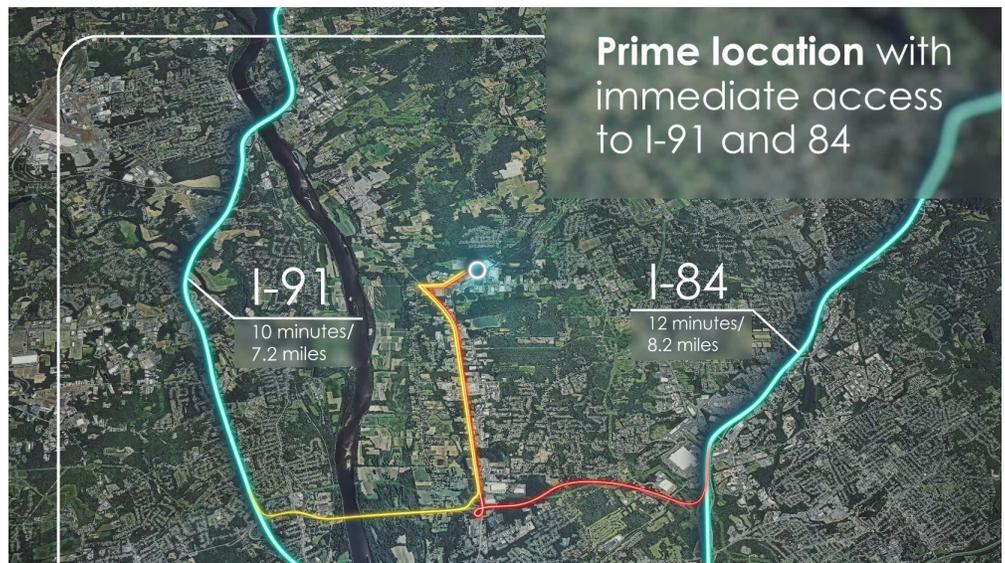
# PERFECTLY POSITIONED

A thriving industrial community

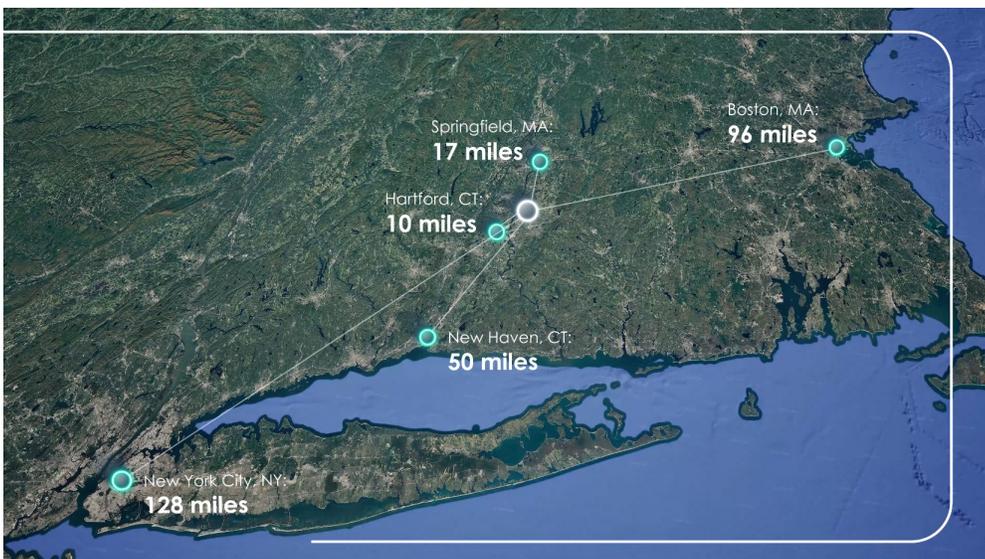


Surrounded by a thriving industrial community and positioned near major business centers, the site offers built-in logistical advantages and long-term growth potential.

With immediate access to both I-91 and 84, the location offers unmatched highway connectivity for efficient truck transport, last-mile delivery, and regional distribution.



Prime location with immediate access to I-91 and 84



This strategic positioning supports the seamless movement of goods across the region and provides quick access to major metropolitan markets throughout the Northeast.



## CONTACT US

Secure space in South Windsor's newest state-of-the-art rail-serviced industrial facility! Reach out to our team for more information.

[250RyeStreet.com](http://250RyeStreet.com)



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