



CONNECTICUT RIVER
BUSINESS PARK

90-92 Deerfield Road
Windsor, CT

495,294 SF

TOTAL AVAILABLE FOR LEASE
3 BUILDING SITE



PROPERTY SPECIFICATIONS

495,294 SF TOTAL
AVAILABLE FOR LEASE
3 BUILDING SITE

BUILDING 1 – 334,000 SF



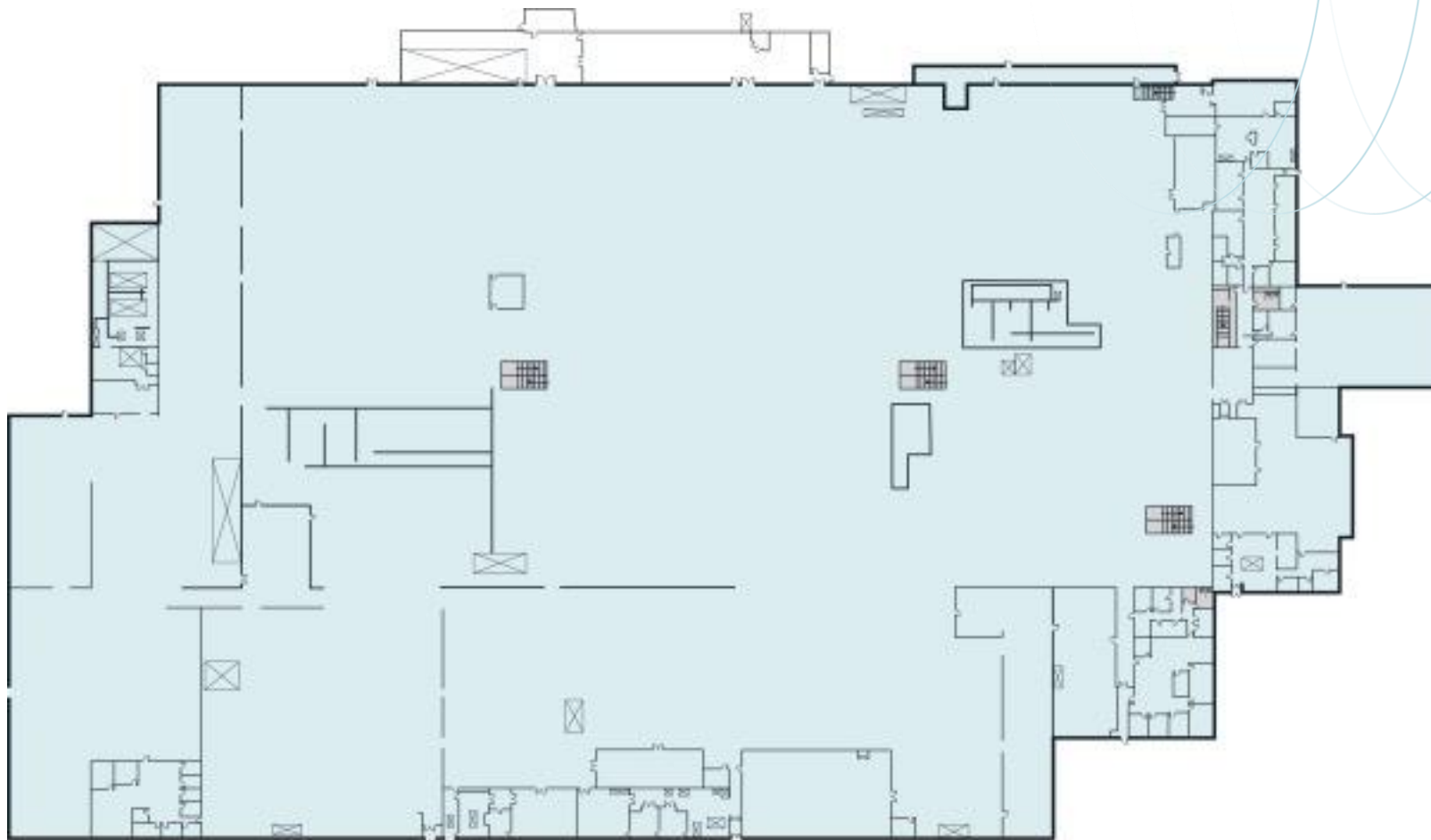
AVAILABLE PROPERTY	334,000 SF Industrial facility - Divisible
OFFICE SPACE	20,000 SF offices
CEILING HEIGHT	14'10" clear
COLUMN SPACING	24' x 30'
LOADING DOCKS	South side of building has 5 tailgate docks, rear south side train shed with overhead hoist. West side consists of two overhead access load/entry doors.
CAR PARKING	758 spaces
LIGHTING	Combination of fluorescent and LED fixtures

DIMENSIONS	Irregular
SPRINKLERS	Combination wet and dry systems
ELECTRICAL	2,000 amps, 480 volts, 3 phase (14,000 amps available on site)
UTILITIES	Gas – Natural, supplied by Connecticut Natural Gas Water – Supplied by MDC – 10" line, dual feed Sewer – Supplied by MDC – 8" line HVAC – 3 large one million BTU oil fired steam boilers, two operational, one being utilized. 50 roof top electric cooling (some heating) systems. 2 nd floor renovated office provided with new electric heat units and mini-splits

SITE PLAN

BUILDING 1 – 334,000 SF

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BUILDING 2 - 78,344 SF



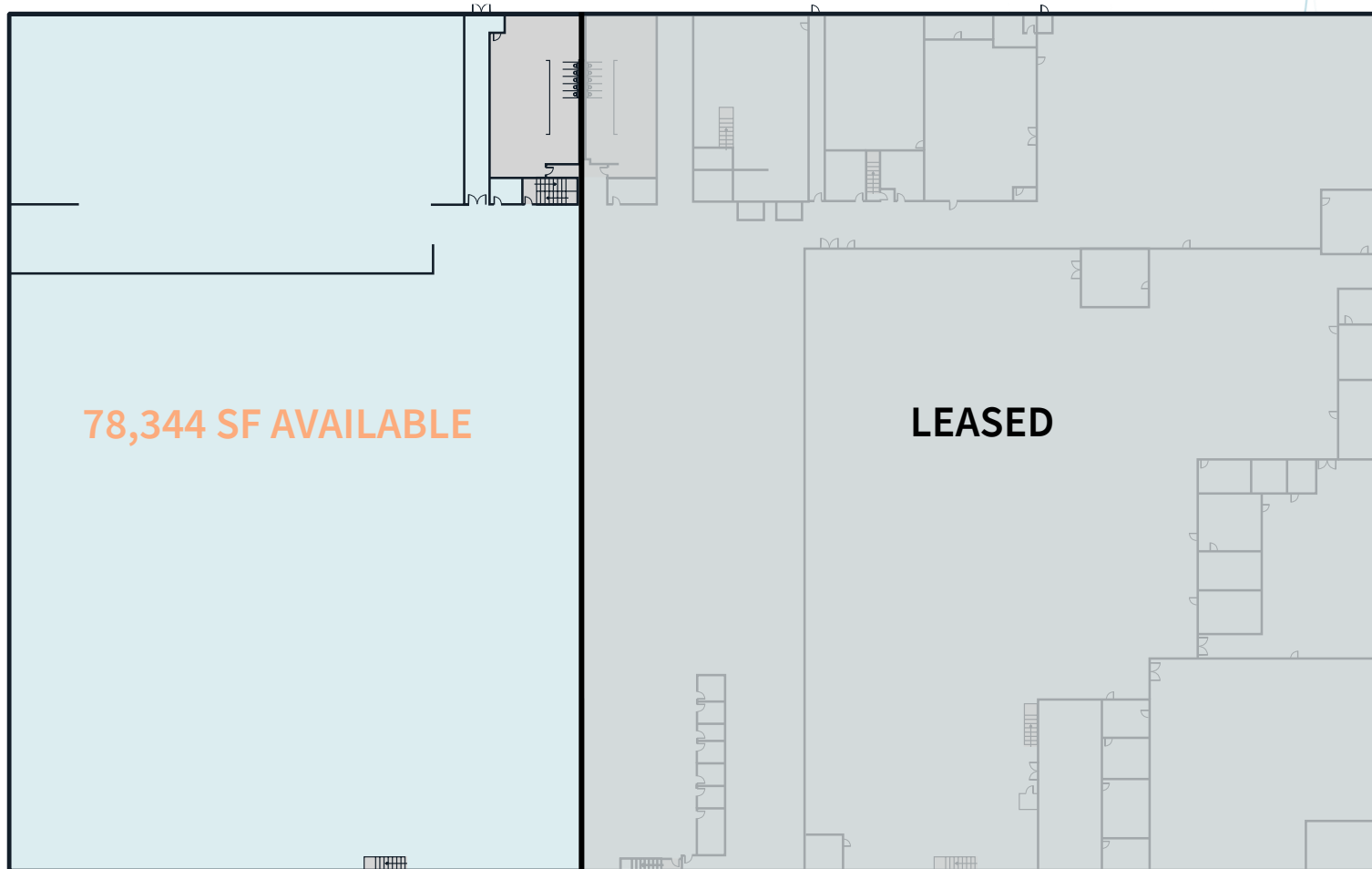
AVAILABLE PROPERTY	78,344 SF Available
OFFICE SPACE	East end: 18,600 SF first floor office
CEILING HEIGHT	Northeast section of 14,400 SF – 30' clear Balance of facility – 19' clear
COLUMN SPACING	40' x 30'
LOADING DOCKS	3 interior tailgate dock doors equipped with load levelers and dock lights. 60' bay 1 (12' x 12') drive-in door
CAR PARKING	540 spaces (shared between buildings 2 and 3)

LIGHTING	Combination of fluorescent and metal halide units
DIMENSIONS	300' x 480'
SPRINKLERS	Wet sprinkler system rated at 80 psi
ELECTRICAL	2,000 amps, 480 volts, 3 phase (14,000 amps available on site)
UTILITIES	Gas – Natural, supplied by Connecticut Natural Gas Water – Supplied by MDC – 10" line, dual feed Sewer – Supplied by MDC – 8" line HVAC – Approx 144,000 SF is air-conditioned

SITE PLAN

495,294 SF TOTAL
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BUILDING 2 - 78,344 SF



PROPERTY SPECIFICATIONS

495,294 SF TOTAL
AVAILABLE FOR LEASE
3 BUILDING SITE

BUILDING 3 – 82,950 SF



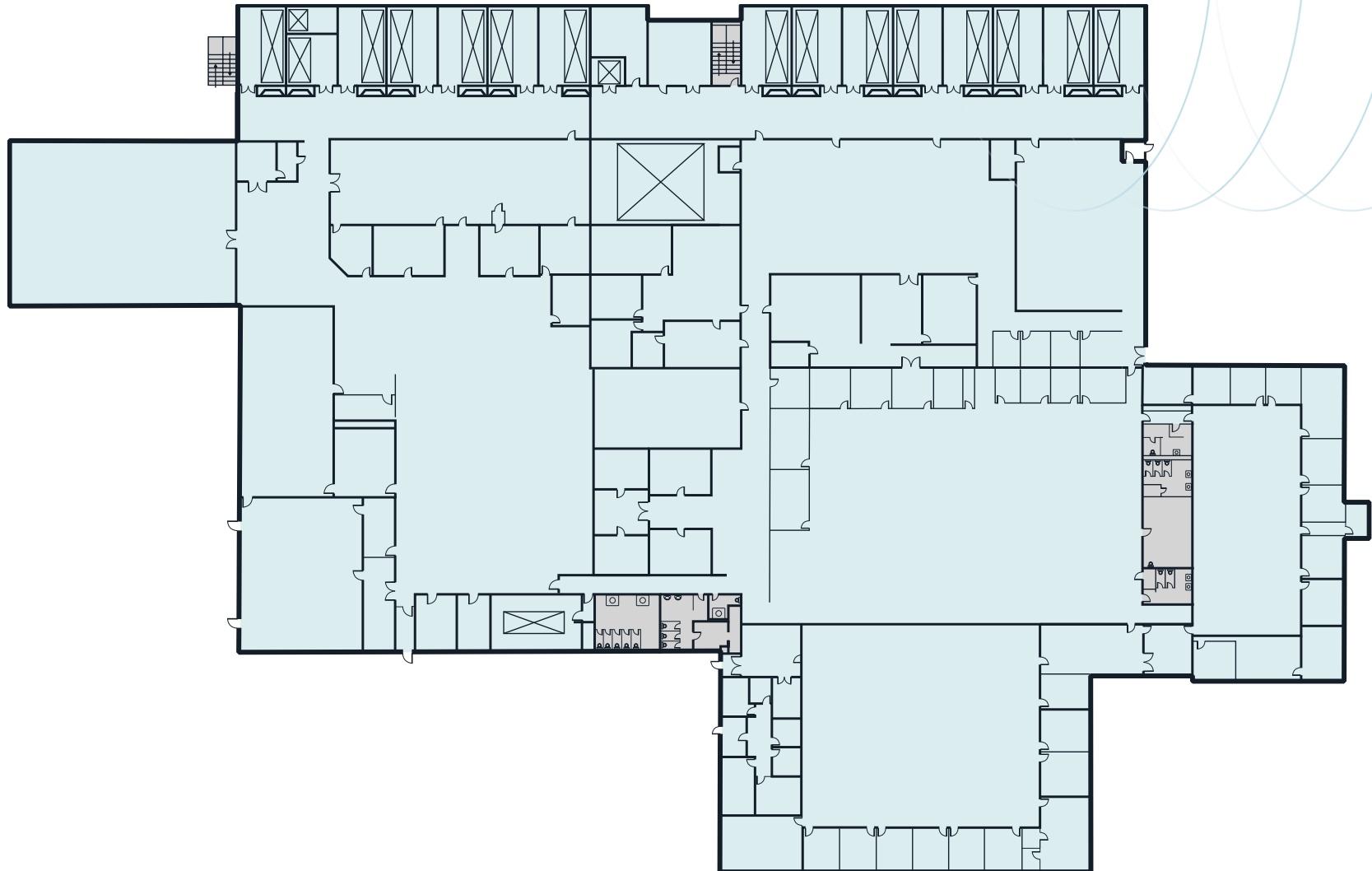
AVAILABLE PROPERTY	82,950 SF Industrial facility - Divisible
OFFICE SPACE	44,000 SF offices
CEILING HEIGHT	12' clear
COLUMN SPACING	South End: 22'7" x 31'11"; 29'11" x 21'3" North End: 29'11" x 24'
LOADING DOCKS	(1) 9' x 13' loading platform provides access to a 9' x 9' overhead door
CAR PARKING	540 spaces (shared between buildings 2 and 3)

LIGHTING	Combination of fluorescent and metal halide units
DIMENSIONS	Irregular
SPRINKLERS	Wet sprinkler system rated at 80 psi
ELECTRICAL	3,000 amps, 480 volt, 3 phase, 4 wire service (14,000 amps available on site)
UTILITIES	Gas – Natural, supplied by Connecticut Natural Gas Water – Supplied by MDC – 10" line, dual feed Sewer – Supplied by MDC – 8" line HVAC – South end air-conditioned

SITE PLAN

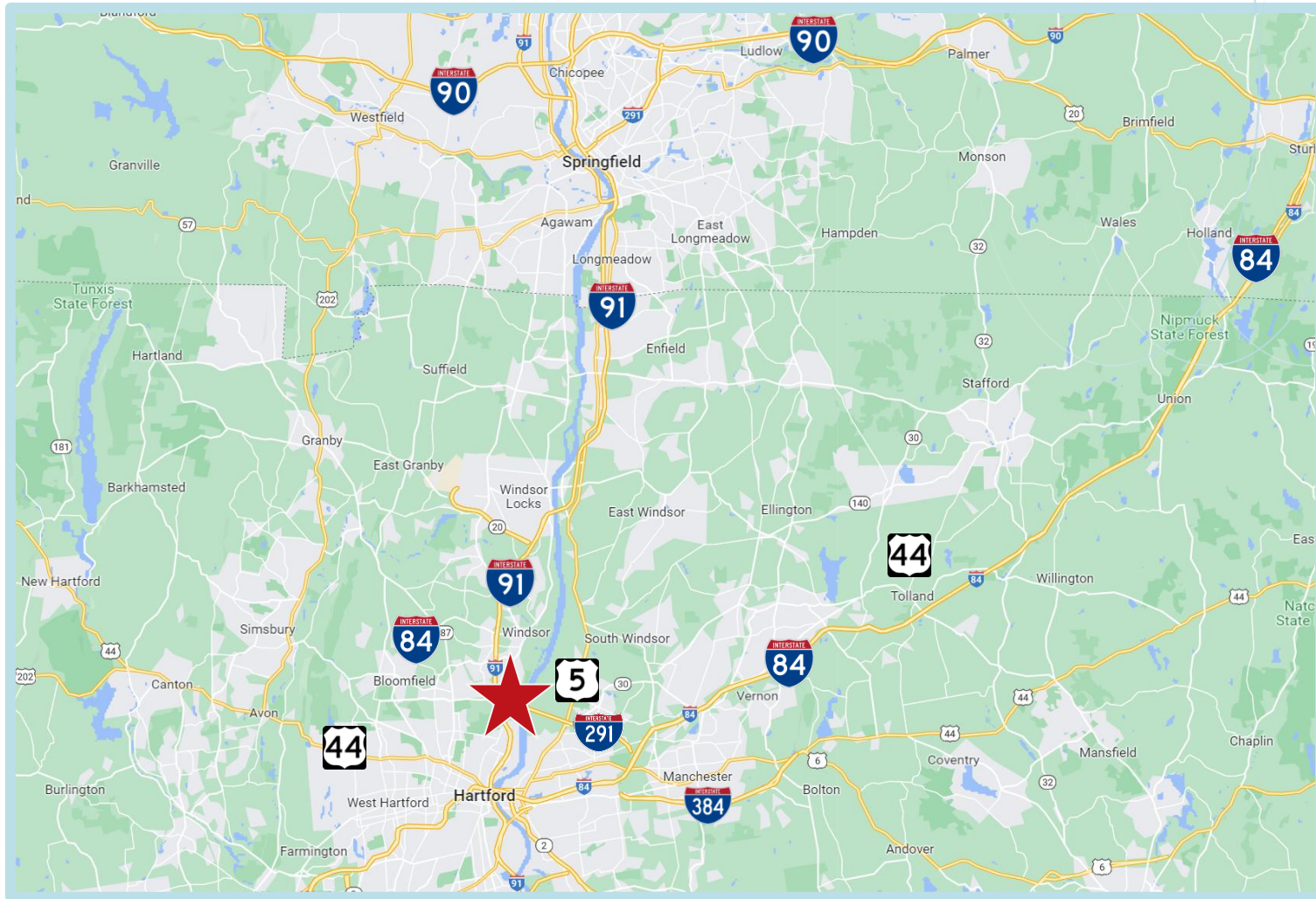
495,294 SF TOTAL
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BUILDING 3 – 82,950 SF



LOCATION OVERVIEW

495,294 SF TOTAL
AVAILABLE FOR LEASE
3 BUILDING SITE



EXCLUSIVE **AGENT**



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