

250,320 SF



Property Specifications

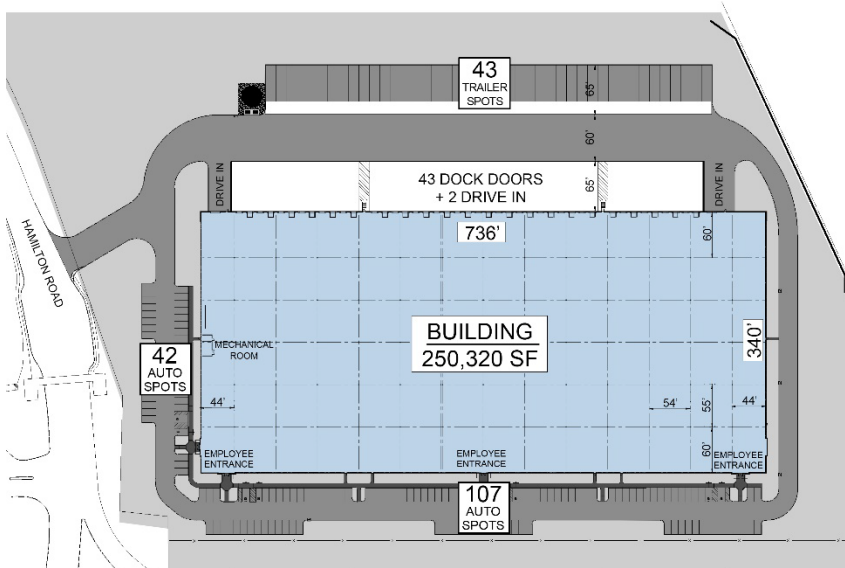
30 Hamilton Road, Windsor Locks, CT

BUILDING SIZE	250,320 SF (736' x 340')
SITE SIZE	26.29 acres
CEILING HEIGHT	36' clear
COLUMN SPACING	54' x 55' with 60' Speed Bay
LOADING DOCKS	Forty-Three (43)
DRIVE IN DOORS	Two (2) 12' x 14'
AUTO PARKING	149 spaces
TRAILER PARKING	43 spaces
LIGHTING	Minimal Coverage with High Bay LED
OFFICE SPACE	Build-to-Suit
SPRINKLERS	ESFR with K-25 Sprinkler Heads
FLOORS	6" Unreinforced Concrete – 3,000 lb. PSI
CONSTRUCTION	10" VC & Green insulated wall panels (R-16.9)
ROOF	.45 Mil white TPO w 2 layers 3" polysio – R34
LOADING DOORS	9' x 10' – Manually operated
DOCK FINISHES	50% of Docks w 35,000 lb Mechanical Levelers
HVAC	Gas Fired Unit Heaters in Warehouse RTUs for office
ELECTRICAL	3000 amp Electrical Service 277/480 Volts
ASKING LEASE RATE:	CALL FOR DETAILS

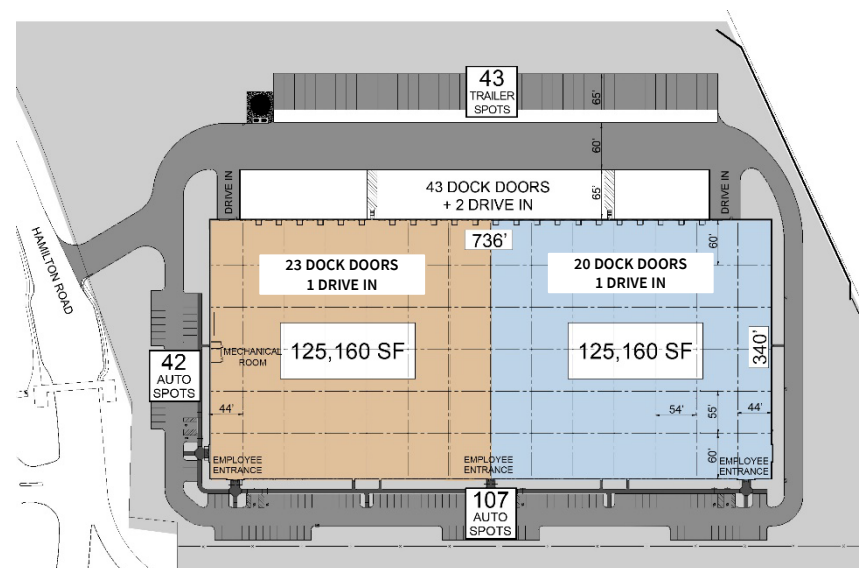


Building & Site Plans

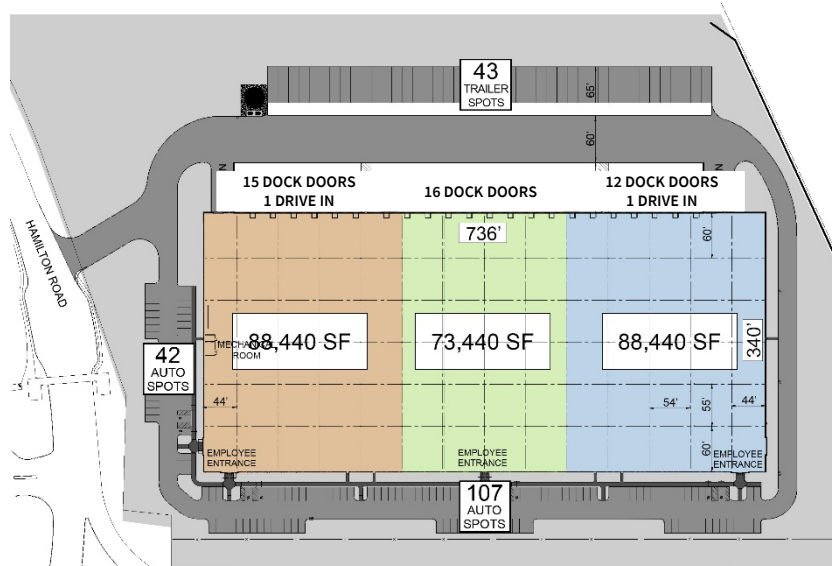
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Single Tenant Plan



Two (2) Tenant Plan



Three (3) Tenant Plan



Construction Update

30 Hamilton Road, Windsor Locks, CT



- 250,320 SF Class A Distribution Center
- Spec Construction | June 2025 Delivery
- Precast Concrete Wall Panels Installed
- Roof Installation Near Completion
- Exterior Painting Almost Finalized
- Dock Doors, Levelers, and Most Windows in Place
- Class A Distribution Center
- 36' Clear Ceiling Height
- 43 Loading Docks
- 43 Trailer Spaces
- Visibility on Route 20
- Convenient Location



Proven Logistics Location

Just 2.4 Miles from I-91 along Route 20



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