

175 ADDISON



THE
HUB

240,000 SF AVAILABLE

INDUSTRIAL + FLEX SPACE

PLUS 100,000 SF

OF OFFICE SPACE AVAILABLE
IN THE 4 STORY BUILDING

175 ADDISON ROAD | WINDSOR, CT 06095

*Institutional-Quality Infrastructure
for Tomorrow's Challenges*



CUSHMAN &
WAKEFIELD

AN ENVIRONMENT OF SUCCESS

KEEPING BUSINESS IN BUSINESS

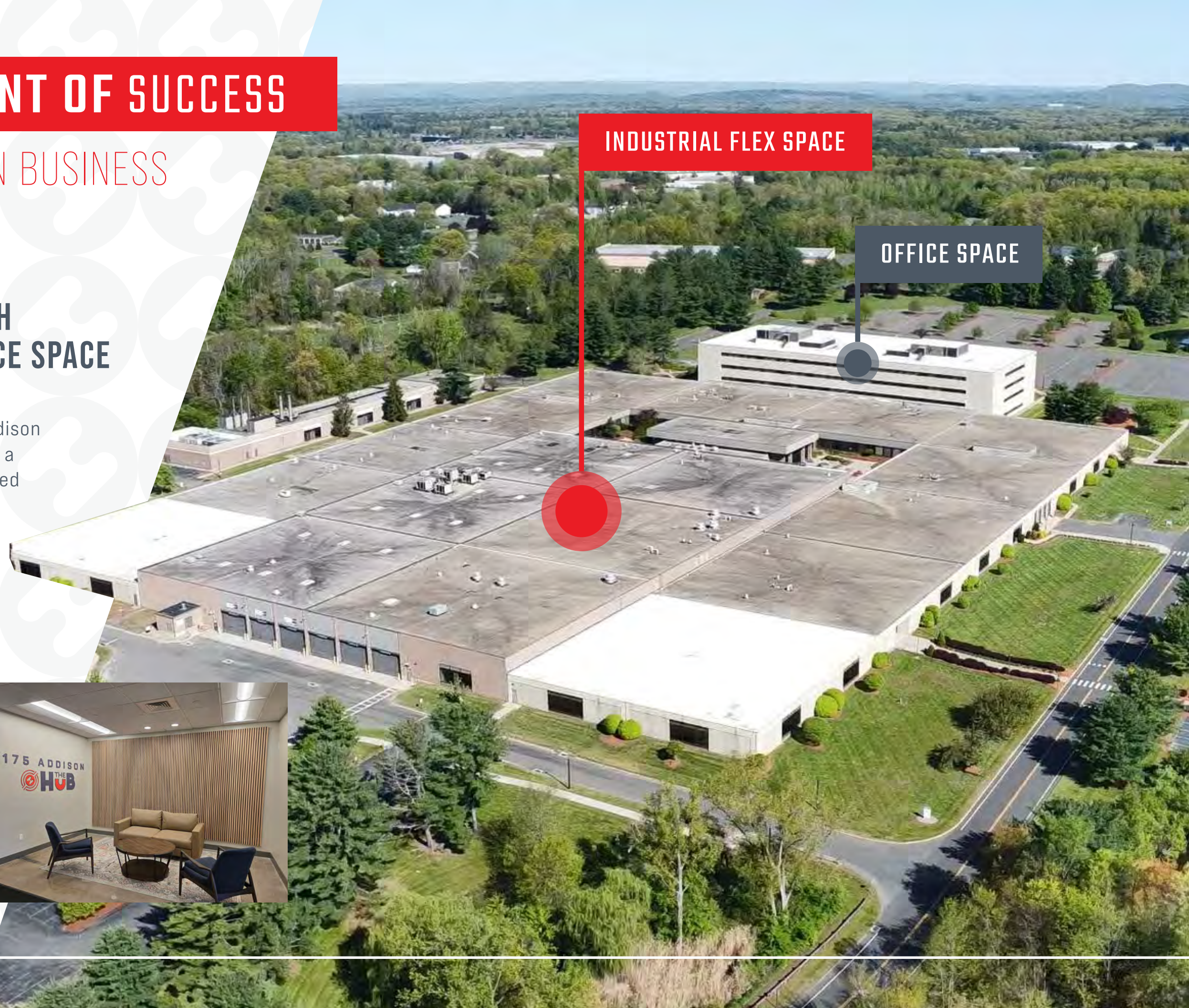
602,000 SF OF HIGH-TECH INDUSTRIAL FLEX + OFFICE SPACE

A multi-purpose, institutional-quality facility with an ideal location, 175 Addison is more than just a place to work, it's a high tech environment with unmatched infrastructure and amenities.

175 Addison is just one mile from two full interchanges with 1-91 and less than a ten-minute drive to Bradley International Airport and downtown Hartford.

INDUSTRIAL FLEX SPACE

OFFICE SPACE



ABOUT THE PROPERTY

UNDER
NEW OWNERSHIP

INFRASTRUCTURE



20,000 Amps
of power



3 MW of back-up
generators



Electric feeds
from 2 distinct
substations



Interior docks
with expansion
available



Chilled water and
steam produced
on-site with 24/7
capabilities



23' Clear height in
high bay section



12'6" Clear height in
low bay section



Fully
air-conditioned



Five
fiber providers

ADDITIONAL FEATURES



Fitness center with
lockers & showers



Full-service
café serving
breakfast & lunch



200 Seat
conference center



Underfloor cabling
system in 4-story
office building



75 Acre site with
expansion capabilities



Abundant
parking



Courtyards
with seating



On-site
management



Data center
ready



24-Hour self-service
market, game center and
lounge, private dining/
meeting rooms

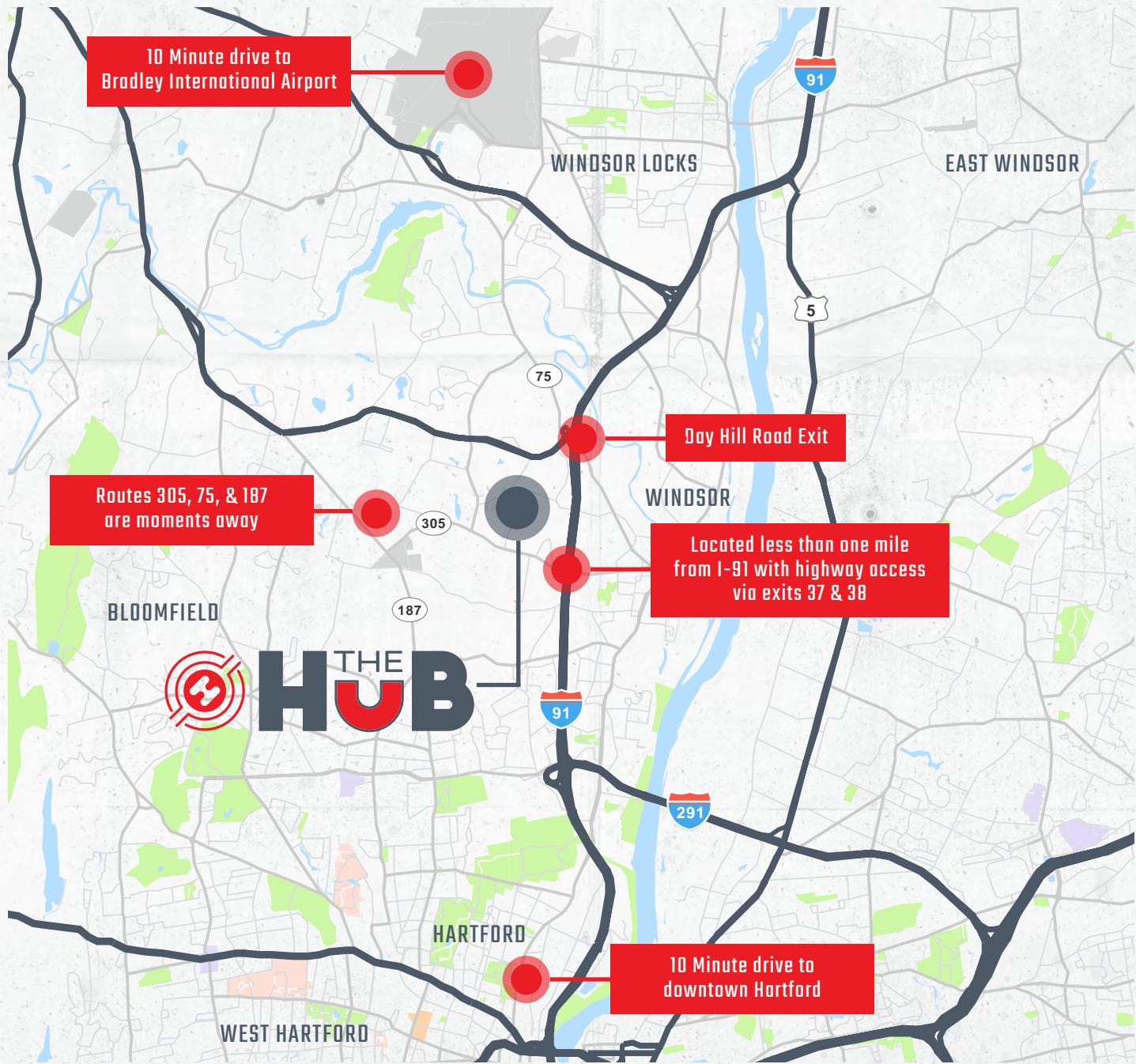


RECENT COMMON AREA RENOVATION



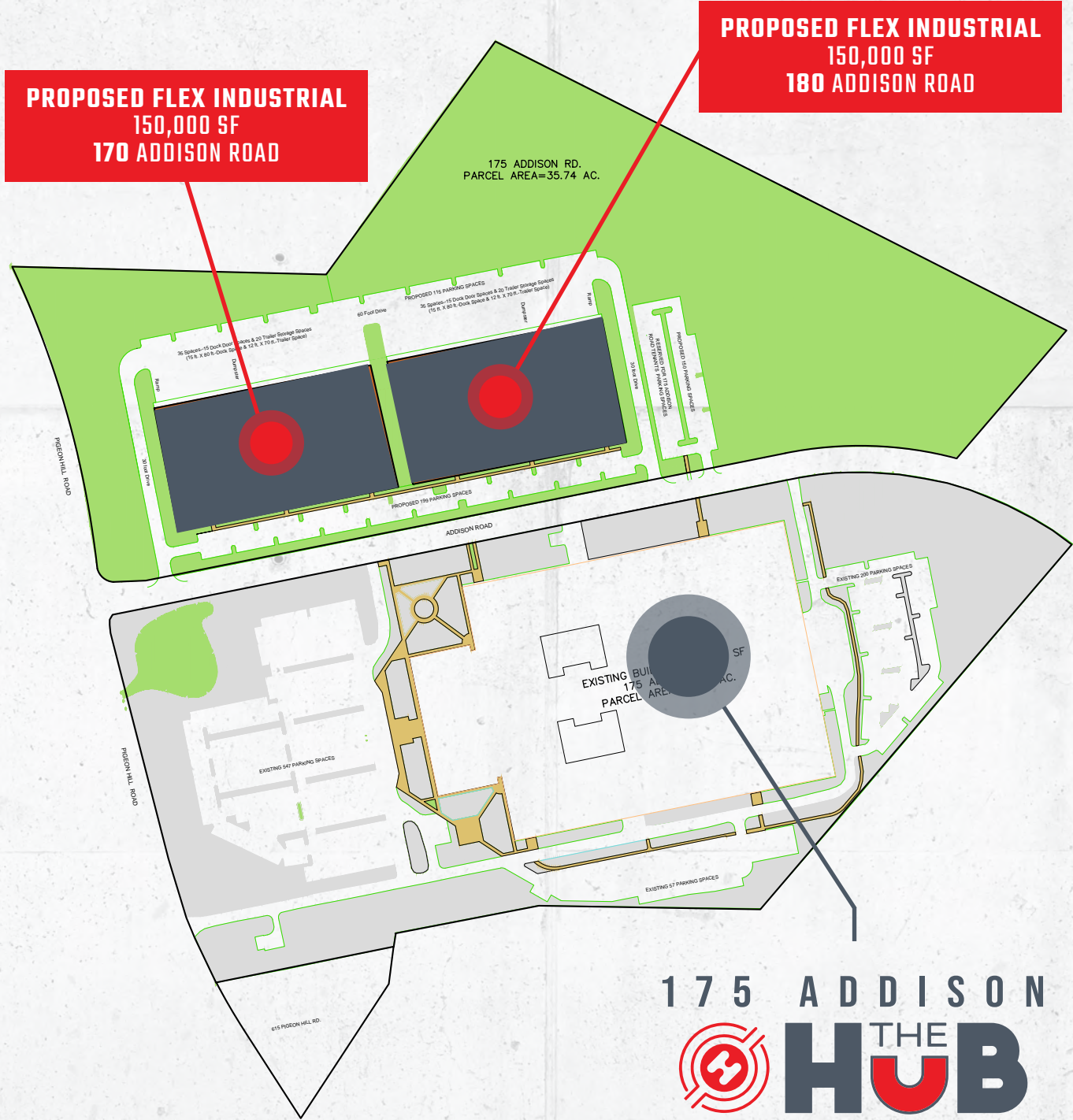
MAXIMIZING PRODUCTIVITY

IN WINDSOR'S HUB OF
INVENTION AND ENTERPRISE



SITE PLAN

150,000 - 300,000 SF
Q4 2025 DELIVERY



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THE
HUB

175 ADDISON ROAD
WINDSOR, CT 06095

**LOCAL HANDS-ON
MANAGEMENT + OWNERSHIP**

DOWNLOAD FLOORPLANS

ADDISONCORPCENTER.COM

OWNER & MANAGER



H & M
A Commercial Real Estate Company

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