



Existing Building
555 Nutmeg Road North
South Windsor, Connecticut
115,800 SF

IOS Parking Expansion Space
75 Parking Spaces

Approved Proposed Additional Parking
54 Parking Spaces

Approved Proposed Additional Parking
38 Parking Spaces

For Lease

555 Nutmeg Road North , South Windsor, CT
3+ Acre IOS (Industrial Outside Storage) Yard

555 Nutmeg Road North South Windsor, Connecticut

JLL is pleased to offer a first class, 3+ acre, fully improved Industrial Outside Storage (IOS) solution located at 555 Nutmeg Road North, South Windsor, CT. The 3+ acres will be fully secured with perimeter fencing and fully paved with lighting and electricity available for an on-site office trailer. The site can accommodate up to seventy-five (75) 53' trailers or can accommodate equipment/material storage, utility contractor vehicle parking, auto or truck storage/staging and/or container storage.

Property specifications

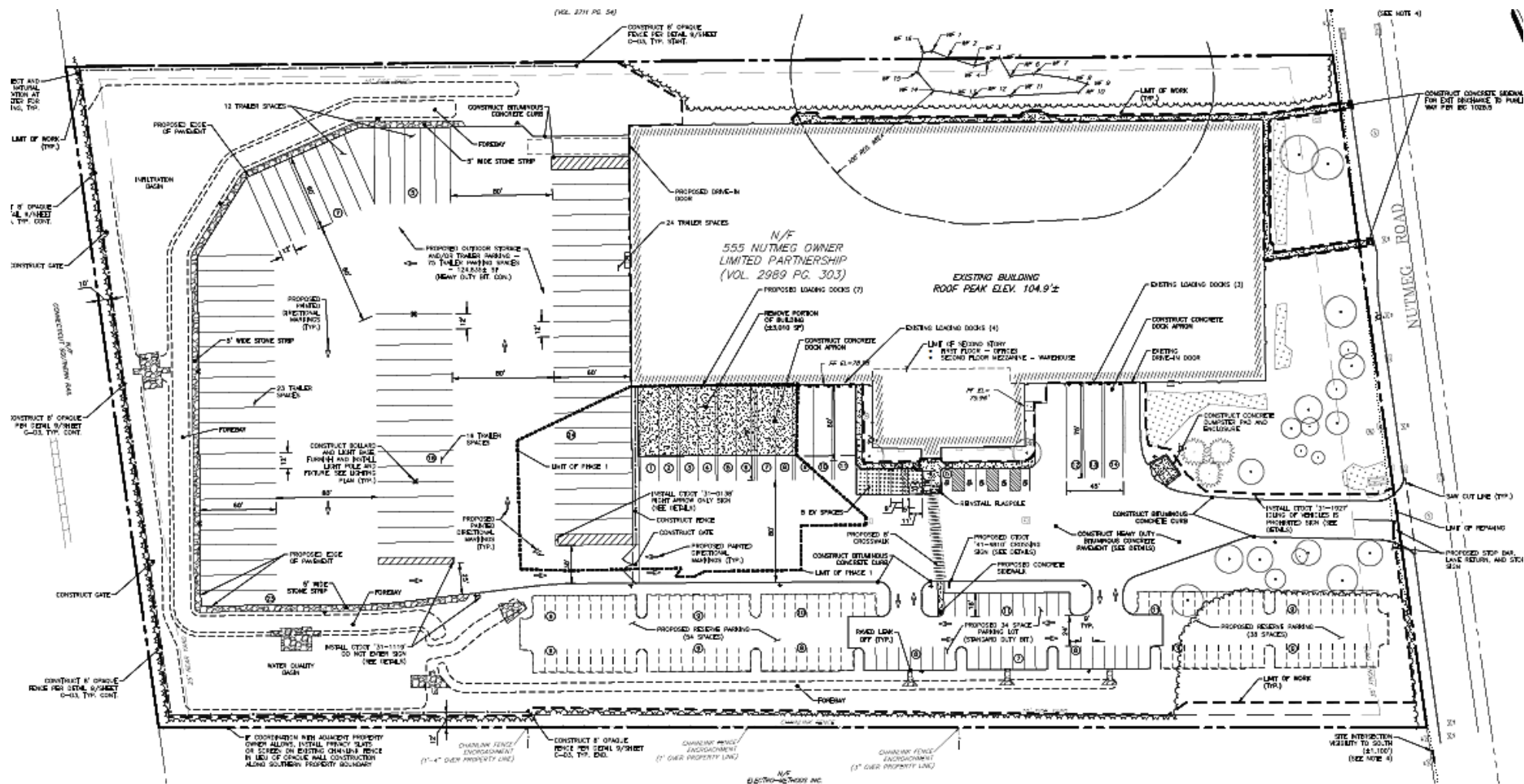
- 3+ acres of first class outside storage
- Fully paved with lighting throughout
- Secured with perimeter fencing
- 75 striped spaces for 53' trailers
- Alternative uses include material storage, utility contractor vehicles, auto or truck storage/staging, and /or container storage

Advantages and amenities

- Turn-key trailer storage solution
- Strategic location with access to I-291 and I-91
- Excellent access to labor (Hartford/Springfield)
- Business friendly municipality



Site Plan



555 Nutmeg Road North
South Windsor, Connecticut

 **JLL** SEE A BRIGHTER WAY



Location Overview

5.5 miles to
I-91 at Exit 44

555 Nutmeg Rd North
South Windsor, CT

2.0 miles to
I-291 at Exit 2

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