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PROPOSED BUILDING FOR SALE OR LEASE; POTENTIAL LAND SALE

New Construction – Lease or Pre-purchase

40 Sea Pave Road, South Windsor, Connecticut.

Lease Offering – Existing Property - Adaptive Reuse Plans

Proposed Building: 3,600 square feet 2 Bay Service Garage

Proposed Building: 5,000 square feet 4 Bay Service Garage

Proposed Building: 8,600 square feet

Abutting site represents the potential for 50,000 +/- square feet of building potential

Asking Land Price- \$150,000; Equates to \$3.34 per square foot of land

Asking Land and Building Price- \$1,400,000; Equates to \$162.80 per square foot

Asking Lease Rate - \$14.00 psf/yr gross plus utilities (Includes: real estate taxes, Landlord's share of building insurance, repairs and maintenance except plowing and management)

Land – 1.03-acres

Zoning – Industrial

Original Date of Construction – 2024-2025

Business Plan is to Lease-up “As Is” – 2024-2026

Description

There are two buildings planned for development as clear span metal industrial buildings, a 3,600 square foot building on the southern border and a 5,000 square foot building on the northern border. The buildings are planned for a 16-foot clear height. The buildings are to be designed with one-overhead door and one man-door per 1,000 square feet. The site plan calls for 12 parking spaces or 1.4 per 1,000 square feet.

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General

The property consists of a 1.03-acre site. The site is planned and entitled for two industrial buildings to be built in the 2024-2024 fiscal year. The entitlements are approved for the development of two buildings, a 3,600 square foot freestanding industrial building at the southeast corner of the site facing north and a second freestanding industrial building at the northeast corner of the site facing south. The buildings are designed for multi-tenant or multi-use configuration with average suite sizes ranging from 1,000 square feet to 1,600 square feet. As planned, demising walls are planned between units to secure individual tenant occupancy and access.

We will work with the users of purchased buildings on a cost 15 % basis assuming the entire two building project is purchased by a sole buyer. This means, the actual cost of the buildings, site improvements, landscaping, hardscape, interest-carry and soft costs total will be multiplied by 1.15% to reflect the developer's profit. The developer also will charge a Development Fee for their services. General Contractor services will include contractor's profit and general conditions. The buildings and site improvements are deliverable in 6-8 months from start depending on project variables. Redesign, if desired, would require a redo of the civil engineering and resubmittal of the new site plan and engineering to the Town for re-approval which could add another 6-8 months. The best is to keep the current approvals but we remain open.

Building Area:	8,600 sf
Land Area:	1.03 acres
Zoning:	Industrial
Existing Use:	Vacant Land
Parking Spaces:	12
Parking Ratio:	1.4/1,000 sf
Occupied Square Footage:	0
Vacant Square Footage:	8,600 sf
Town of South Windsor, CT- Assessment:	\$ 79,300 land only
Town of South Windsor, CT - Factor:	\$ 79.30
Mil Rate:	37.86
Real Estate Taxes:	\$ 3,002.30
Real Estate Taxes Per Square Foot:	\$ 0.35 per square foot

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- Land – The site consists of a 1.03-acre site with 242.82 feet of frontage on Sea Pave Road, South Windsor, Connecticut. The average depth of the site is 282.83 feet. The ingress and egress is average with one curb cut on the east side of Sea Pave Road. Sea Pave Road is a cul-de-sac that leads to Burnham Street on the South Windsor/East Hartford town line. Interstate freeways are easily accessible via the 291 Connector which is about 2 miles east of the subject property.
- Existing Property– “As Is” Land – The subject property consists of a level site with some inland wetlands just off site and lands in the flood plain the northeast corner of the site that are not material and do not materially affect the development potential of the site.
- Zoning - Existing Zoning – Industrial
Proposed Zoning – Industrial
Trucks – The Town stated they will permit tractor trailers on a case by case basis per the Zoning Enforcement Officer of the Town of South Windsor, CT.
- Permitted Uses: Uses permitted by zoning on the pages that follow.

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Highest and Best Use:

Physically Possible – The subject site has adequate frontage, depth, topography, dry lands outside the flood plain and inland wetlands to support most uses that would be considered for the site. The utilities appear appropriately sized to accommodate most forms of permitted development.

Legally Permitted – Zoning Permits mainly industrial uses; See zoning detail pages

Financially Feasible – The most appealing uses are single-user and multi-user industrial buildings for purchase or lease.

Highest Yielding or Maximally Productive – Single-user and multi-user industrial buildings for purchase or lease.

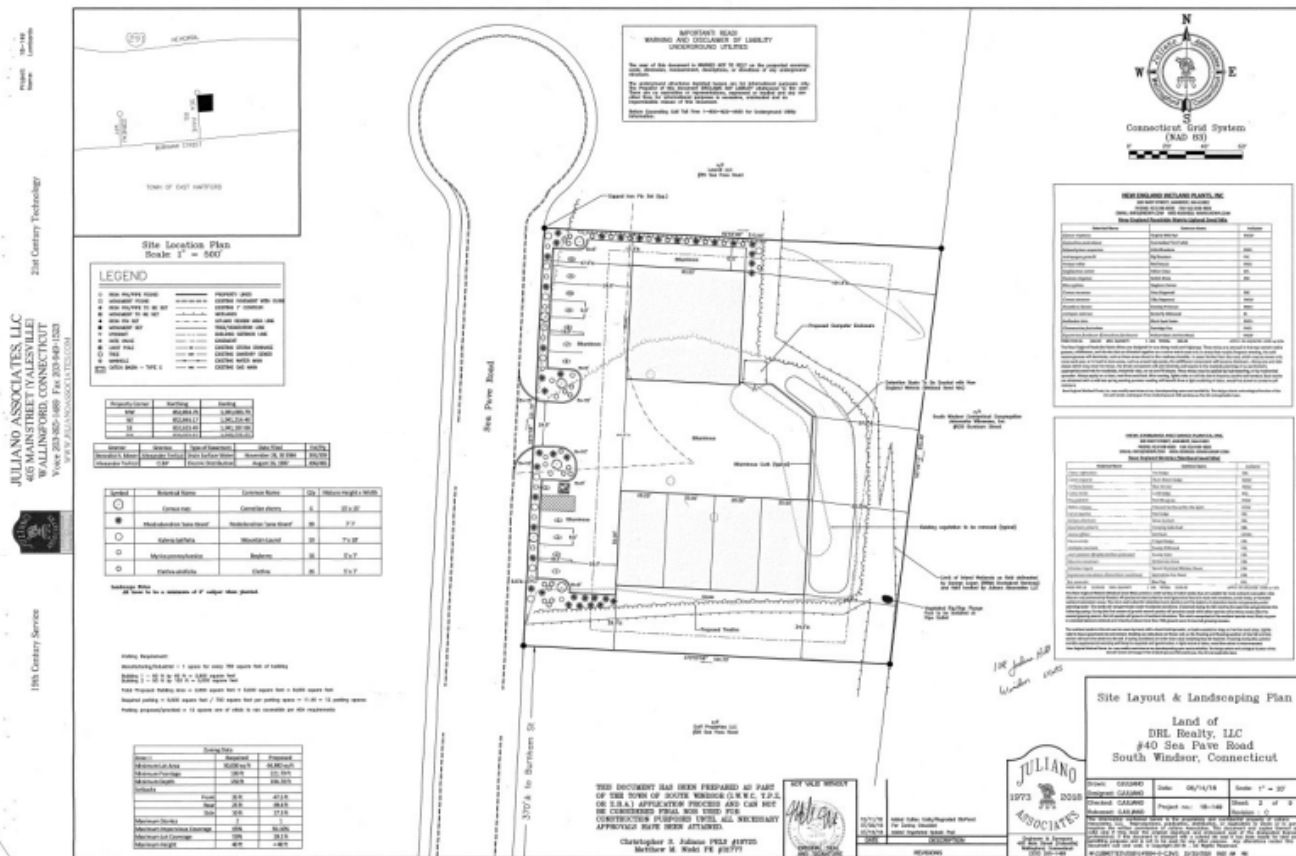
Offerings:

As proposed, the individual 1,000 square foot bays with an overhead door, a standard door, heating and a restroom are offered for lease at **\$14.00** per square foot per year NNN. Add-ons to the unit at an additional cost. The overall size of the tenancy also contributes to the conclusion of lease rates and terms as well as sales price. Please call Kenneth Labbe, Associate Broker, Pyramid Real Estate Group for quotes – Cell - 860-891-8551; Desk – 203-391-6805 – Email – klabbe@pyramidregroup.com .

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APPROVED SITE PLAN – TWO INDUSTRIAL BUILDINGS – 3,600 SQUARE FEET AND 5,000 SQUARE FEET – 8,600 SQUARE FEET TOTAL



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SEA PAVE ROAD, SOUTH WINDSOR, CT – VIEW NORTH FROM CUL-DE-SAC



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EXISTING SITE



PROPOSED DEVELOPMENT – PLAN A

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PROPOSED DEVELOPMENT – PLAN B

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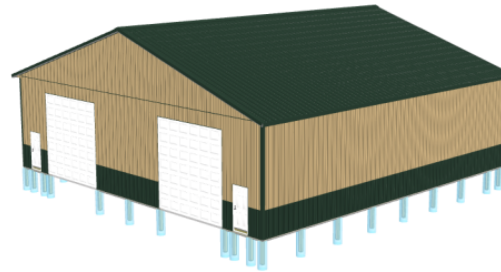
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Prepared by:

Kenneth R. Labbe
Business Development Manager (BDM)/Owner's Rep



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ZONING REGULATIONS – INDUSTRIAL (I) = PARTIAL COPY

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ARTICLE 4 COMMERCIAL AND INDUSTRIAL ZONES

Section 4.1 Commercial and Industrial Use Regulations

4.1.1 Permitted Uses

Uses within Commercial and Industrial Zones shall be governed by Table 4.1.1A. See Section 4.2 for use provisions relating to the Buckland Road Gateway Development Zone (GD); Section 4.3 for the De-signed Commercial Zone (DC); and Section 4.4 for the I-291 Corridor Development Zone (CD).

Table 4.1.1A Permitted Commercial and Industrial Uses

Use	Zones					Additional Provisions
	DC = Design Commercial GC = General Commercial I = Industrial RC = Restricted Commercial RO = Restricted Office TS = Route 5 Travel Services	GC	I	RC	RO	
SE = Special Exception SP = Site Plan ZP = Zoning Permit Blank = Not Permitted						
Residential		SPSE* SPSE*	SPSE*	SPSE*		A single residential dwelling by the owner of the facility is allowed in conjunction with a permitted commercial use. The residence may be either a dwelling unit contained within the commercial facility itself, or may be a separate free-standing single-family dwelling that otherwise meets all of the requirements of the underlying zone. * An owner can request either the business/residential use be a rental property for properties developed prior to 2019 provided the owner lives on site or operates the business. No more than 10% of properties within 1,000 feet can contain such rentals.
Assisted Living	SE	SE		SE	SE	See Article 7 Special Regulations.
Duplex		SE				See Article 7 Special Regulations.
Horses and ponies for personal use		SP		SP	SP	See Article 7 Special Regulations.
Multi-family residential		SE				See Section 5.10 - Specific Requirements for a Sullivan Avenue Mixed-Use Development in the GC
Public and Semipublic						
Hospitals, Sanitariums, Convalescent Homes		SE				Except for contagious, mental, alcoholic, and drug cases provided that: The lot area is not less than 1/10 acre for each person accommodated, including patients and employees; Such uses are served by the public sewer and water facilities; and 50% impervious coverage
Fraternal organizations and membership clubs operated as a nonprofit activity			SE			
Municipal Facilities and Uses	SE	SE	SE	SE	SE	

ARTICLE 4 – COMMERCIAL AND INDUSTRIAL ZONES

Table 4.1.1A Permitted Commercial and Industrial Uses

Use	Zones							Additional Provisions
	DC	GC	I	RC	RO	TS		
<p>SE = Special Exception SP = Site Plan ZP = Zoning Permit Blank = Not Permitted</p>	DC = Design Commercial GC = General Commercial I = Industrial RC = Restricted Commercial RO = Restricted Office TS = Route 3 Travel Services							
Commercial Uses								
Agriculture (e.g. forestry operation, cultivated lands, animals)	P	SE			P	P	P	Clearing of 1/4 acre of land requires PZC approval. See Article 7 Special Regulations.
Adult-Oriented Businesses								
Alcoholic Liquor Stores	SP	SP		SP				
Alcoholic beverage sales for consumption on the premises of hotels, restaurants, taverns, grills and cafes	SP	SP	SE*	SP				*Industrial zone - accessory to a permitted recreational use or manufacturing use
Alcoholic liquor sales as part of a drug store or grocery store	SP	SP		SP				
Amusement - theaters, moving picture houses, assembly halls, billiard and pool rooms, bowling alleys, and similar amusement enterprises		SP	SE*					Excluding shooting galleries, freak shows, mechanical rides and similar enterprises * Industrial zone in conjunction with permitted indoor recreational use. See Article 7 Special Regulations
Automobile retail sales, new and used		SE	SE*					* Maximum cars offered for sale is four (4)
Automobile service and repair			SP					
Automobile wholesale		SE						
Automobile service stations, fuel and repair		SE						See Article 7 Special Regulations.
Automotive fuel	SP							Only when accessory to a retail sales and inventory directly related thereto facility that has a minimum gross floor area of 50,000 sq ft Commission may determine hours of operation.
Brewery / Distillery			SP					Accessory uses and incidental sales (e.g. tasting rooms) subject to criteria in Section 4.5.3 Accessory Uses. Parking is subject to PZC approval.
Beverage Stores, quick service, e.g. coffee shop						SP		
Building and landscape materials sales and storage including lumber yards and construction equipment			SE					Excluding the storage or fabricating of structural steel and heavy concrete products. Primary building shall be minimum 2,000 sq ft (excluding greenhouses). Except plant materials, outdoor storage/sales area shall not be visible from a public street.
Convenience Stores							SP	

Table 4.1.1.A Permitted Commercial and Industrial Uses

Use	Zones							Additional Provisions
	DC	GC	I	RC	RO	TS		
SE = Special Exception SP = Site Plan ZP = Zoning Permit Blank = Not Permitted	DC = Design Commercial GC = General Commercial I = Industrial RC = Restricted Commercial RO = Restricted Office TS = Route 5 Travel Services							
Convention Facilities	SE							
Day Care Facilities	SE	SE	SE	SE	SE			See Article 7 Special Regulations.
Dog Grooming Facilities		SE	SE	SE				See Article 7 Special Regulations for Dog Grooming Facilities in the Industrial Zone.
Dry cleaning, laundry, and dyeing establishments		SP						
Entertainment (live) at hotels and restaurants, taverns, grills and cafes	SP	SP	SE*					*Industrial zone in conjunction with permitted indoor recreational use. See Article 7 Special Regulations
Equipment sales, service and rentals, including farm equipment		SP	SE					
Financial Services, institutions and agencies	SP	SP	SP	SP		SP		
Fitness Facilities		SP	SE	SP		SP		See Article 7 Special Regulations for indoor recreational facilities
Freezer lockers and incidental processing of food for human consumption		SP						
Garages - public		SP		SE				
Hotels (and motels)	SP	SP		SP		SP		
Hotels, exclusive of entertainment		SP		SP				
Manufacture of bricks, cement products, tile and terra cotta			SE					
Manufacture, processing, packaging and assembly of components or goods			SP					
Microbrewery, Brewpub		SP		SE				No more than 15,000 barrels manufactured per year; wholesale and retail sales allowed; tasting rooms allowed; outside tasting allowed in conformance with Section 7.1.5 Outdoor Dining. Hours of operation may be determined by the FZC
Mobile Food Vendor	ZP		ZP	ZP	ZP			Mobile food vendors are permitted in these zones without a permit provided that all of the following criteria are met: 1. Written permission from the property owner; 2. Adequate room for vehicles to pull off safely; 3. A maximum of 12 sq. ft. of free-standing signage; 4. Vendors shall not be located within public rights of way.

Table 4.1.1A Permitted Commercial and Industrial Uses

SE = Special Exception SP = Site Plan 79 = Zoning Permit Blank = Not Permitted	Zones					Additional Provisions
	DC	GC	I	RC	RO TS	
Use	DC = Design Commercial GC = General Commercial I = Industrial RC = Restricted Commercial RO = Restricted Office TS = Route 5 Travel Services					5. All facilities and equipment used by vendor must be portable and must be removed from the site by 9:00 p.m. 6. Connections to external utilities are not permitted. 7. Vendors must comply with health and safety regulations of the Town of South Windsor and the State of Connecticut. 8. Vendors shall keep the area of operation free of debris and shall clean the area thoroughly upon ceasing operations each day. At least 1 trash container must be provided for use by patrons in conjunction with mobile food vendor.
Mortuaries, funeral and interment services		SP		SP		May have living quarters containing a dwelling unit of at least 700 square feet of living space and at least 2 rooms, exclusive of the bathroom, to be occupied by a person, together with his family, who is the owner, manager, caretaker, or janitor, residing in the same building.
Multi-family residential		SE				See Section 5.10 - Specific Requirements for a Summer Avenue Mixed-Use Development in the GC zone
Motor vehicle refueling / re-energizing stations					SP	
Offices - professional, commercial, corporate and business	SP	SP	SP	SP	SP	
Personal Services Shops	SP	SP		SP		Limited to barber shops, beauty shops, shoe repair shops, tailoring and dressmaking shops, tanning salons, clothes rental stores, and similar establishments. Tattoo parlors are not considered a personal service shop.
Pharmacy	SP	SP		SP	SP	Including pharmacy with drive thru.
Petroleum Product Bulk Storage			SE			
Plumbing, heating, electrical, mechanical industrial and general contracting establishments			SP			May include showrooms, storage and maintenance of heavy construction equipment
Printing and publishing, graphic arts processes, sign shop printing		SP	SP			
Radio and television studios and transmitters, communication towers, multi-media stations		SP				

Table 4.1.1A Permitted Commercial and Industrial Uses

Use	Zones								Additional Provisions
	DC	GC	I	RC	RO	TS			
SE = Special Exception SP = Site Plan ZP = Zoning Permit Blank = Not Permitted	DC = Design Commercial GC = General Commercial I = Industrial RC = Restricted Commercial RO = Restricted Office TS = Route 5 Travel Services								
Recreational Activities - indoor	SP	SP	SE*						*See Article 7 Special Regulations.
Recreational Facilities - outdoor		SE	SE*						*See Article 7 Special Regulations.
Research Laboratories			SP						
Restaurants, including fast food	SP	SP		SP				SP	
Restaurants, exclusive of entertainment		SP		SP					
Retail Establishments with high turnover (frequent customer arrivals / departures)							SP		
Retail sales and inventory directly related thereto	SP	SP		SP					Retail sales and high-turnover uses with frequent customer arrivals and departures are prohibited. Retail sales associated with a club membership format are permitted and shall not be considered a wholesale sales use. Repairing and fabricating incidental to a retail store are permitted as an accessory use. Tire and battery repair and replacement as an accessory use to retail sales is permitted in the DC zone only.
Riding Academies, Bams and Stables		SP							
Solar Energy, Roof Mounted	P	P	P	P	P	P		P	See Article 7, Special Regulations
Solar Energy System, Large		SE	SE						See Article 7, Special Regulations
Solar Energy System, Small		SP	SP						See Article 7, Special Regulations
Solid waste, recycling, transfer station facilities			SE						Including storage and maintenance of vehicles and refuse containers, but excluding dumping and/or disposal on-site of waste originating off-site
Training Facilities		SE	SE	SE					With the right to service, maintain and repair motor vehicles incidental to the afore-said use
Truck and Freight Terminals			SE						For the treatment and housing of small animals, primarily cats and dogs, with all facilities housed inside a building with a limited outside fenced area for exercising and training with necessary office and service space
Veterinary Hospitals and Bounding Kennels			SE						

Table 4.1.1A Permitted Commercial and Industrial Uses

SE = Special Exception SP = Site Plan ZP = Zoning Permit Blank = Not Permitted	Zones						Additional Provisions
	DC	GC	I	RC	RO	TS	
Use	DC	GC	I	RC	RO	TS	
Warehouses and Distribution Centers			SP				
Wholesale sales and inventory directly related thereto			SE				
Wholesale sales and inventory directly related thereto for the public		SP					

Note that in the GC Zone, buildings in excess of 40,000 square feet, parking areas in excess of 50 cars, and non-bank drive-in facilities require a special exception approval.

4.1.2. Other Permitted Uses

Other uses or services may be approved by the Commission when the Commission determines such use or service to be substantially similar to the uses permitted above as to the type of business or as to the services offered; or as determined by the Commission to meet the purpose and general concepts of this regulation, including compatibility with the character of the neighborhood. Uses similar to those permitted by Site Plan approval may be allowed by Site Plan approval. Those uses similar to Special Exception uses may be permitted by Special Exception approval.

4.1.3. Accessory Uses

Parking and accessory uses serving the uses above are permitted. Such accessory uses of land or structures shall be intended and designed only for the use, maintenance or operation of the property.

4.1.4. Accessory Structures

Accessory structures of 500 square feet or less may be permitted through issuance of a Zoning Permit. Larger accessory structures require site plan approval. Storage of hazardous materials in an accessory structure requires site plan approval regardless of structure size. Accessory structures such as air conditioning units and trash containers must observe required yard setbacks.

4.1.5. Traffic Requirements

To provide for the orderly flow of inbound and outbound site generated traffic, and to minimize the inherent conflicts between outbound left and inbound left maneuvers, applicants must demonstrate to the Commission's satisfaction that the site generated traffic is able to enter and exit the site safely without disruption to the external traffic flow. On-site queuing provisions must be adequate to prevent site generated traffic from queuing on public streets. Sight lines for the existing traffic from the site drive must be satisfactory for the prevailing speed of approaching traffic. The applicant must demonstrate that the design provides for safe and orderly vehicular and pedestrian flow and movement of traffic and minimizes vehicular and pedestrian conflicts. Delivery areas must be located so that normal operations are not impeded or compromised. An engineered traffic report must be provided with the application to demonstrate the adequacy of traffic flow and design.

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ARTICLE 4 – COMMERCIAL AND INDUSTRIAL ZONES

4.1.6 Commercial and Industrial Area, Density and Dimensional Requirements

- A. Except as provided for existing lots in Section 2.5 Building on Existing Nonconforming Lots, no building shall hereafter be erected, enlarged, altered or rebuilt, or premises used except in conformity with these regulations, and as prescribed in the schedule which is part of this section and is labeled Table 4.1.6A Commercial and Industrial Area, Density and Dimensional Requirements.

Table 4.1.6A Commercial and Industrial Area, Density and Dimensional Requirements

District	Minimum Lot and Area Requirements							Maximum		
	Area	Frontage ⁽¹⁾ (feet)	Depth (feet)	Front Yard ⁽²⁾ (feet)	Rear Yard (feet)	Side Yard (feet)	Stories	Immersive Coverage (3) (4)	Lot Coverage	Height (feet)
RC	30,000 sq. ft.	150	150	65	25	10	3	60%	25%	45
GC	30,000 sq. ft.	100	150	50	15	10	2	65%	30%	40
TS	2 acres ⁽⁵⁾	150 m Route 5	150	50	25	10	3	65%	30%	45
GID ⁽⁴⁾	3 acres	200	N/A		25		2	60%	N/A	30
CD ⁽⁵⁾	5 acres		N/A		35		5	65%	N/A	60
DC ⁽⁶⁾	30 acres	150	150	40	10	25	4	75%	30%	50
I	30,000 sq. ft.	100	150	35	25	10	2	65%	50%	40 ⁽⁷⁾
RO	2 acres	200	200	50	50	25	2	50%	30%	30
FP										
RSNOZ ⁽¹⁰⁾	30,000 sq. ft.	150	150	50	25	10	2 1/2	50%	30%	40
SAMUD -OZ ⁽¹²⁾	15 acres	500	150	50	15	10	3	65% Commercial 60% Residential	40%	45

⁽¹⁾ Lots with frontage on Buckland Road or Sullivan Avenue have a minimum lot width of 150 feet. Where the requirements of Table 4.1.6A are greater, the Table 4.1.6A requirements apply.

⁽²⁾ Lots with frontage on Buckland Road or Sullivan Avenue shall have a minimum front yard setback of 50 feet. Where the requirements of Table 4.1.6A are greater, the Table 4.1.6A requirements apply.

⁽³⁾ Except where noted elsewhere in these regulations.

⁽⁴⁾ Requirements vary. See Section 4.2 for specific requirements.

⁽⁵⁾ Requirements vary. See Section 4.4 for specific requirements.

⁽⁶⁾ See Section 4.3 for additional specific requirements.

⁽⁷⁾ See Section 4.5.6 for increased height provisions.

⁽⁸⁾ See Section 4.6.3 for canopy setback requirements.

⁽⁹⁾ Consolidated parcels totaling a minimum of 2 acres allowed.

⁽¹⁰⁾ Requirement for new commercial lots.

⁽¹¹⁾ Pervious surface may be used to increase the coverage of the lot a maximum of 5% when a minimum of the pervious coverage total is a minimum of 10%. See definitions.

⁽¹²⁾ See Section 5.10 for specific requirements of a Sullivan Avenue Mixed-Use Development (SAMUD-OZ)

ARTICLE 4 – COMMERCIAL AND INDUSTRIAL ZONES

B. The building height limit shall be applied separately for each wing or any other distinct portion of the building and may be increased for any building or distinct portion thereof by 1 foot for every 2 feet by which such building or such portion thereof lies inside the nearest limiting line of any required front, side or rear yard. Spires, cupolas, towers, chimneys, flagpoles, penthouses, ventilators, HVAC equipment, rooftop units, tanks, and similar features which are an integral part of the main structure occupying in the aggregate not more than 10% of the building area and not used for human occupancy, may be erected to a reasonable and necessary height.

4.1.7 Design Requirements - RC Zone

A. Design Requirements

1. Sites and landscaping shall be designed in accordance with the criteria and standards contained in Section 8.7 Architectural and Design Review. Existing trees and hedgerows shall be incorporated into site design and preserved to the maximum extent possible. All building elevations that are visible from a public street must be attractively designed, with windows and/or other architectural elements and features such that no visible elevation looks like the back of a building.
2. All buildings must conform to the provisions of Section 8.7 Architectural and Design Review. Applicants must avoid submitting stereotypical franchise type buildings unless the building truly demonstrates architectural excellence.

B. Access

The Commission may require or limit the number of access/egress drives and/or direct the placement of same within a Consolidated Parcel such that only 1 or more of several individually or commonly owned "sub-parcels" within the Consolidated Parcel would have a point of access/egress. Such restriction would be in accordance with current access management policies and plans.

C. Yards

Side or rear yards may be ignored along common boundaries of consolidated lots.

D. Impervious Coverage Bonus

A 5% impervious coverage bonus may be granted for the consolidation of 2 or more lots that are nonconforming to the minimum lot size requirement into 1 larger lot. When a non-conforming lot is combined with a conforming lot, an additional 5% of the area of the non-conforming lot can be added to the total impervious surface allowed.

4.1.8 Mixed Uses in Commercial/Office Zones

A. Purpose

The purpose of this regulation is to increase the supply of affordable rental dwelling units in South Windsor by allowing construction of dwelling units in commercial buildings in certain commercial/office zones as a Special Exception use.

B. Applicable Zones

Mixed uses are permitted by Special Exception in Restricted Commercial, General Commercial, Restricted Office, and Office Conversion Overlay zones only.

55 Sea Pave Road, South Windsor, CT - Concept 1 - Total 24,000 square feet. Multiple Freestanding Buildings – 8,000 square feet/6,000 square feet /6,000 square feet/4,000 square feet.



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55 Sea Pave Road, South Windsor, CT - Concept 1 - Total 24,000 square feet. Multiple Freestanding Buildings – 8,000 square feet/6,000 square feet /6,000 square feet/4,000 square feet.



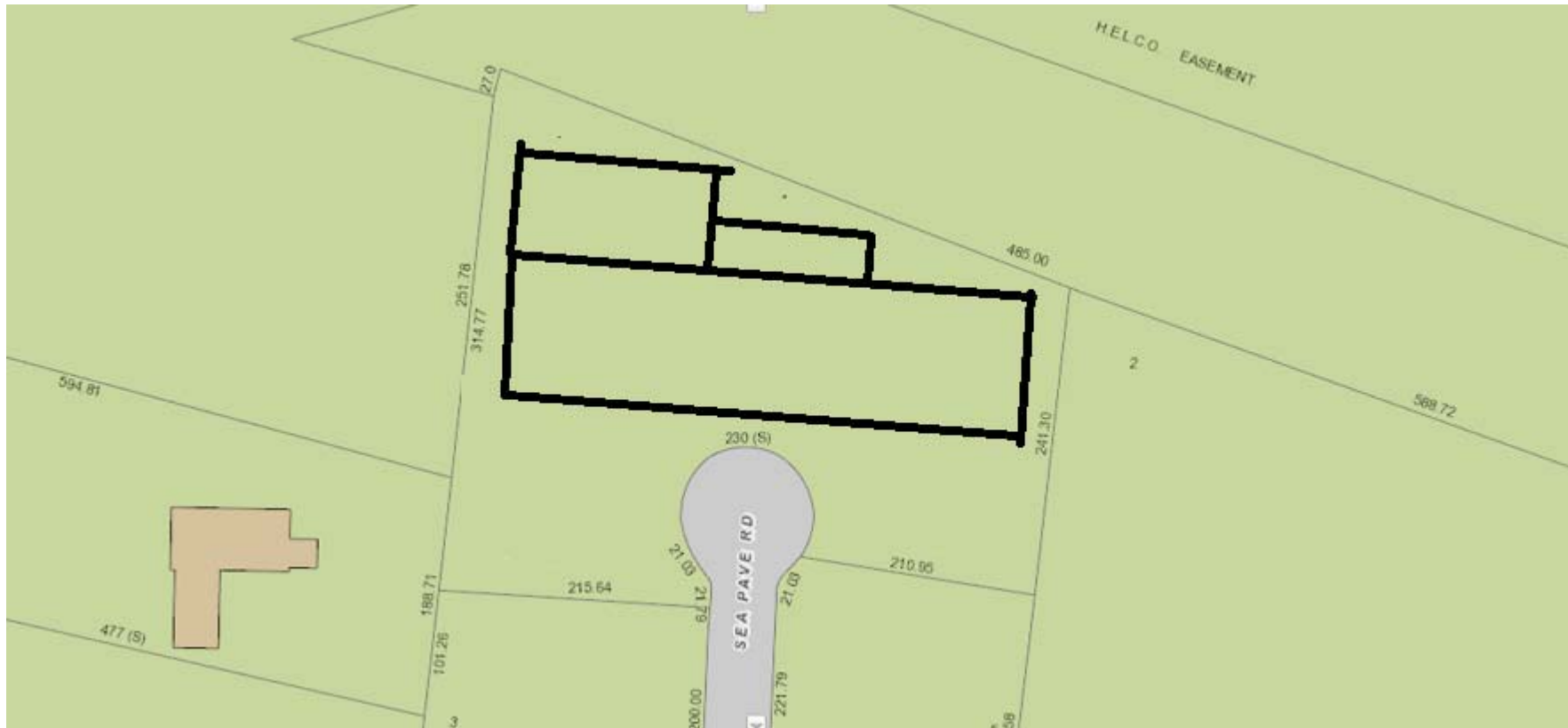
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55 Sea Pave Road, South Windsor, CT - Concept 1 - Total 50,000 square feet.



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