



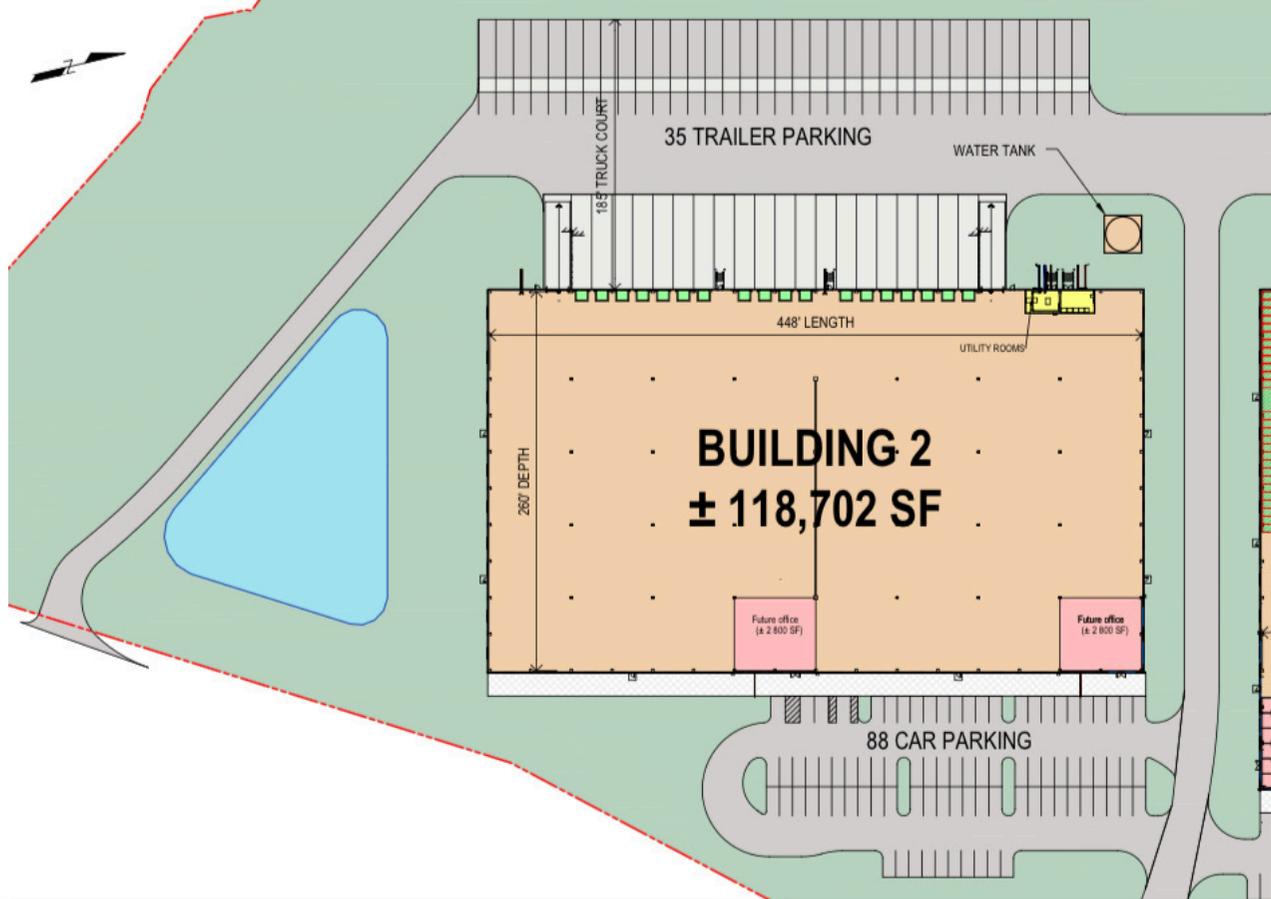
AVAILABLE

**118,702 SF**

# **PNK Baker Hollow 2**

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**Baker Hollow Rd, Windsor, CT 06095**



# Site Plan

**Baker Hollow Rd, Windsor, CT 06095**

- 40 feet Clear Height
- 50'x 56' / 50'x28' with 60' speed bay
- 260' deep × 448' wide
- 185' Truck court with concrete apron
- 2 Drive-in doors with concrete ramp
- 17 fully equipped docks with dock levelers
- 35 Trailer Parking
- 88 Car Parking

# PNK BUILDING STRUCTURE

Internal Siphonic Roof Drain System:

System eliminates contamination and icing of the Truck Court

ESFR K 25.2 sprinkler system

Ceiling clear height: 40ft  
Total height 45ft

8-ton crane



The slab and truck court: Are done on a compacted stabilized base

Allows the installation of crane beam with a lifting capacity of up to 8 tons\* and other technological load in any span both along and across the existing columns

Slab on grade: 8" 4,000 PSI, reinforced with steel prefab mesh, caulked and sealed joints, vapor barrier

Bottom: Prefabricated 3-layered precast concrete insulated panels, R-value 16, painted: int - white, ext - according to customer's request

60 mil TPO Extreme R-25 insulation

**30-YEAR WARRANTY ON ALL PROJECTS STARTING FROM 2025**

40,000lbs lifting capacity installed in prefab precast dock pit



\*Cranes and crane beams are not part of the standard configuration



**3-LAYERED ROBUST REINFORCED CONCRETE STRUCTURAL FRAME**



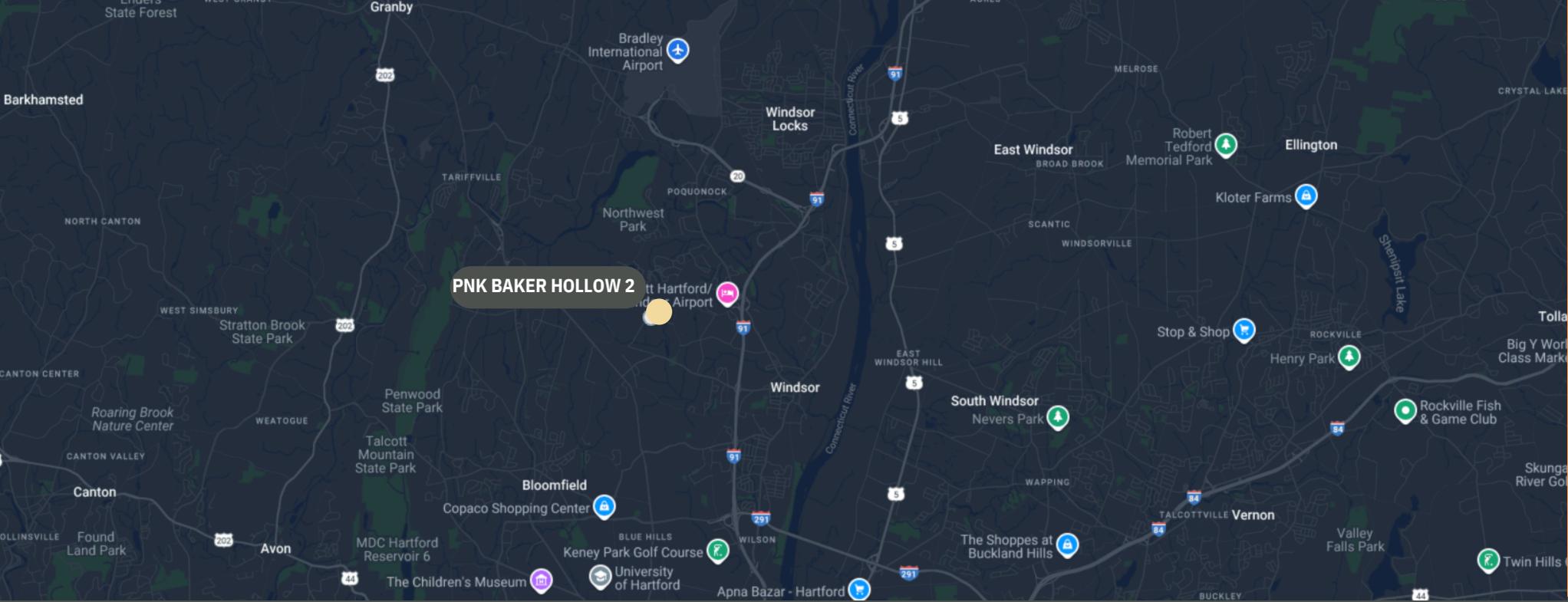
**8" REINFORCED CONCRETE SLAB**



**COMPLETE SET OF DOCK EQUIPMENT**

## PNK WARRANTY

- 5 YEARS FOR THE REINFORCED CONCRETE BUILDING FRAME
- 30 YEARS FOR THE ROOFING MEMBRANE ON ALL PROJECTS STARTING FROM 2025



### REGIONAL PROXIMITY

| City         | Miles | Minutes |
|--------------|-------|---------|
| Wilkes-Barre | 25    | 30      |
| Scranton     | 35    | 40      |
| Allentown    | 50    | 60      |
| Bethlehem    | 50    | 60      |
| Easton       | 55    | 65      |

### LABOR DEMOGRAPHICS

|                  |           |
|------------------|-----------|
| 45 Mile          |           |
| Population:      | 1,200,000 |
| Workforce (18+): | 750,000   |
| 45 Minute        |           |
| Population:      | 850,000   |
| Workforce (18+): | 531,250   |

### Windsor is located within 1 day's drive of:

**43%**  
of the U.S. population

**46%**  
of U.S. domestic trade & service industries

**40%**  
of U.S. manufacturers

**Baker Hollow Rd, Windsor  
CT 06095**

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