



# Bradley Airport INDUSTRIAL PARK

295 Ella Grasso Turnpike • Windsor Locks, CT

**25K-317K WAREHOUSE SF AVAILABLE WITH FLEXIBLE CONFIGURATION OPTIONS**

RTE 20 & I-91  
IMMEDIATE  
ACCESS

BRADLEY  
AIRPORT  
ACROSS  
THE STREET

CSO RAIL  
ON-SITE

16'6"  
CLEAR  
CEILING  
HEIGHTS

ADJACENT  
ON-SITE  
OFFICE SPACE

AMPLE  
PARKING


2  
ACRES OF  
OUTDOOR  
STORAGE

# BUILDING SPECIFICATIONS: EXISTING CONDITIONS


<b>Available Warehouse SF</b>	Up to 317,620	<b>Lighting</b>	LED fixtures installed in 2019 and 2024.
<b>Office</b>	13,425 SF	<b>Rail</b>	Genesee & Wyoming (CSO); South Wall: 3 rail doors situated on the south wall; can be readily activated.
<b>Office Description</b>	<p><b>South End:</b> 3,200 SF on two floors.</p> <p><b>Northwest End:</b> 13,425 SF; consisting of 4,800 SF of existing finished office and support space, with the balance being a shell and ready to be constructed and finished per a new tenant's requirements.</p>	<b>Gas</b>	Eversource
<b>Year Built</b>	1963/1974	<b>Water</b>	City — CT Water
<b>Dimensions</b>	585' x 510' plus offsets	<b>Sewer</b>	City — Windsor Locks WPC
<b>Ceilings</b>	Metal — Steel Truss	<b>Power</b>	Eversource — A pad mounted 1,000 KVA primary transformer off the West Wall feeds a main secondary switchgear rated at 4,000 Amps, 480 Volts, 3-Phase Heat Gas
<b>Ceiling Heights</b>	16'6" Clear Ceiling Height 18' Deck Height	<b>Air Conditioning</b>	Office only. Available to add to warehouse.
<b>Column Spacing</b>	40' x 40'	<b>Sprinklers</b>	100% wet coverage via a closed-loop system with 8" risers; rated at 150psi static pressure. An addressable fire alarm system is in place. Fire hydrants are in place throughout the facility. Ability to upgrade to ESFR.
<b>Columns</b>	Steel H	<b>Ventilation</b>	Roof mount
<b>Roof</b>	Membrane system installed in 2016	<b>Compressed Air</b>	(1) 30 HP Ingersol Rand air compressor and dryer tied to air lines distributed throughout the southern portion of the facility.
<b>Floors</b>	Reinforced concrete	<b>Miscellaneous</b>	Approximately 80,000 SF of outside storage area in the northeast portion of the property.
<b>Walls</b>	Mostly concrete block & pre-cast concrete	<b>Parking</b>	180+ total existing spaces.
<b>Loading</b>	<p><b>West Wall:</b> (2) 12' 8" x 14' DI doors.</p> <p><b>North Wall:</b> (4) 14' x 14' DI doors; (1) 10' x 10' TG dock door equipped with a load leveler &amp; dock seal; (4) 8' x 10' TG dock doors - 3 have Edge of Dock levelers &amp; 1 has a load leveler; all are equipped with dock seals.</p> <p><b>East Wall:</b> (9) 9' x 10' TG dock doors equipped with load levelers, dock lights, and dock seals; (2) Interior docks with 64' interior dock well via 12' and 14' doors; equipped with a 2 ton Gorbell gantry bridge crane; (2) 14' 6" x 16' DI doors; (1) 7' x 8' dock door with an Edge of dock leveler &amp; dock seals.</p>	<b>Last Use</b>	Warehouse and distribution.

# STRATEGICALLY LOCATED

## ACCESSIBLE VIA

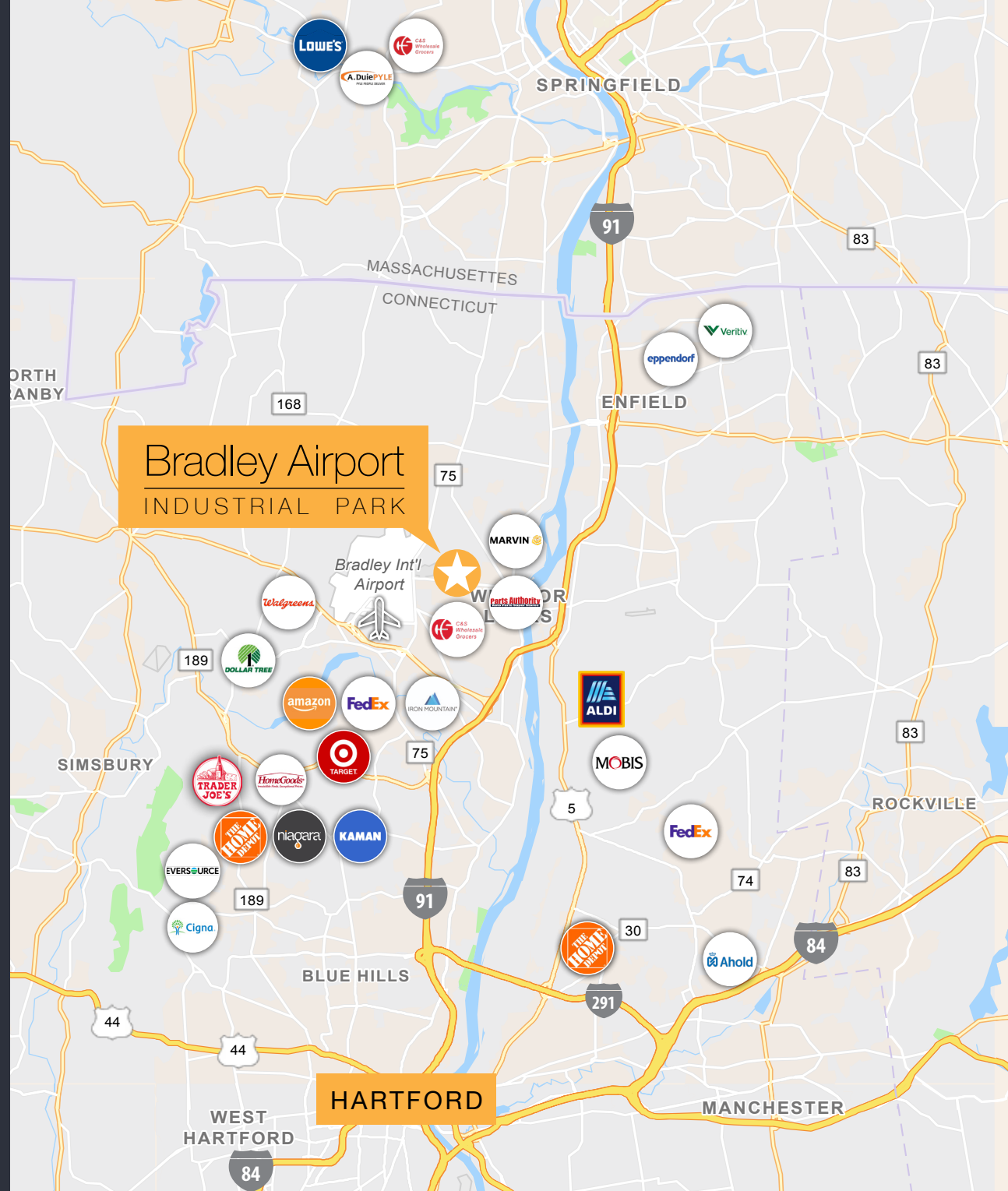
 **PLANE**  
Directly across the street from Bradley Airport

 **TRAIN**  
There is a CSO Railroad Spur On-Site

 **TRUCK**  
There is immediate access to RTE 20 and I-91  
Only 6 minutes to I-91 entrance

## TRAVEL TIMES

Bradley Int. Airport	3 Min
Hartford	15 Min
Springfield, Ma	18 Min
New Haven	52 Min
Stamford	1 Hr 28 Min
Boston	1 Hr 44 Min
New York City	2 Hr 18 Min



# HEADQUARTERS QUALITY

The Bradley Airport Industrial Park offers tenants the opportunity to create a bespoke logistics center with immediate access to Bradley Airport, RTE 20 and I-91, and the CSO Railroad. The campus is designed to provide flexible configured suites with the ability to increase dedicated loading docks and drive-ins.



# FLEXIBILITY TO ADD ADDITIONAL DOCKS AND DRIVE-INS

The flexible layout of the building allows for the incorporation of additional loading docks and drive-ins within each demised option.



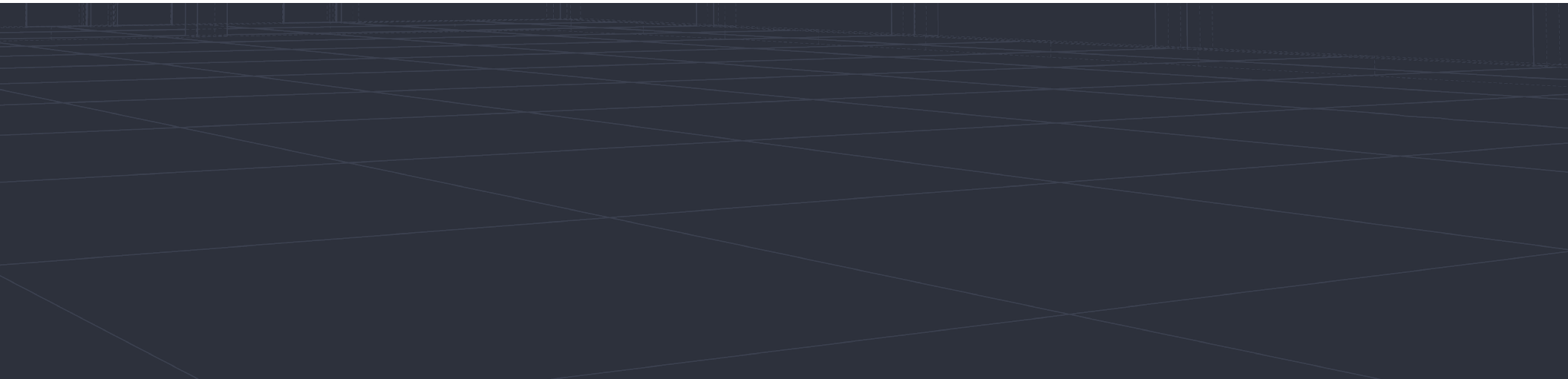
# DEDICATED OFFICE

Along Ella Grasso, there is the opportunity to lease 13K SF of office/potential showroom space that directly connects into the warehouse.





# Demising Options



The Bradley Airport Industrial Park has been approved to add up to 9 loading docks along Ella Grasso Tpke as well as 11 drive in doors on the South side of the building. It provides a blank canvas with ability to demise in various custom configurations.

16'6"  
CLEAR  
CEILING  
HEIGHTS

24  
LOADING  
DOCKS

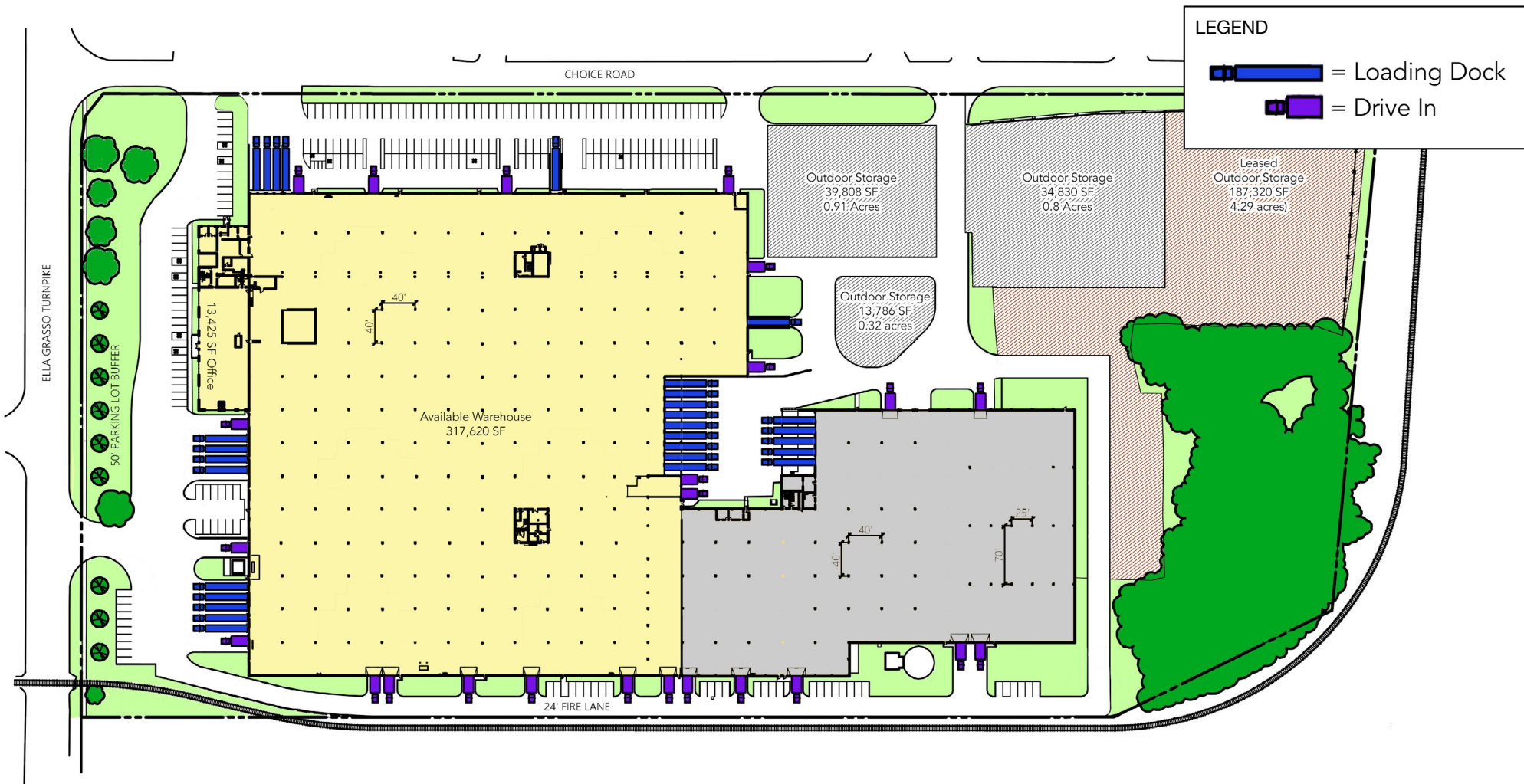
17  
DRIVE-INS

317,620  
SF AVAILABLE  
WAREHOUSE

13,425  
SF OFFICE

180+  
PARKING SPACES

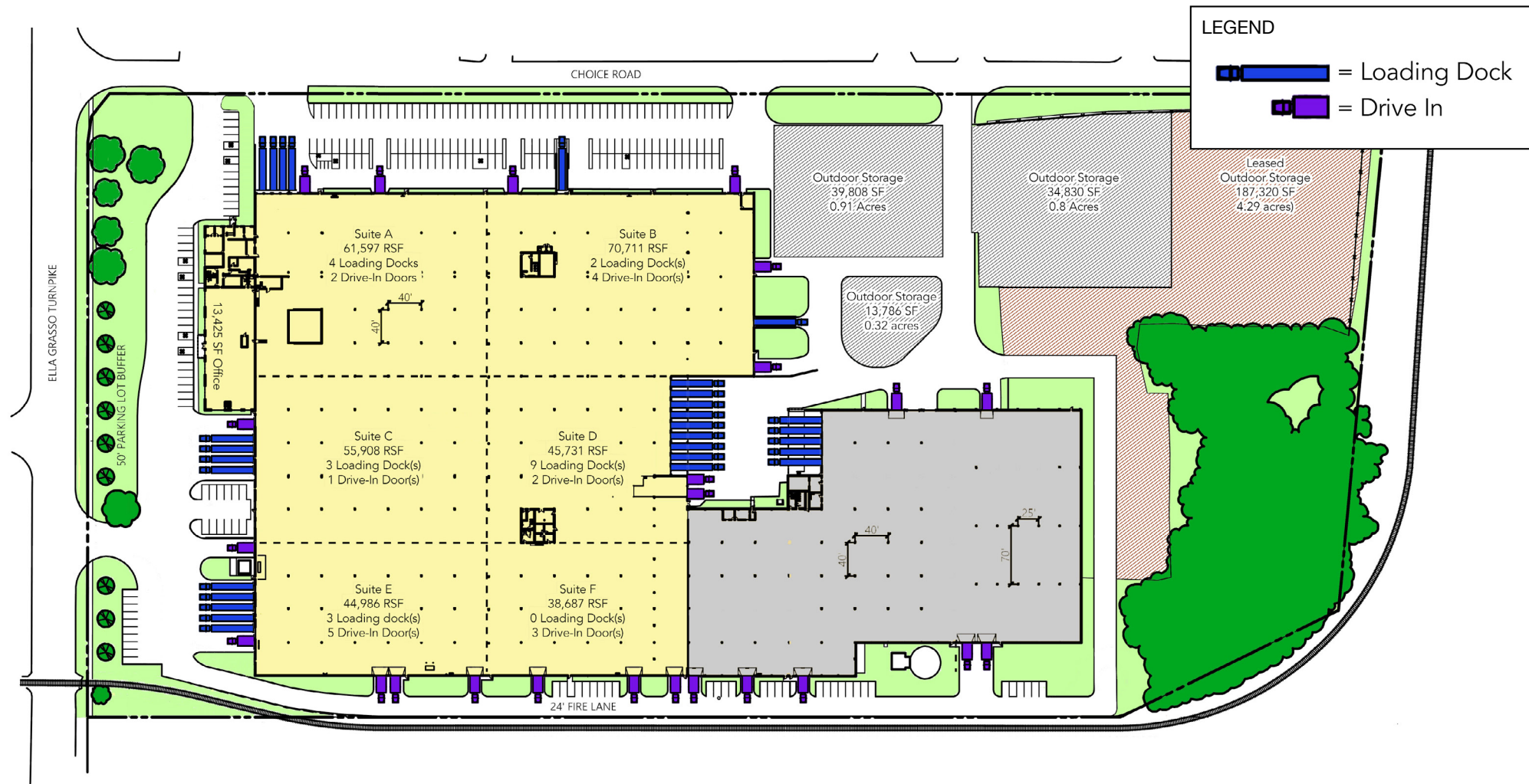
2.03  
ACRES OF  
OUTDOOR STORAGE





# ILLUSTRATIVE DEMISING OPTIONS

The below illustrative floorplan showcases a logical set of demising options that can accommodate tenant suites ranging from approximately 25K–70K SF and provides sufficient loading and drive-in capability for each demise. These demised suites are for illustrative purposes only and there is full flexibility to combine or adjust demising walls based on individual tenant requirements.





# Existing Site Plan

# EXISTING SITE PLAN AND DEMISING

16'6"  
CLEAR  
CEILING  
HEIGHTS

15  
LOADING  
DOCKS

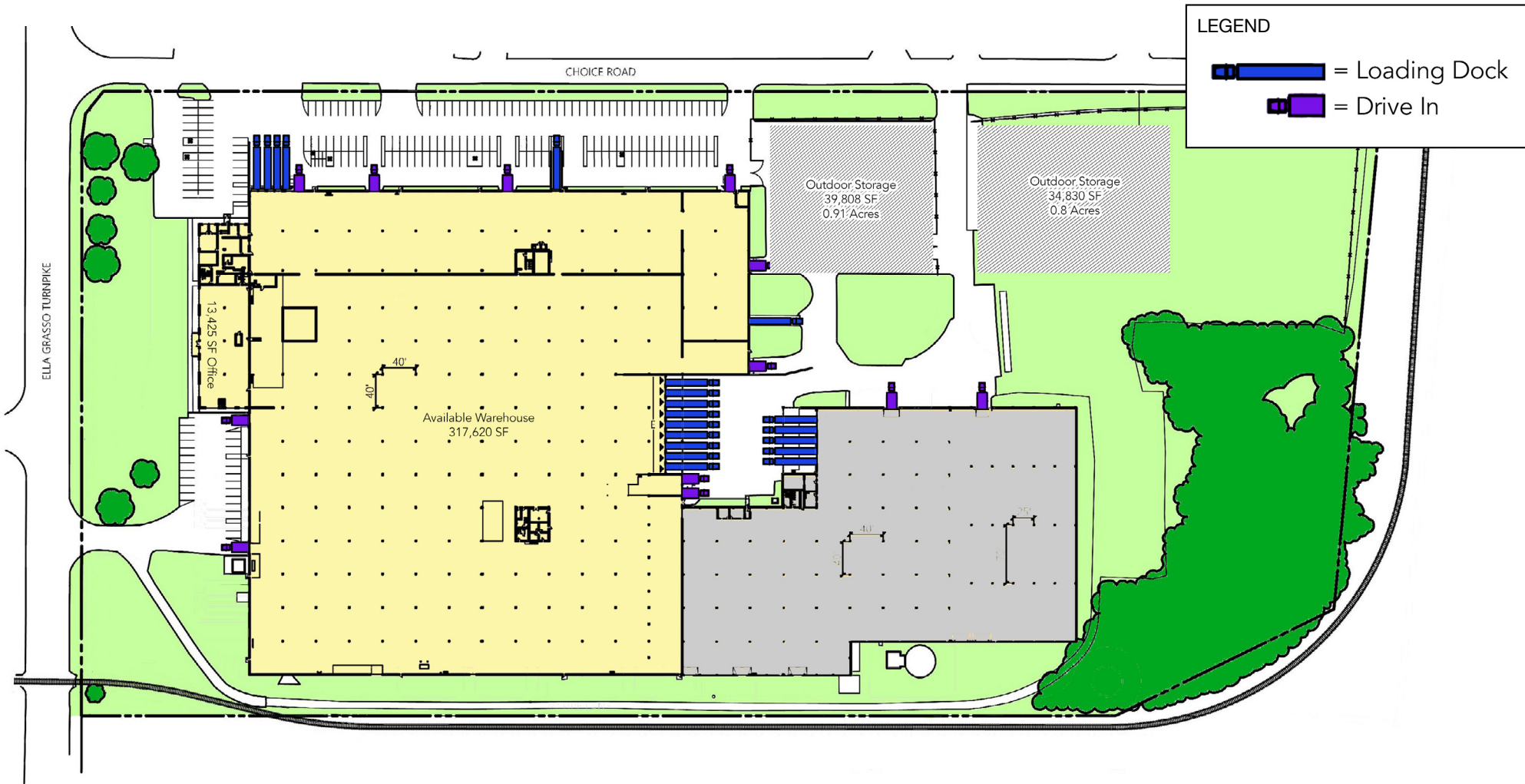
10  
DRIVE-INS

317,620  
SF AVAILABLE  
WAREHOUSE

13,425  
SF OFFICE

180+  
PARKING SPACES

1.71  
ACRES OF  
OUTDOOR STORAGE



# Bradley Airport

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## INDUSTRIAL PARK

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