



UP TO 199,000 SF FOR LEASE
AVAILABLE IMMEDIATELY



1 HAMILTON ROAD ROUTE 20
WINDSOR LOCKS, CONNECTICUT



EXISTING SITE PLAN

SPECIFICATIONS

Available SF: 199,000 (amongst 1st & 2nd Floor)

Office SF: Build to Suit

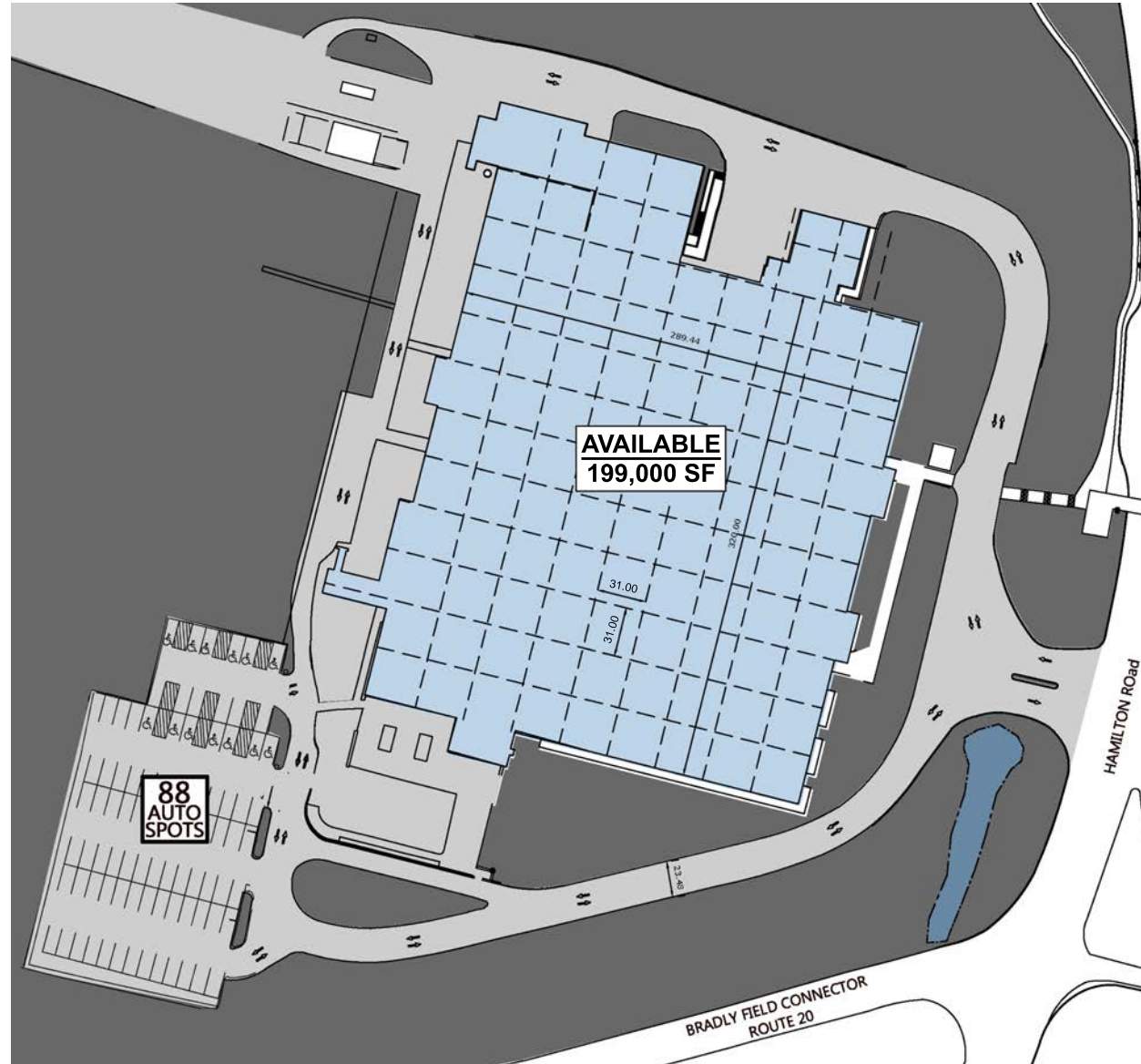
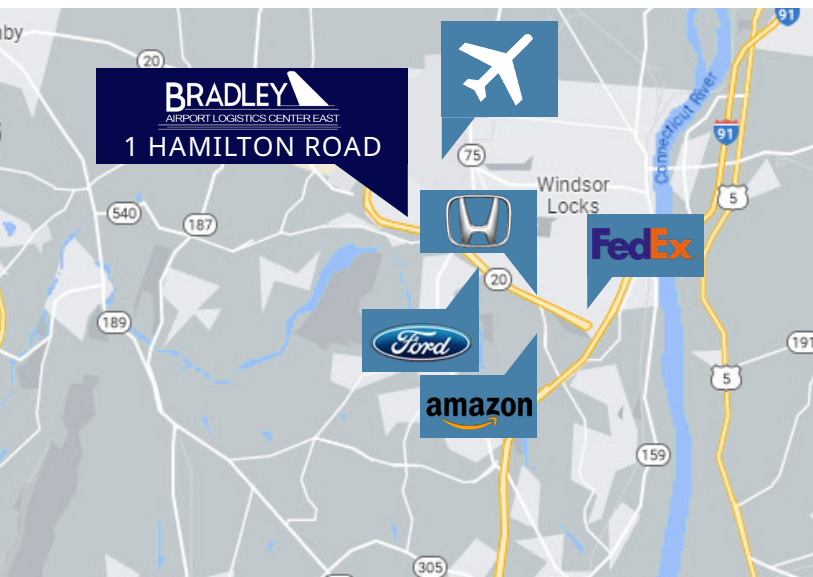
Dock Doors: 4

Drive In Doors: 1

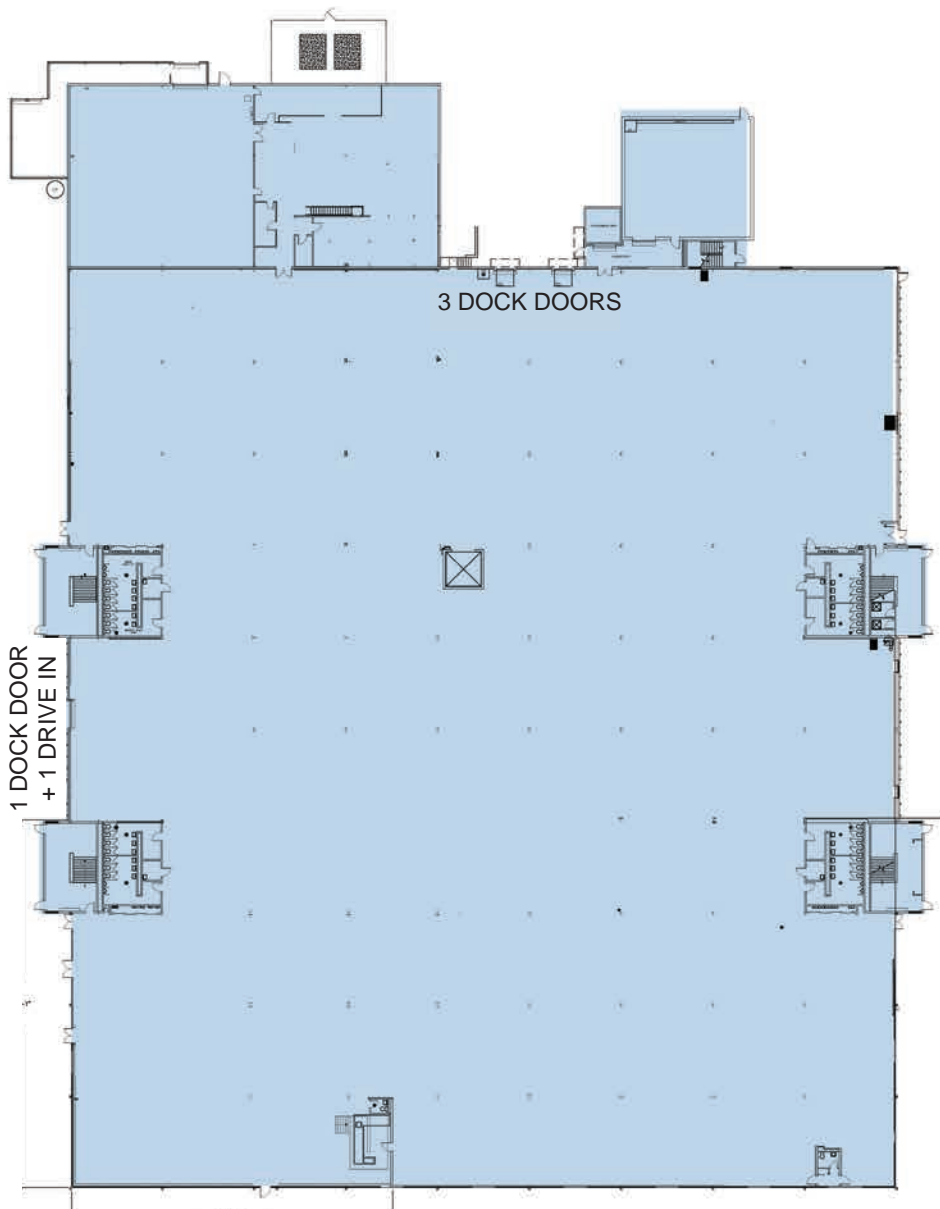
Auto Spots: 88

Column Spacing: 30'X30'

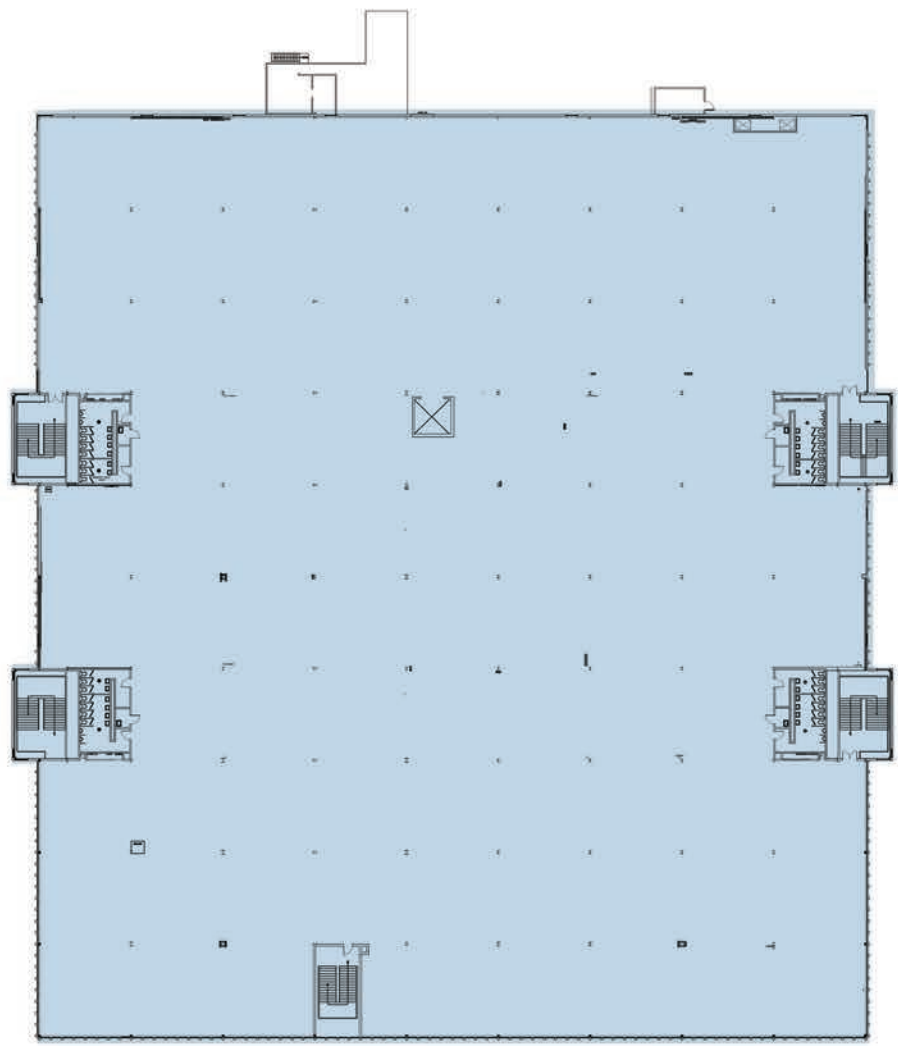
Clear Height: 11-16'



FLOOR PLAN



FIRST FLOOR
109,000 SF



SECOND FLOOR
90,000 SF

SPECIFICATIONS



Building Specifications:

Building Address : 1 Hamilton Road, Windsor Locks, CT

Building Size : 199,000 SF

Land Area : 13.40 Acres

Year Built / Renovated : 1967/1995-96/1998-99

Foundation : Concrete slab on grade

Structure : Steel frame with concrete slab on metal decking

Exterior Walls : Combination of pre-cast concrete or aggregate panels and insulated glass

Column Spacing : 30' x 30'

Ceiling Height : 1st floor : 16' clear; 2nd floor: 11-14' clear

Loading Docks: Four (4) loading docks with locking load levelers and One (1) drive-in door

Parking : 88 spaces

Electric : Line size of 21,600 KV to building 3,000amps capacity

Fire / Life Safety : 100% sprinklered

Zoning : Industrial 1

(Permitted uses include, but are not limited to: business offices, professional offices, and financial institutions; car washing facilities; fire stations; substations; wholesale warehouses; newspaper and printing plants; general warehousing; cold storage; truck terminals; manufacturing facilities; industrial facilities; research facilities; and various other uses outlined in section 402 of the Windsor Locks zoning regulations)



WHO WE ARE

SL Industrial Partners is a division of the Silverman Group who oversees industrial leasing and development projects throughout the United States. This division of the Silverman Group currently owns and manages 25 million square feet of industrial product across 20 states. SL Management Southeast, a construction development division of the Silverman Group, is currently underway with 15 million square feet of new product across 9 states, including both build to suit and speculative opportunities available in emerging industrial markets such as Windsor CT, Charlotte & Greensboro NC, Charleston SC, Atlanta GA as well as South Florida.



CONTACT INFORMATION

Toby Nelson

Vice President - Leasing

D : (973) 544-0992

T : (973) 765-0100 x 4027

TobyNelson@silvermangroup.net

Joe Ratner

Leasing

P : 973.765.0100 x4444

C : 862.245.3123

JoeRatner@silvermangroup.net

Jimmy Vindici Jr.

Leasing

P : 973.765.0100 x4017

C : 862.444.5455

JimmyVindiciJr@silvermangroup.net