

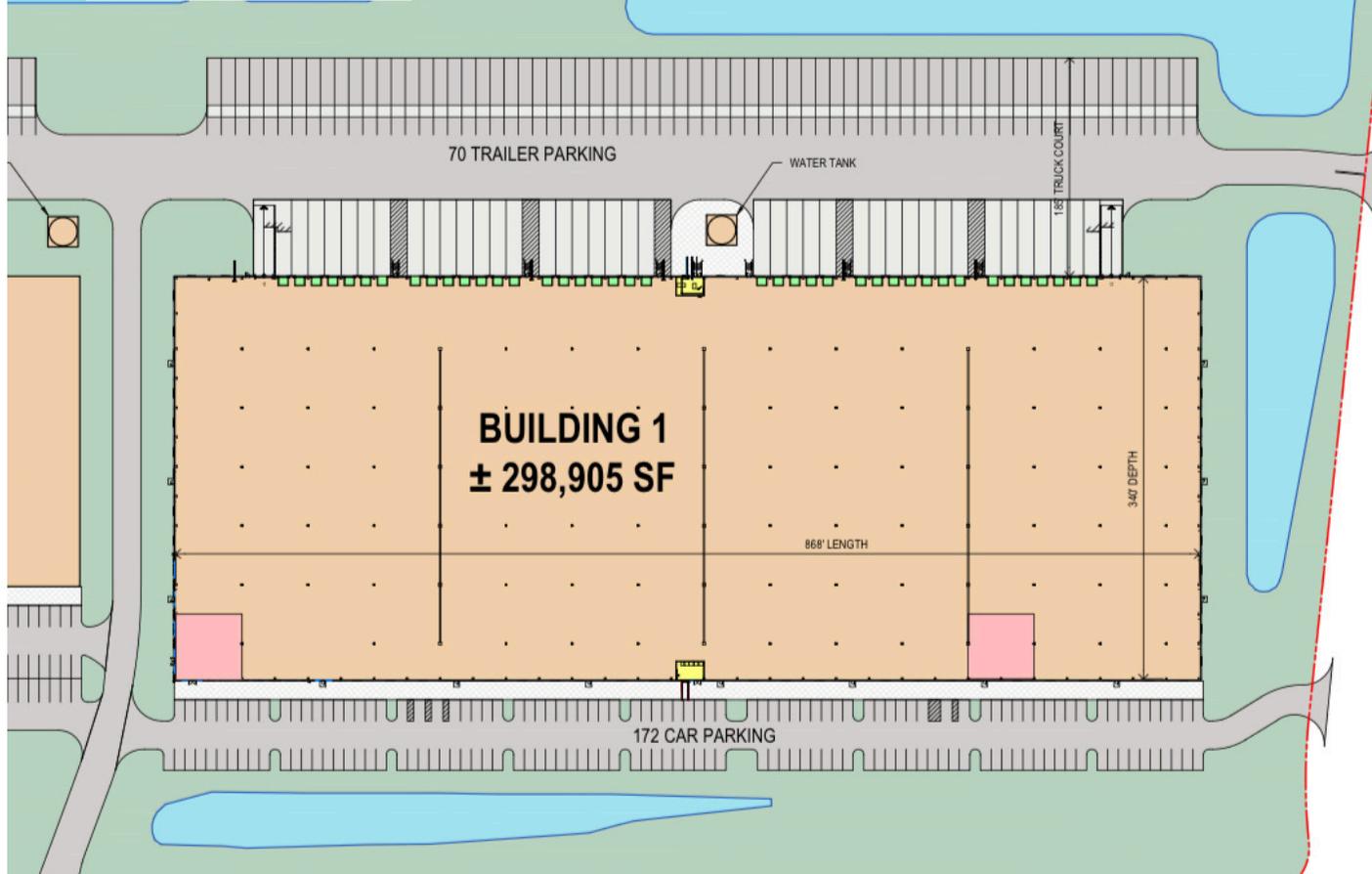


AVAILABLE

298,905 SF

PNK Baker Hollow 1

75 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
- 340' deep × 868' wide
- 185' Truck court with concrete apron
- 2 Drive-in doors with concrete ramp
- 36 fully equipped docks with dock levelers
- 70 Trailer Parking
- 172 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



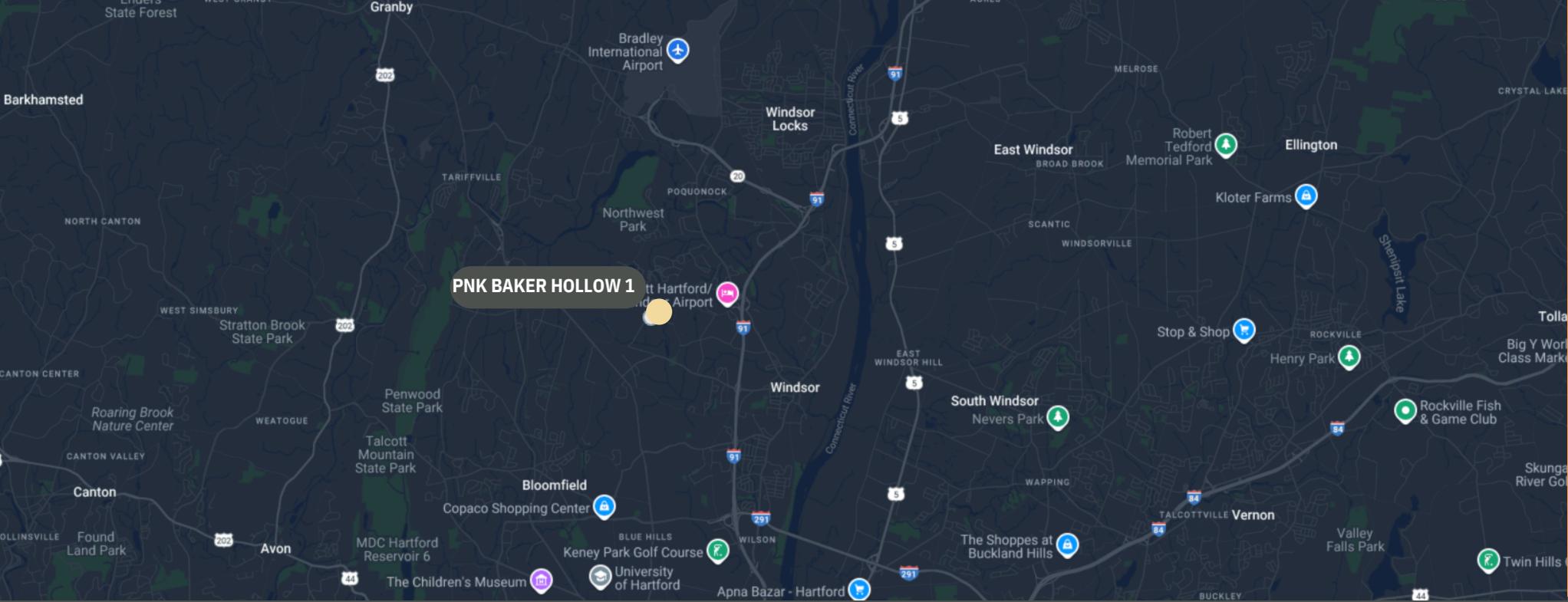
8" REINFORCED CONCRETE SLAB



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

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