

Coming Soon!



CONDYNE
CAPITAL PARTNERS, LLC



POLAR
DESIGN
BUILD
Inc.



Two (2) Class A Distribution Facilities | 32' Clear | 300,150+ SF | 120,000+ SF | Ample Loading | Abundant Trailer Parking

Baker Hollow Logistics Park

75 & 85 Baker Hollow Road
Windsor, Connecticut



Aerial Rendering

Baker Hollow Logistics Park, Windsor, Connecticut



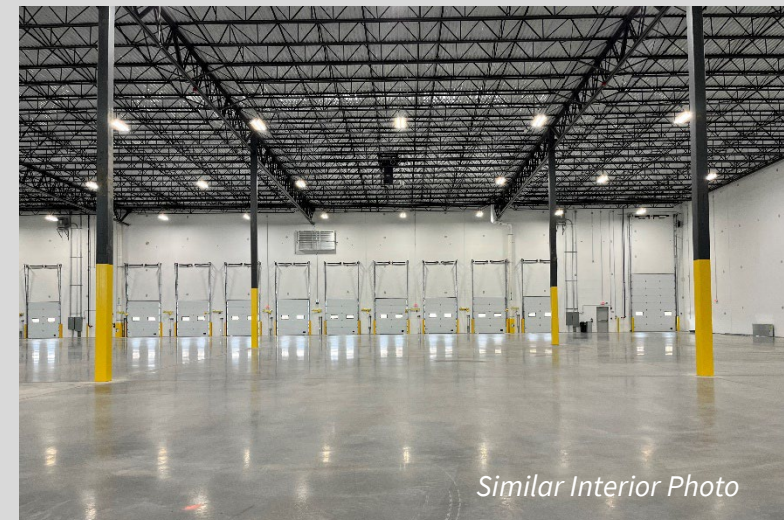
ADDRESS	75 BAKER HOLLOW	85 BAKER HOLLOW	105 BAKER HOLLOW	205 BAKER HOLLOW
BUILDING SIZE	300,150 SF	120,000 SF	165,625 SF	185,600 SF
CEILING HEIGHT	32' clear	32' clear	32' clear	32' clear
COLUMN SPACING	50' x 54' 63' Speed Bay	50' x 54' 63' Speed Bay	50' x 54' 63' Speed Bay	46' x 52' 60' Speed Bay
LOADING DOCKS	Fifty-Seven (57)	Twenty-Nine (29)	Thirty-Seven (37)	Thirty-Six (36)
DRIVE IN DOORS	One (1)	One (1)	One (1)	One (1)
AUTO PARKING	175 Auto Spaces	105 Auto Spaces	117 Auto Spaces	122 Auto Spaces
TRAILER PARKING	75 Trailer Spaces	40 Trailer Spaces	58 Trailer Spaces	45 Trailer Spaces

Property Specifications

75 & 85 Baker Hollow Road, Windsor, Connecticut



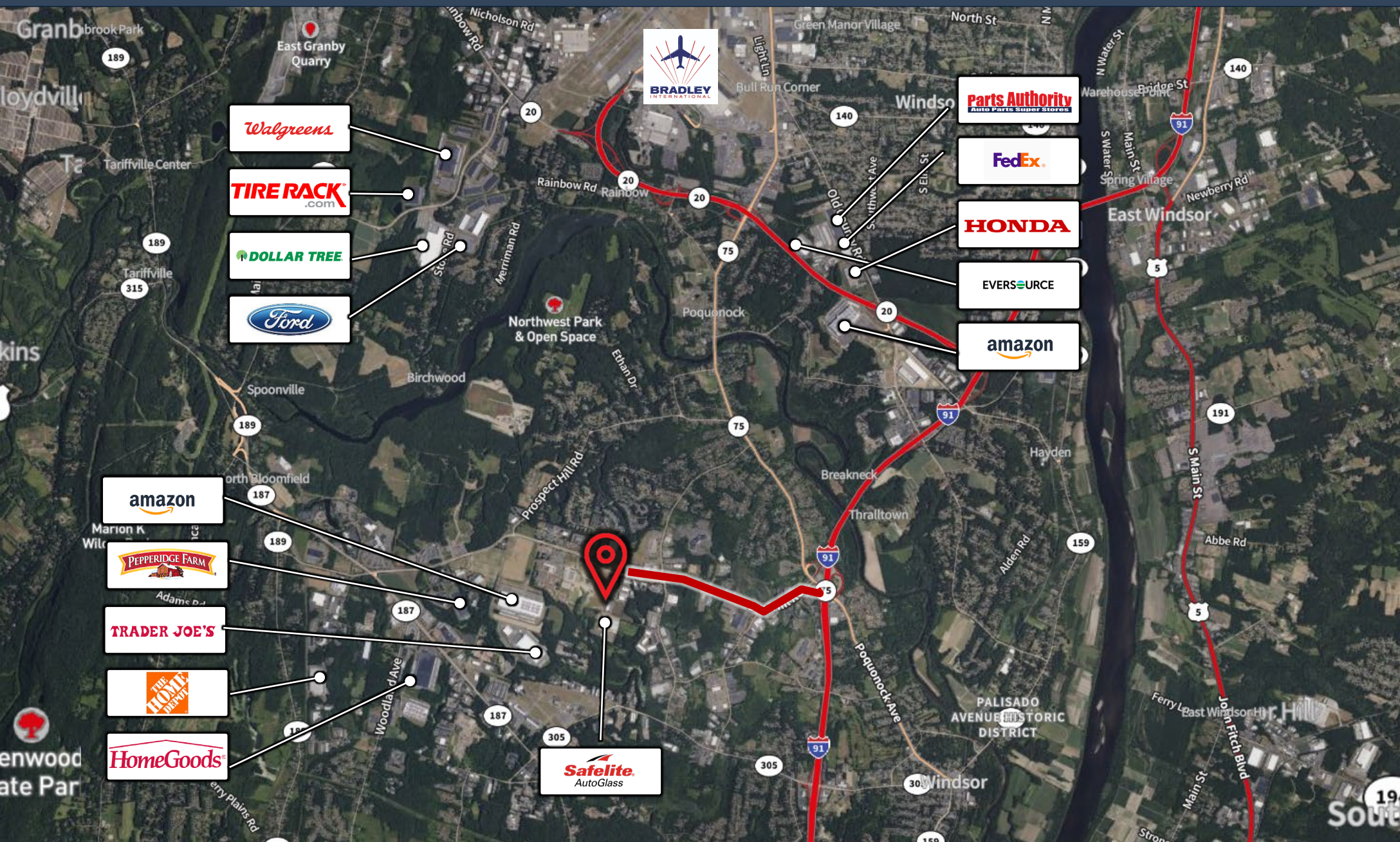
BUILDING SIZE	75 Baker Hollow – 300,150 SF 85 Baker Hollow – 120,000 SF
SITE SIZE	31.00+ acres
CEILING HEIGHT	32' clear
COLUMN SPACING	50' x 54' with 63' Speed Bay
LOADING DOCKS	75 Baker Hollow – 57 85 Baker Hollow – 29
DRIVE IN DOORS	One (1) per Building
AUTO PARKING	75 Baker Hollow – 175 spaces 85 Baker Hollow – 105 spaces
TRAILER PARKING	75 Baker Hollow – 75 spaces 85 Baker Hollow – 40 spaces
LIGHTING	High Bay LED with Motion Sensors
OFFICE SPACE	Build-to-Suit - Up to 3%
SPRINKLERS	ESFR with 110,000 gallon tank and diesel fire pump
FLOORS	6" Ductilcrete – 4000 lb PSI
CONSTRUCTION	Tilt up Insulated Panel with architectural accents
ROOF	.60 Mil TPO with 20 year warranty
LOADING DOORS	9' x 10' with vision panels
LEVELERS	35,000 lb levelers
HVAC	Cambridge units or equal in warehouse Carrier units or equal over office
ELECTRICAL	3000 amp Electrical Service 277/480 Volts
SOLAR	Solar Ready. Structural load capability 25% minimum on roof
EV CHARGING	75 Baker Hollow – 18 chargers 85 Baker Hollow – 10 chargers



ASKING LEASE RATE: Call for Details

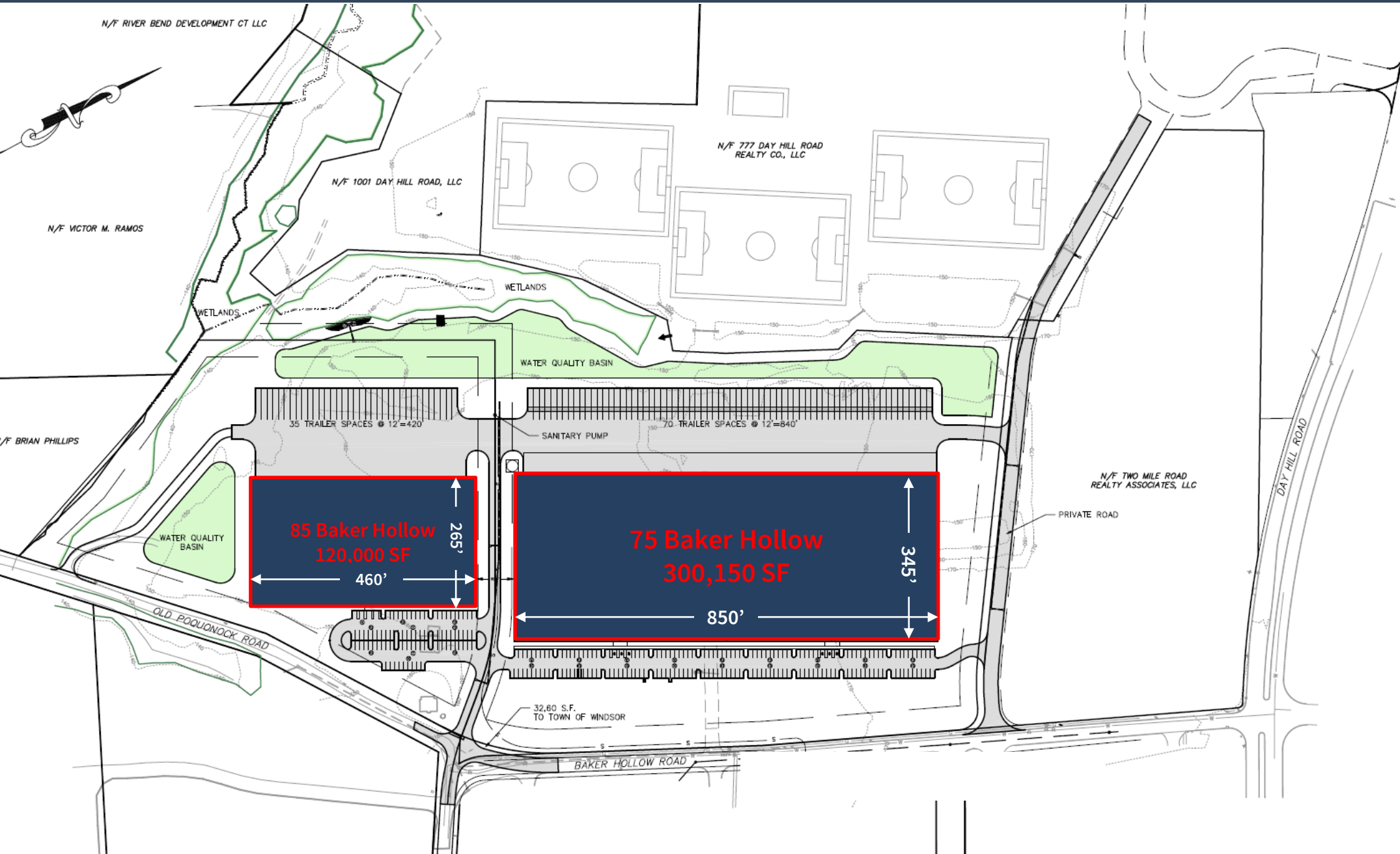
Proven Logistics Location

Just 1.9 Miles to I-91 at Exit 38

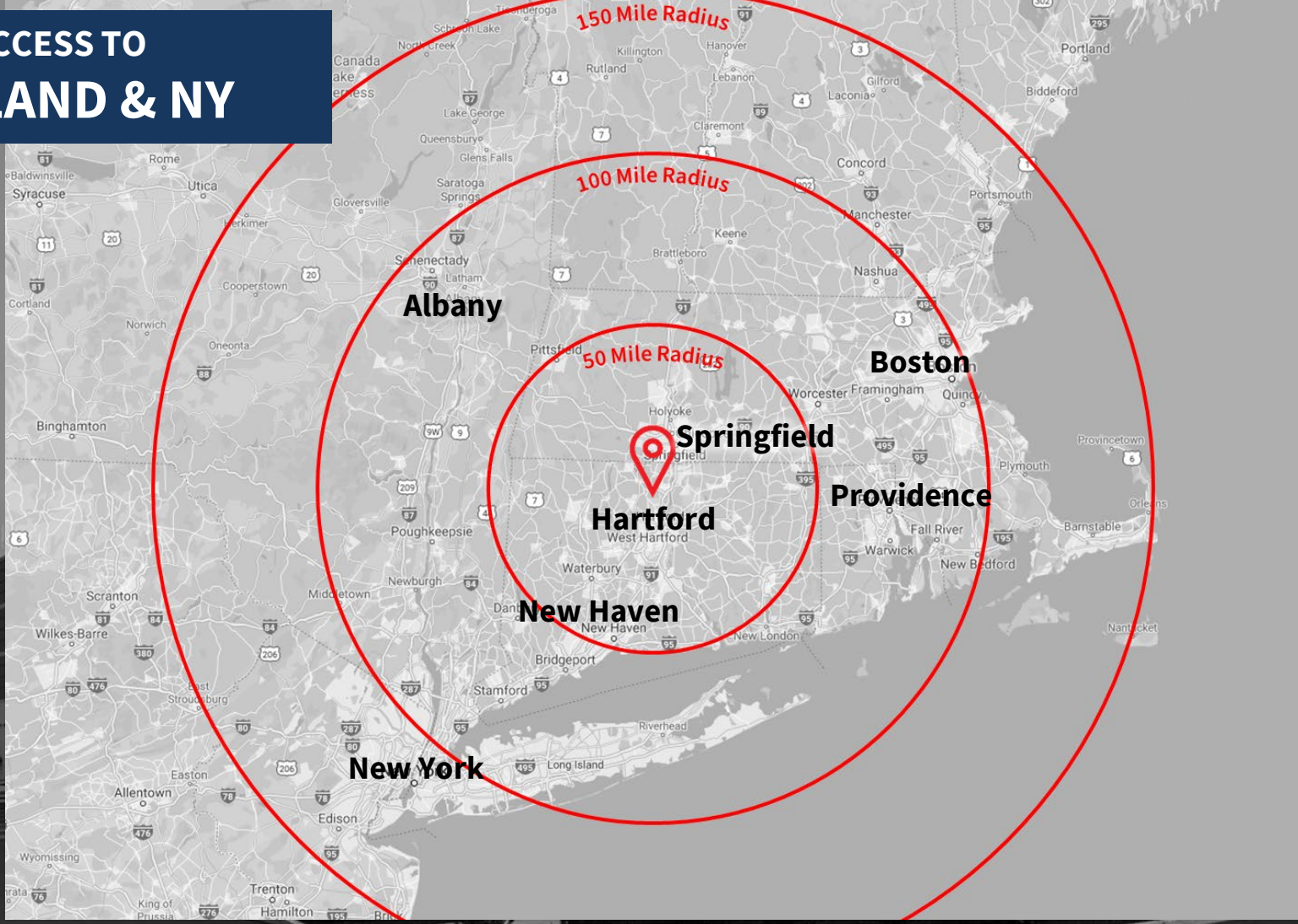


Site Plan

75 & 85 Baker Hollow Road, Windsor, Connecticut



CONVENIENT ACCESS TO NEW ENGLAND & NY



Labor Population Numbers

Transportation/ Warehousing Employees

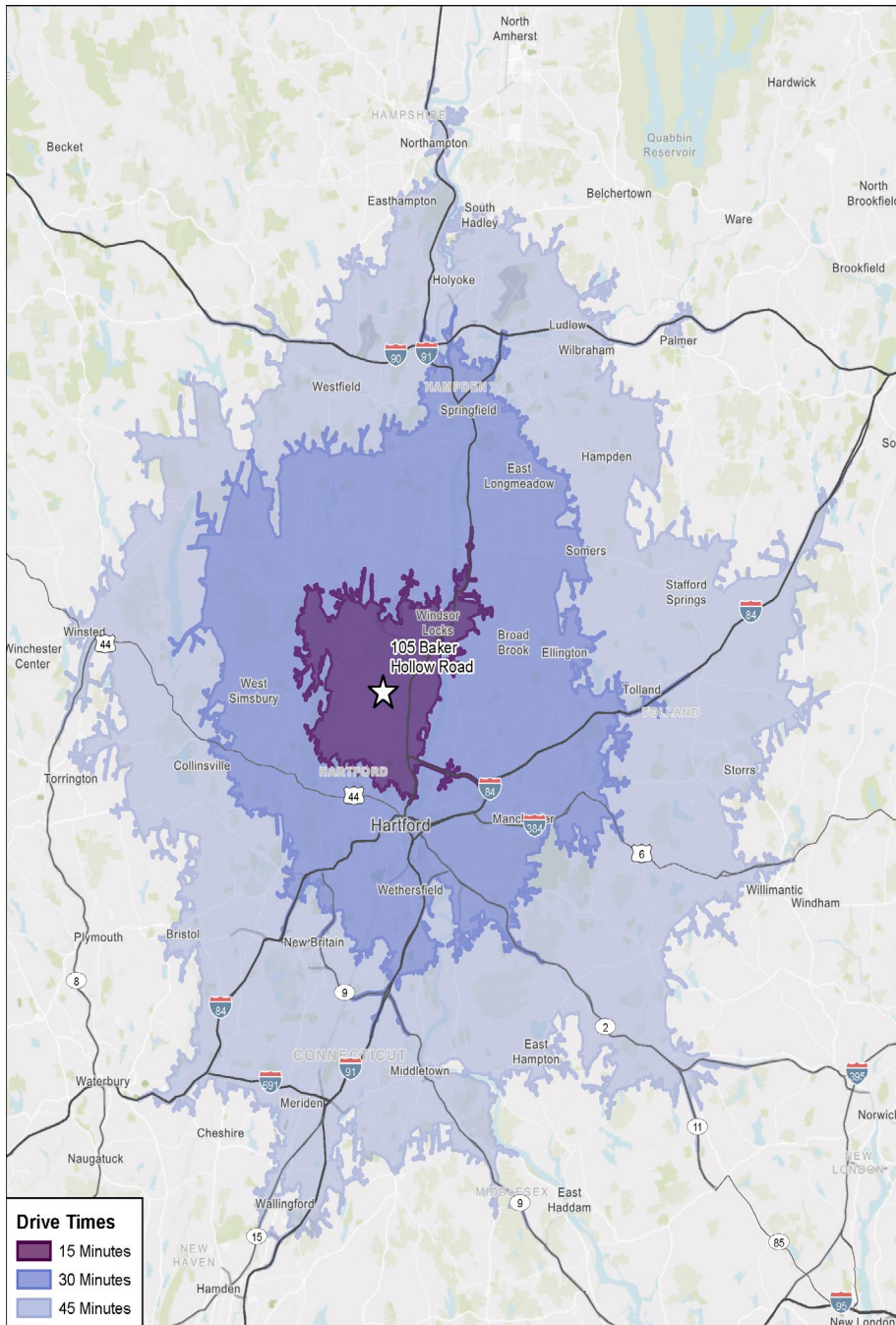
5 Miles	3,755
10 Miles	13,491
15 Miles	21,687

Drive Times

Hartford	15 minutes
Springfield	20 minutes
Boston	1 hours, 40 minutes
New York	2 hours, 15 minutes

Area Demographics

Windsor, Connecticut



2021 estimated demos	15 minute drive time	30 minute drive time	45 minute drive time
Total population	199,145	978,801	1,807,502
Millennial population (Born 1981-1998)	36,287	195,774	348,445
Generation X population (Born 1965-1980)	20,239	178,804	332,998
Total households	46,146	387,165	708,662
Median household income	\$69,450	\$68,355	\$70,567
Household income 100K+	17,028	145,574	274,252
Ordered an item online in the last 12 months	61.97%	62.71%	63.72%
Occupation: Manufacturing	4,724	46,449	90,280
Occupation: Transportation/material moving	3,616	21,794	37,787

Demographics taken within 15-, 30- & 45-miles Source: ESRI, 2021

Baker Hollow Logistics Park

75, 85, 105 & 205 Baker Hollow Road

Windsor, Connecticut

75 Baker Hollow Road | 300,150 SF Available
85 Baker Hollow Road | 120,000 SF Available
105 Baker Hollow Road | 165,500 SF Leased
205 Baker Hollow Road | 185,500 SF Available

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