

**250,320 SF**



SL Industrial Partners

**Under Construction | Delivering June 2025**  
Class A Distribution Facility  
36' Clear | 43 Loading Docks | 43 Trailer Spaces





# Property Specifications

30 Hamilton Road, Windsor Locks, CT

<b>BUILDING SIZE</b>	250,320 SF (736' x 340')
<b>SITE SIZE</b>	26.29 acres
<b>CEILING HEIGHT</b>	36' clear
<b>COLUMN SPACING</b>	54' x 55' with 60' Speed Bay
<b>LOADING DOCKS</b>	Forty-Three (43)
<b>DRIVE IN DOORS</b>	Two (2) 12' x 14'
<b>AUTO PARKING</b>	149 spaces
<b>TRAILER PARKING</b>	43 spaces
<b>LIGHTING</b>	Minimal Coverage with High Bay LED
<b>OFFICE SPACE</b>	Build-to-Suit
<b>SPRINKLERS</b>	ESFR with K-25 Heads
<b>FLOORS</b>	6" Reinforced Concrete – 4000 lb PSI
<b>CONSTRUCTION</b>	10" VC & Green insulated wall panels (R-16.9)
<b>ROOF</b>	.45 Mil white TPO w 2 layers 3" polysio – R34
<b>LOADING DOORS</b>	9' x 10' – Manually operated
<b>DOCK FINISHES</b>	50% of Docks w 35,000 lb Mechanical Levelers
<b>HVAC</b>	Gas Fired Unit Heaters in Warehouse RTUs for office
<b>ELECTRICAL</b>	3000 amp Electrical Service 277/480 Volts
<b>ASKING LEASE RATE:</b>	CALL FOR DETAILS



St. Michaels Partners

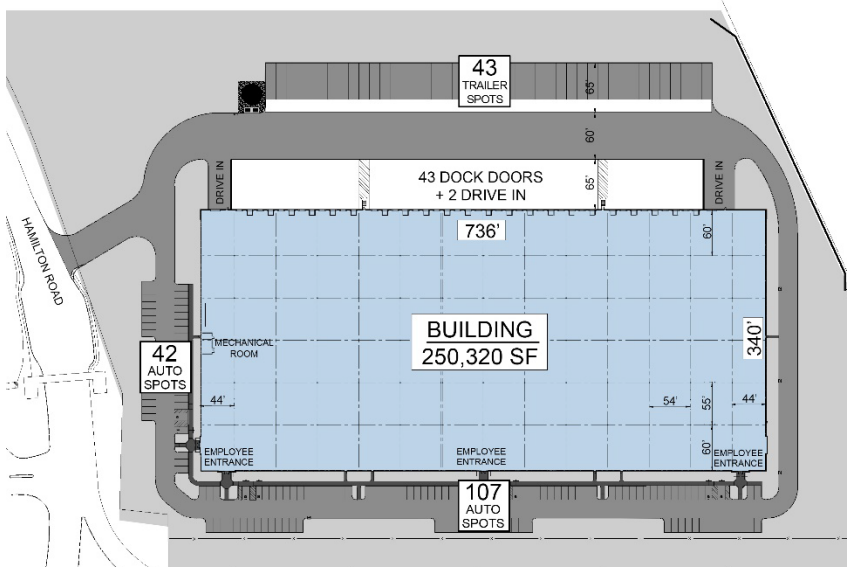




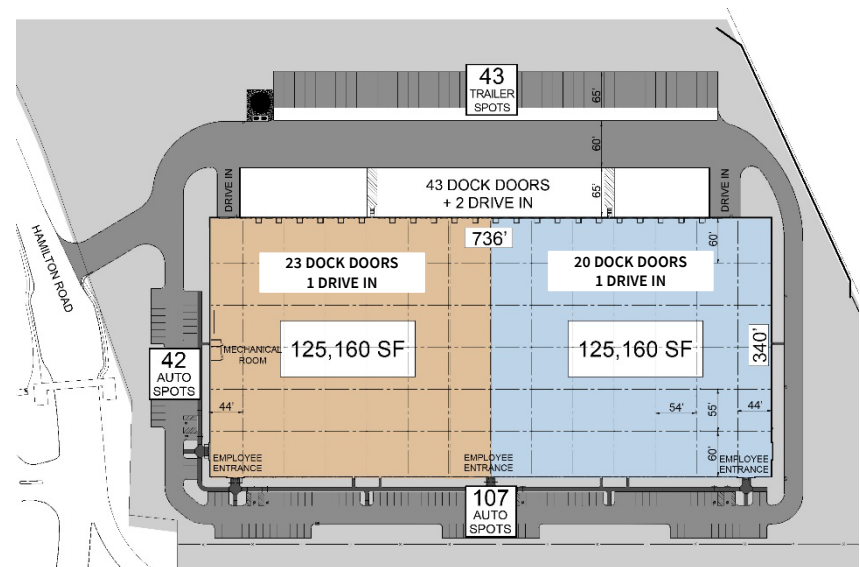


# Building & Site Plans

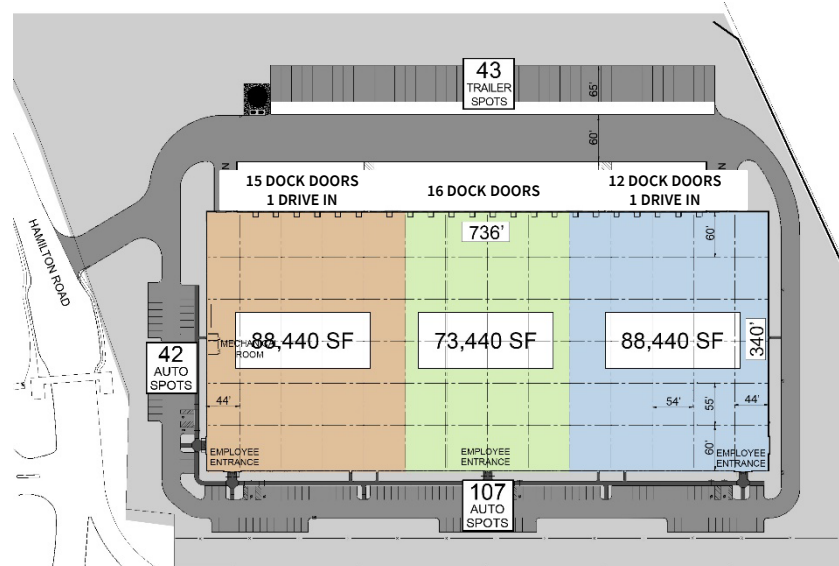
30 Hamilton Road, Windsor Locks, CT



Single Tenant Plan



Two (2) Tenant Plan



Three (3) Tenant Plan





# Construction Update

30 Hamilton Road, Windsor Locks, CT



- 250,320 SF
- Spec Construction | June 2025 Delivery
- Precast Concrete Wall Panels Installed
- Roof Beams and Trusses in Place
- Class A Distribution Center
- 36' Clear Ceiling Height
- 43 Loading Docks
- 43 Trailer Spaces
- Visibility on Route 20
- Convenient Location







# Proven Logistics Location



Just 2.4 Miles from I-91 along Route 20



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