

For Sale or Lease

+/- 231,000 SF

- Fully Approved – Shovel Ready
- 28.3 acres
- Double-Loaded Distribution Center

775 Marshall Phelps Road

Windsor, Connecticut

INDUS
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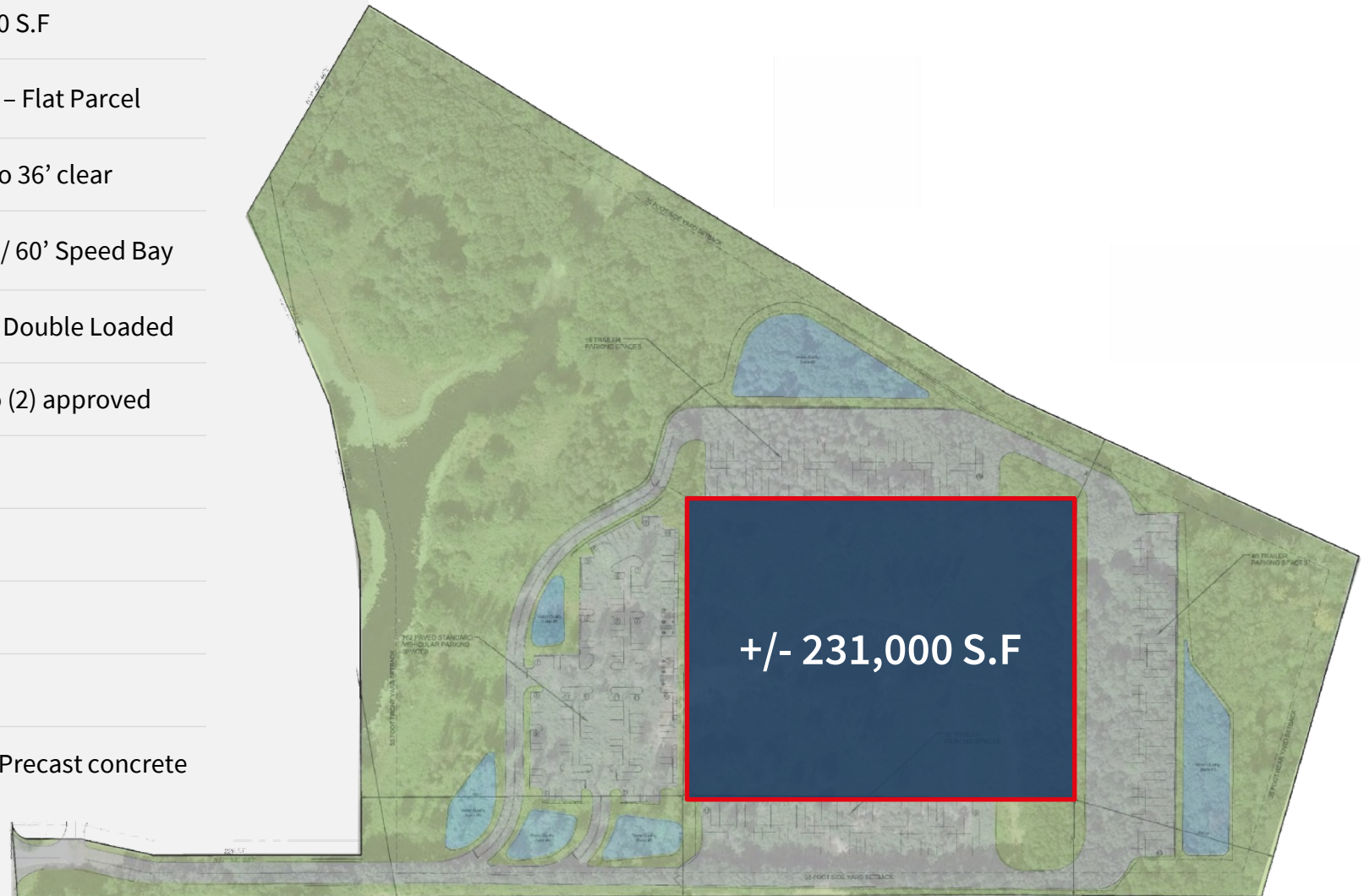
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Site Plan & Specs

775 Marshall Phelps Road, Windsor, Connecticut

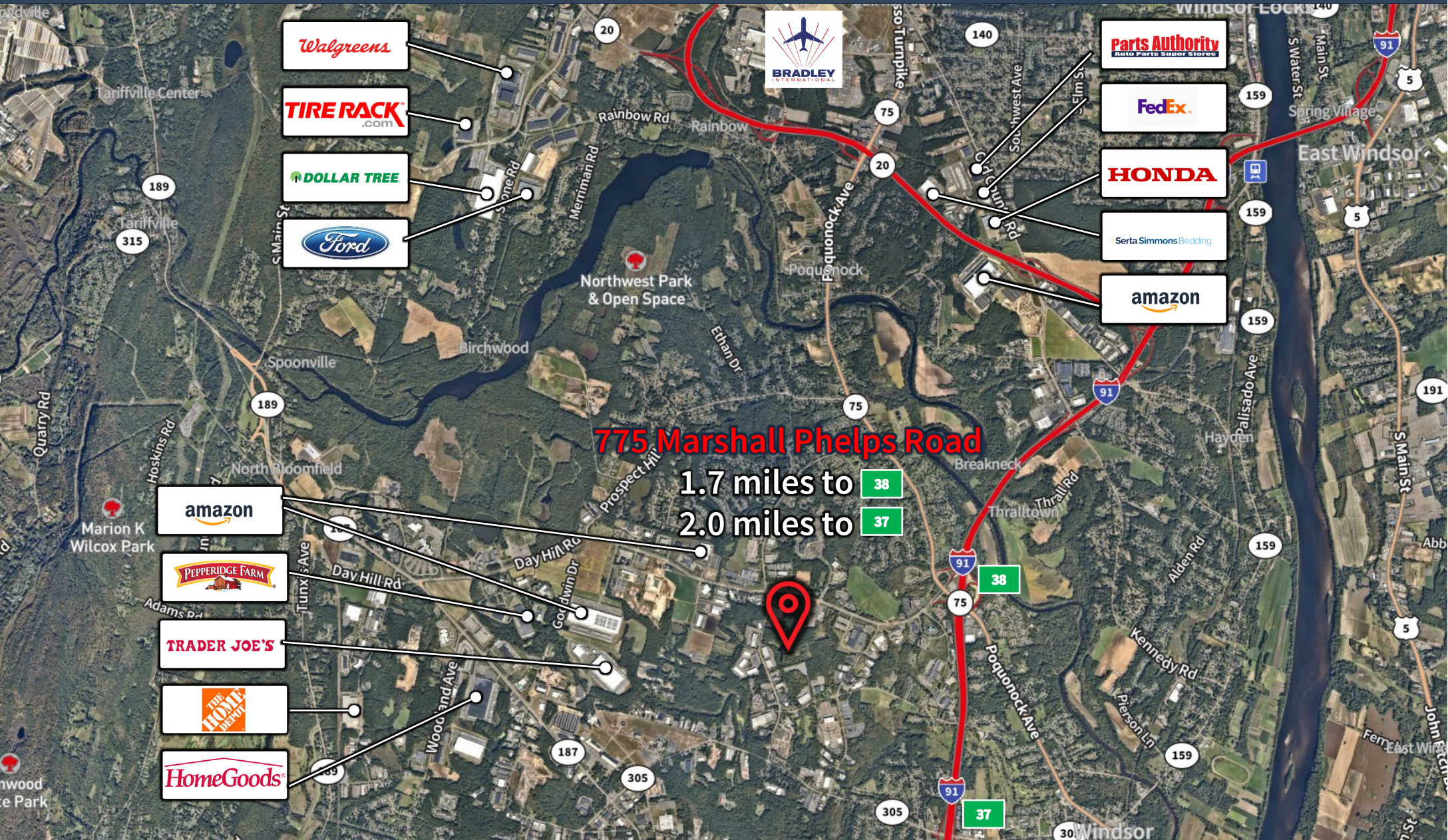


Building Size	+/- 231,000 S.F
Site Size	28.3 acres – Flat Parcel
Ceiling Height	BTS – up to 36' clear
Column Spacing	56' x 50' w/ 60' Speed Bay
Loading Docks	Up to 37 – Double Loaded
Drive In Doors	BTS – Two (2) approved
Auto Parking	162
Trailer Parking	40
Office Space	BTS
Sprinklers	ESFR
Construction	Tilt-Up or Precast concrete



Proven Logistics Location

Windsor, Connecticut



CONVENIENT ACCESS TO NEW ENGLAND & NY



Labor Population Numbers

Transportation/Warehousing Employees

5 Miles	2,134
10 Miles	10,774
15 Miles	26,965

Drive Times

Hartford	15 minutes
Springfield	20 minutes
New Haven	49 minutes
Boston	1 hour, 40 minutes
New York	2 hours, 15 minutes

USPS - Hartford	11 minutes
Bradley Intl Airport	11 minutes
UPS - BDL	12 minutes
FedEx - S. Windsor	22 minutes
CSX - Springfield, MA	26 minutes

Shawn P. McMahon
Managing Director

Real Estate Salesperson in CT and MA
O - (860)702-2833 | C - (860)214-2828
shawn.mcmahon@am.jll.com

Jones Lang LaSalle Americas, Inc., a licensed real estate broker across the US
(860)702-2800 | 90 State House Square, Hartford, CT 06103

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