

250,240 SF

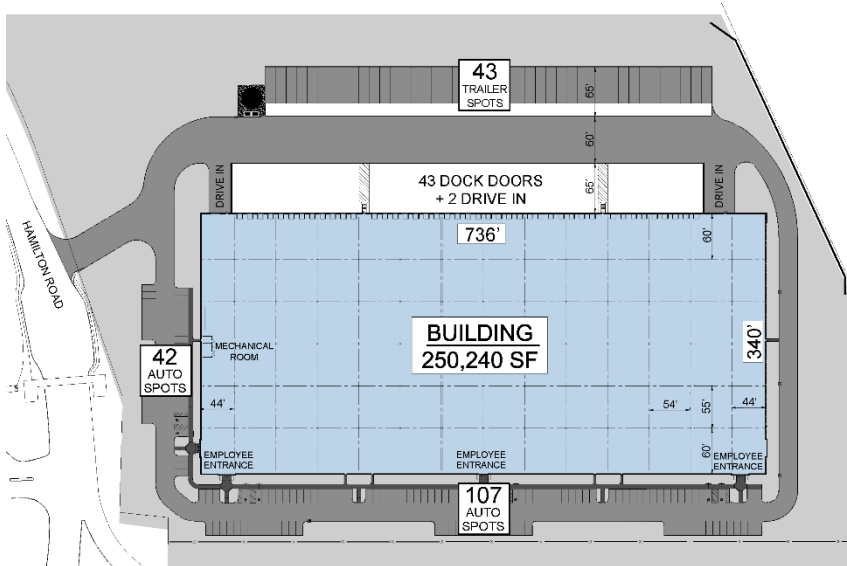


Property Specifications

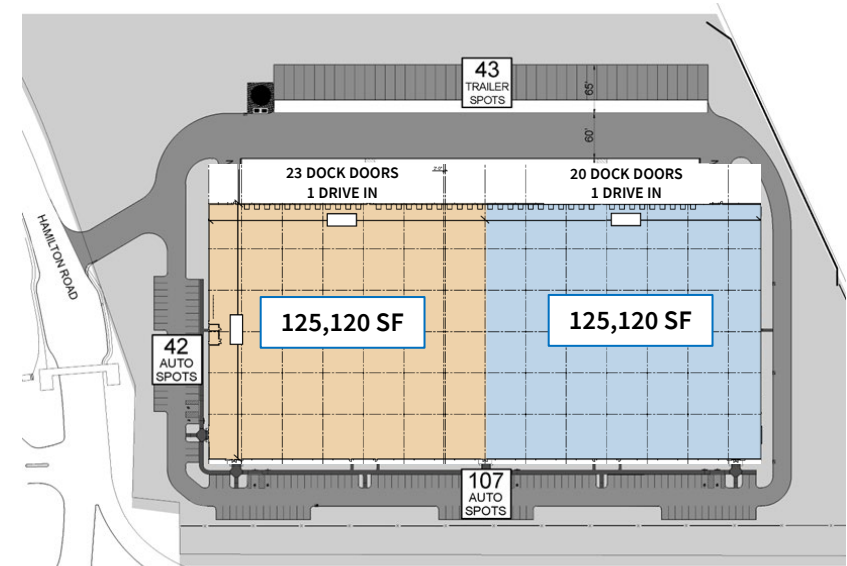
30 Hamilton Road, Windsor Locks, CT

BUILDING SIZE	250,240 SF
SITE SIZE	26.29 acres
CEILING HEIGHT	36' clear
COLUMN SPACING	54' x 55' with 60' Speed Bay
LOADING DOCKS	Forty-Three (43)
DRIVE IN DOORS	Two (2) 10' x 14'
AUTO PARKING	149 spaces
TRAILER PARKING	43 spaces
LIGHTING	High Bay LED with Motion Sensors
OFFICE SPACE	Build-to-Suit
SPRINKLERS	ESFR
FLOORS	7" – 4000 lb PSI
CONSTRUCTION	Tilt-up Concrete Panels
ROOF	.60 Mil TPO with 20 year warranty
LOADING DOORS	9' x 10'
LEVELERS	Every other dock - 35,000 lb levelers
HVAC	Cambridge units or equal in warehouse RTUs for office
ELECTRICAL	3000 amp Electrical Service 277/480 Volts
ASKING LEASE RATE:	CALL FOR DETAILS

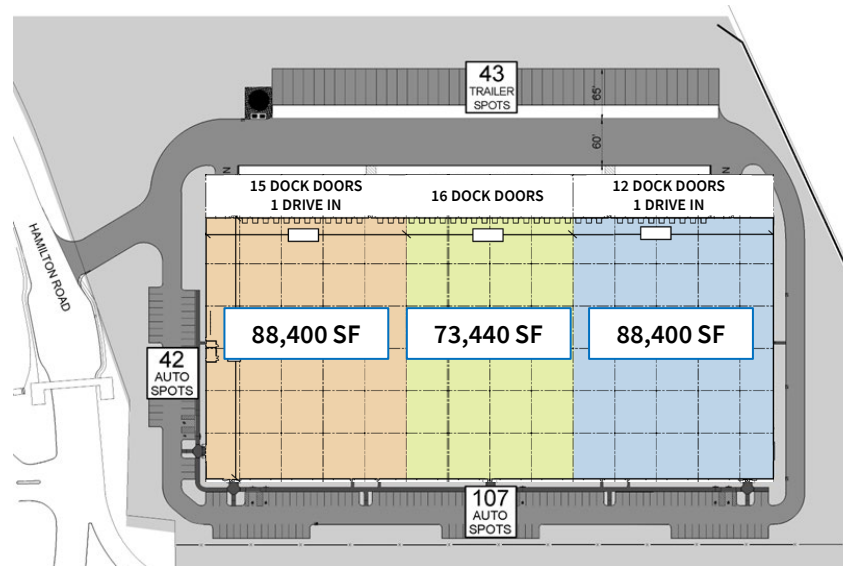




Single Tenant Plan



Two (2) Tenant Plan



Three (3) Tenant Plan



Aerial Rendering

30 Hamilton Road, Windsor Locks, CT



- 250,240 SF
- Spec Construction
- 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



Shawn P. McMahon
Managing Director

Real Estate Salesperson in CT and MA
O + 1 860 702 2833 | C + 1 860 214 2828
shawn.mcmahon@am.jll.com

Jones Lang LaSalle Americas, Inc., a licensed real estate broker across the US
+1 860 702 2800 | 90 State House Square, Hartford, CT 06103

Although information has been obtained from sources deemed reliable, JLL does not make any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. JLL does not accept any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement with JLL regarding this matter, this information is subject to the terms of that agreement. ©2024. Jones Lang LaSalle IP, Inc. All rights reserved.

