

**TWO PROPOSED  
500,000 SF**  
BUILD-TO-SUIT BUILDINGS  
ON 150 ACRES

AVAILABLE FOR  
SALE OR LEASE

2000 DAY HILL ROAD  
WINDSOR, CT





**TWO PROPOSED  
500,000 SF  
BUILD-TO-SUIT BUILDINGS  
ON 150 ACRES  
AVAILABLE FOR  
SALE OR LEASE**

2000 DAY HILL ROAD  
WINDSOR, CT



**49,905**

Warehousing & Manufacturing employees living in a 10 mile radius



**47.9 MILLION**

Consumers within a 5 hour drive



**25 MILES**

To the FedEx Ground Hub in Middletown, CT



**3 MILES**

To I-91



# SITE PLAN



**KEY DIMENSIONS**  
 Buildings 1 & 2 - 500,000 SF each - 1000' x 500'  
 Doors loading - 120 loading docks max (83 shown)

# OVERVIEW

The Winstanley Logistics – Windsor, Connecticut offering is a fully entitled, ultra-flexible build-to-suit opportunity in the heart of New England's prime industrial and logistics hub. The proposed development is the perfect opportunity for any companies looking for flexible, state-of-the-art high bay distribution space or modern, highly-functional manufacturing space. Proposed as two (2) 500,000 sq. ft. buildings, the entitlements allow for broad flexibility in design, sizing and use and all companies are encouraged to inquire about this unique build-to-suit option. Additionally, the Town of Windsor offers a healthy, pro-business environment and attractive economic development incentives are available for qualified projects.

## SITE CHARACTERISTICS

All major utilities at the site including ample power, natural gas, water and sewer. The Winstanley Logistics - Windsor, Connecticut site is immediately accessible off Day Hill Road via an existing curb cut and traffic signal. Additionally, the site topography is generally flat and is well-suited for an attractive, one-of-a-kind industrial development.

### BUILDING ONE (PROPOSED)

- Total SF: 500,000 total SF
- Office Space: To suit
- Building Dimensions: 1000' x 500'
- Clear Height: 36'
- Column Spacing: 54' x 50' typical, 60' speed bay
- Loading Doors: 120
- Drive-Ins: To suit
- Car Parking: To suit
- Sprinklers: ESFR
- Lighting: LED

### BUILDING TWO (PROPOSED)

- Total SF: 500,000 total SF
- Office Space: To suit
- Building Dimensions: 1000' x 500'
- Clear Height: 36'
- Column Spacing: 54' x 50' typical, 60' speed bay
- Loading Doors: 120
- Drive-Ins: To suit
- Car Parking: To suit
- Sprinklers: ESFR
- Lighting: LED





## LOCATION

Windsor, Connecticut is the epicenter for industrial and logistics services in New England. Located just north of Hartford, Windsor is home to many Fortune 500 companies and is a proven and an ideal market for warehouse distribution and manufacturing. The Winstanley Logistics – Windsor site is located immediately off Day Hill Road and +/-3 miles from Exit 38 of I-91. The Windsor location not only provides convenient access to I-91 but also to nearby Bradley International Airport and I-90, I-84 and I-95.

| CITY         | MILES   | ROUTE | MILES  |
|--------------|---------|-------|--------|
| Hartford     | 12 MI.  | I-91  | 3 MI.  |
| Boston       | 107 MI. | I-291 | 7 MI.  |
| Albany       | 109 MI. | I-84  | 10 MI. |
| New York     | 127 MI. | I-384 | 14 MI. |
| Newark       | 148 MI. | I-90  | 27 MI. |
| Philadelphia | 221 MI. | I-95  | 50 MI. |

## FOR MORE INFORMATION PLEASE CONTACT:

### James M. Panczykowski

+1 203 705 2248

James.Panczykowski@am.jll.com

### Rob Kossar

+1 201 528 4444

Rob.Kossar@am.jll.com

### Shawn McMahon

+1 860 702 2833

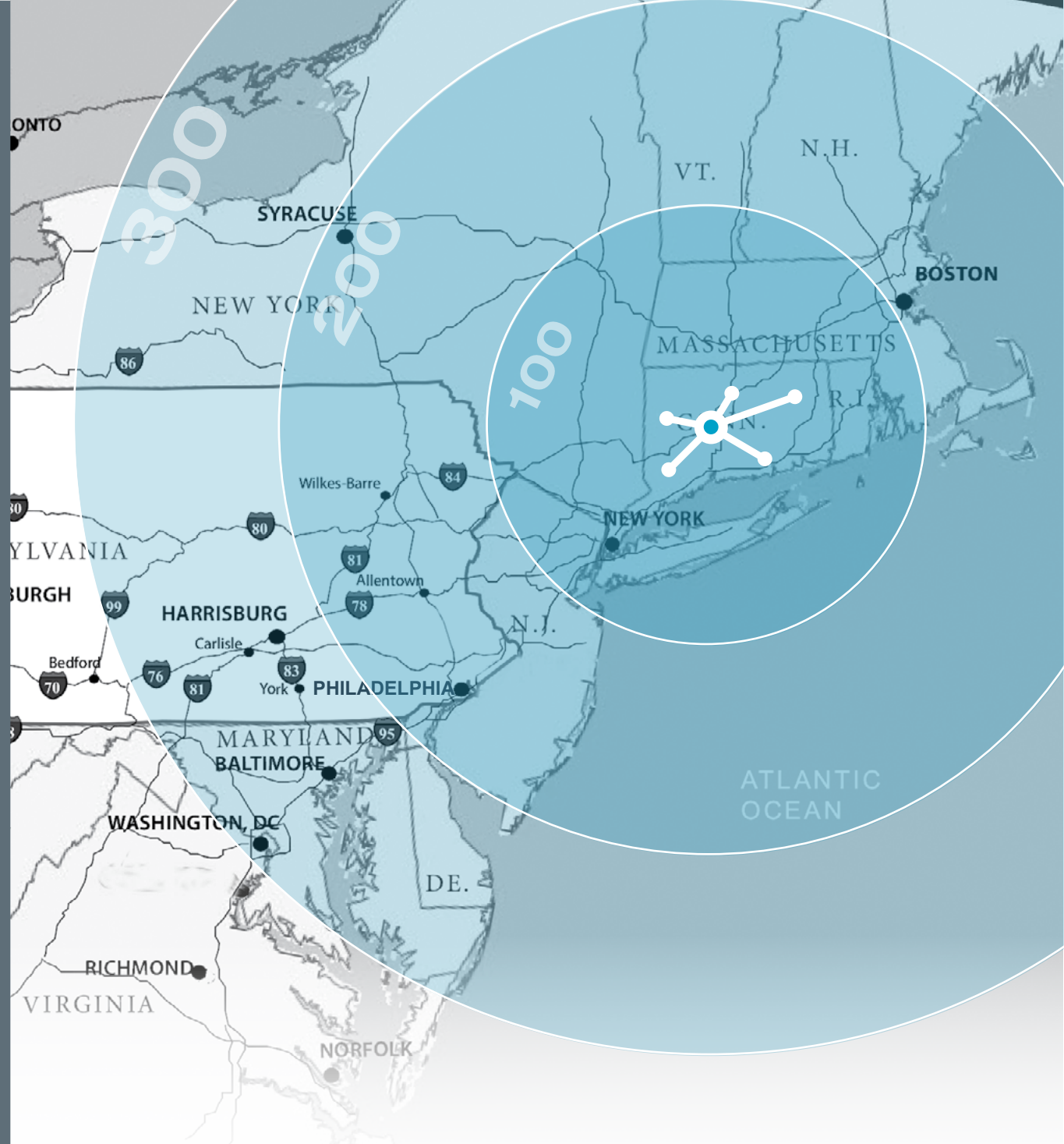
Shawn.McMahon@am.jll.com



## OWNED AND MANAGED BY:

**WINSTANLEY ENTERPRISES LLC**

Commercial Development & Asset Management



Although information has been obtained from sources deemed reliable, neither Owner nor JLL makes 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. The Property may be withdrawn without notice. Neither Owner nor JLL accepts 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 regarding this matter, this information is subject to the terms of that agreement. ©2018. Jones Lang LaSalle Brokerage, Inc. All rights reserved