

84,700 SF MODERN INDUSTRIAL SPACE FOR LEASE

293 ELLA GRASSO TURNPIKE

WINDSOR LOCKS,
CONNECTICUT

UP TO 24 DOCKS
ACTIVE RAIL

IMMEDIATE ACCESS TO
BRADLEY INT. AIRPORT, RTE 20 & I-91

CEILINGS UP TO
31' CLEAR



NEWMARK

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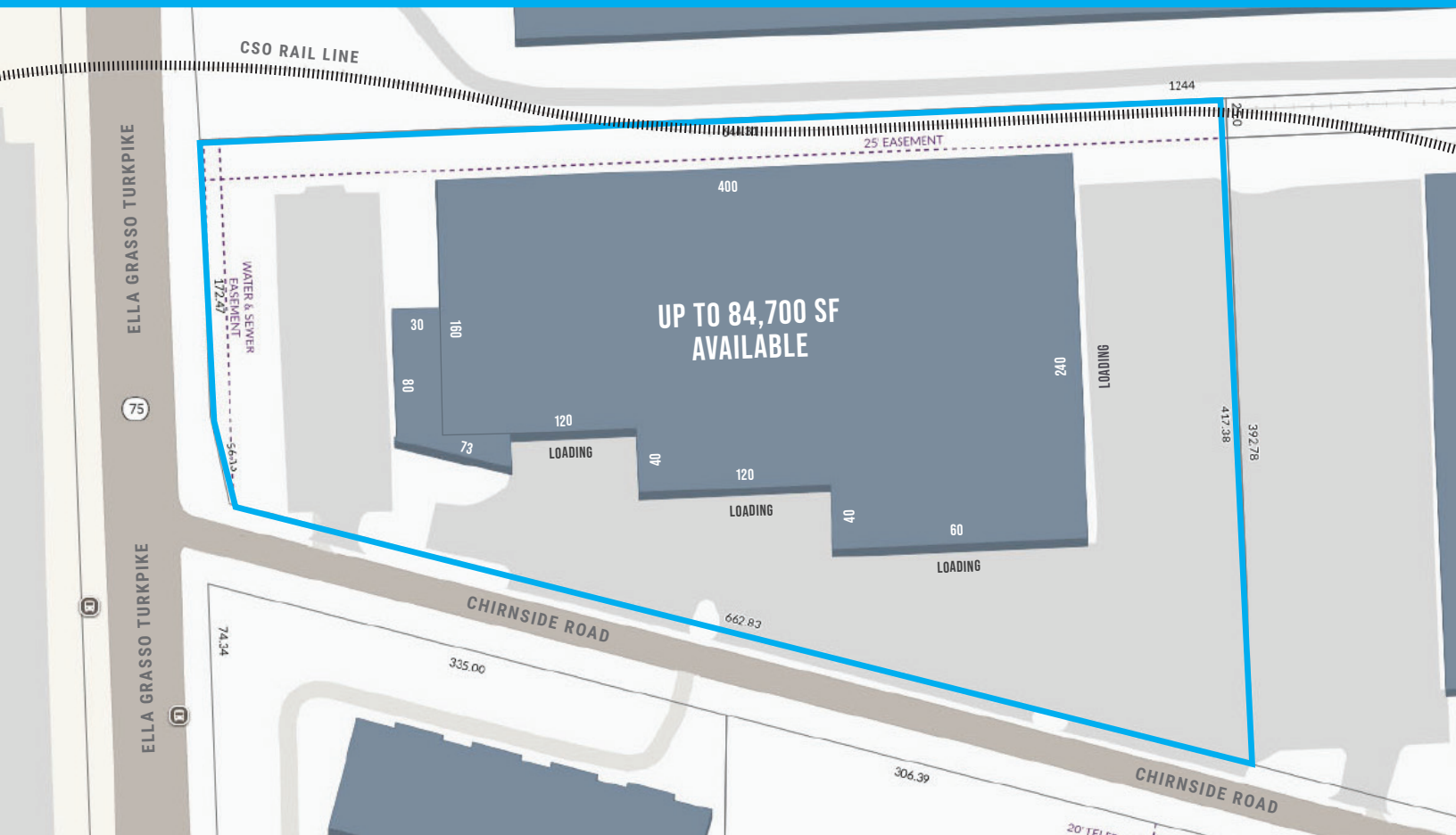


BUILDING SPECIFICATIONS

Available SF	84,700 SF
Office	1,200 SF
Office Description	The space consists of a main lobby, one open general office area, and rest rooms
Quality	Very good
Year Built	1975
Dimensions	200' x 400' with offsets
Ceilings	Metal — Steel Truss
Ceiling Heights	30' (Min) - 31' (Max)
Column Spacing	40' x 40'
Columns	Steel H
Roof	Steel Deck/Rubber Membrane
Loading	West Wall: (4) 10' x 10' TG dock doors; and (4) additional covered 10' x 10' TG dock doors. South Wall: (15) 10' x 10' TG dock doors; two are equipped with edge of dock levelers and dock seals. (1) 10' x 12' TG dock door; (1) 10' x 10' ramped DI door.

Floors	Reinforced concrete
Walls	Pre cast concrete panels
Rail	North Wall: Rail spur with three (3) rail doors
Gas	Eversource
Water	City — CT Water
Sewer	City — Windsor Locks WPC
Power	Eversource - Two services rated as follows: 800 Amps, 120/208 Volts, 3 Phase, 4 Wire. 400 Amps, 120/208 Volts, 3 Phase, 4 Wire.
Heat	Gas - Gas fired ceiling suspended units
Air Conditioning	Office only
Sprinklers	100% coverage via a wet system with (2) 6" risers rated at 150 psi static pressure and 40 psi residual pressure.
Ventilation	Ceiling mount
Parking	Ample; Up to 35 trailer spaces
Last Use	Warehouse / Distribution

SITE PLAN

A large, white, single-story industrial building with a blue roofline. The building features several large, brown, roll-up doors along its side. A concrete ramp leads up to one of the doors. The building is situated on a dark asphalt surface under a clear blue sky.

The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

NEWMARK

STRATEGICALLY LOCATED

293 ELLA GRASSO
TURNPIKE

DRIVE TIMES

BRADLEY INT. AIRPORT.....	3 MIN
HARTFORD.....	18 MIN
SPRINGFIELD, MA.....	18 MIN
NEW HAVEN.....	52 MIN
STAMFORD.....	1 HR 28 MIN
BOSTON.....	1 HR 44 MIN
NEW YORK CITY.....	2 HR 18 MIN



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