

FOR LEASE | 330,000± SF Available

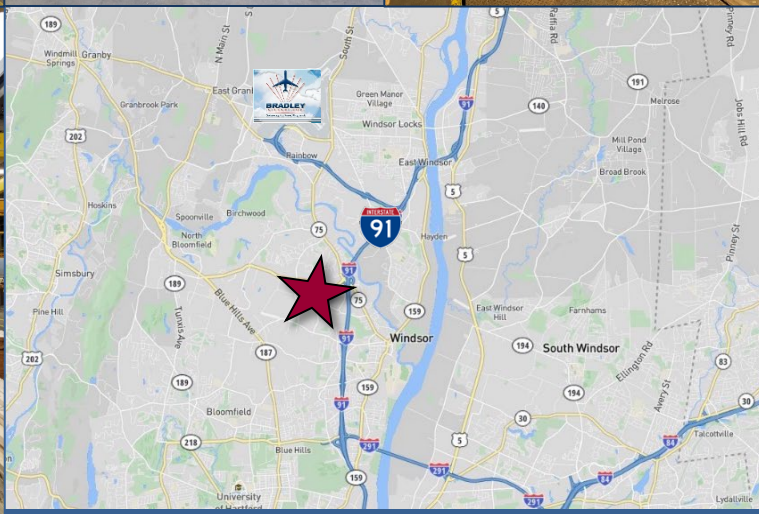
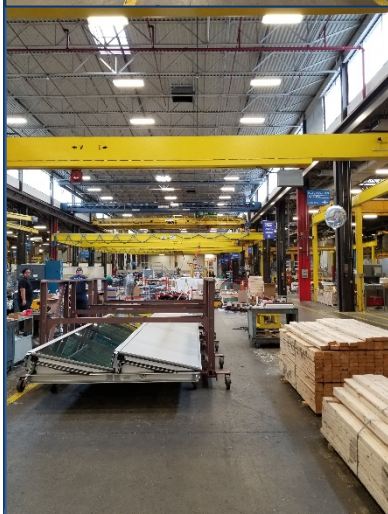
267,480± SF MANUFACTURING/WAREHOUSE & 62,520± SF OFFICE/FLEX

WINDSOR BUSINESS PARK, 123 Day Hill Road, Windsor, CT 06095

LEASE RATE: \$5.75/SF NNN



Ranked in Top 50
Commercial Firms in U.S.



Property Highlights

- Full Building Available
 - 267,480± SF WH/MFG
 - 62,520± SF Office/Flex
- Column Spacing: 40' x 40'
- Clear Height: 23' - 32'
 - 27,600± SF @ 32' clear
- Bridge cranes
- Docks with levelers
- 51.75± acres
- Outside storage
- Many area amenities
 - Shopping, Banking, Dining

For more information contact:

Carol Karney | 860-761-6015 | ckarney@orlcommercial.com & Frank Hird, SIOR | 203-643-1033 | fhird@orlcommercial.com

O,R&L Commercial Integrated Real Estate Services | www.orlcommercial.com

2 Summit Place, Branford, CT 06450 • Tel: (203) 488-1555 • Fax: (203) 315-4046 | 2340 Silas Deane Highway, Rocky Hill, CT 06067 • Tel: (860) 721-0033 • Fax: (860) 721-7882

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BUILDING INFO

GROSS BLD. AREA 330,000± SF
AVAILABLE AREA **MFG/WH: 267,480± SF**
Office/Flex: 62,520± SF
NUMBER OF FLOORS 2 (in office area)
COLUMN SPACING 40' x 40'
CLEAR HEIGHT MFG/WH: 23'-32', 27,600± SF @ 32' clear
LOADING DOCKS 9 exterior | 4 interior
DRIVE-IN DOORS 9
CONSTRUCTION Masonry & Steel
FLOOR Smooth concrete Kalman surface –
6", 8" & 12" thick, steel reinforced
ROOF TYPE Flat, Rubber membrane
YEAR BUILT 1972

SITE INFO

SITE AREA 51.75± acres
ZONING I
PARKING 650 spaces,
11 tractor trailer spaces
SIGNAGE Monument
VISIBILITY Excellent on Day Hill Rd
HWY.ACCESS I-91, Exit 38
TRAFFIC COUNT 17,153 ADT

UTILITIES

WATER Water - 6", 10" fire loop
SEWER Yes
GAS 4" main, 5lbs.
ELECTRIC Yes

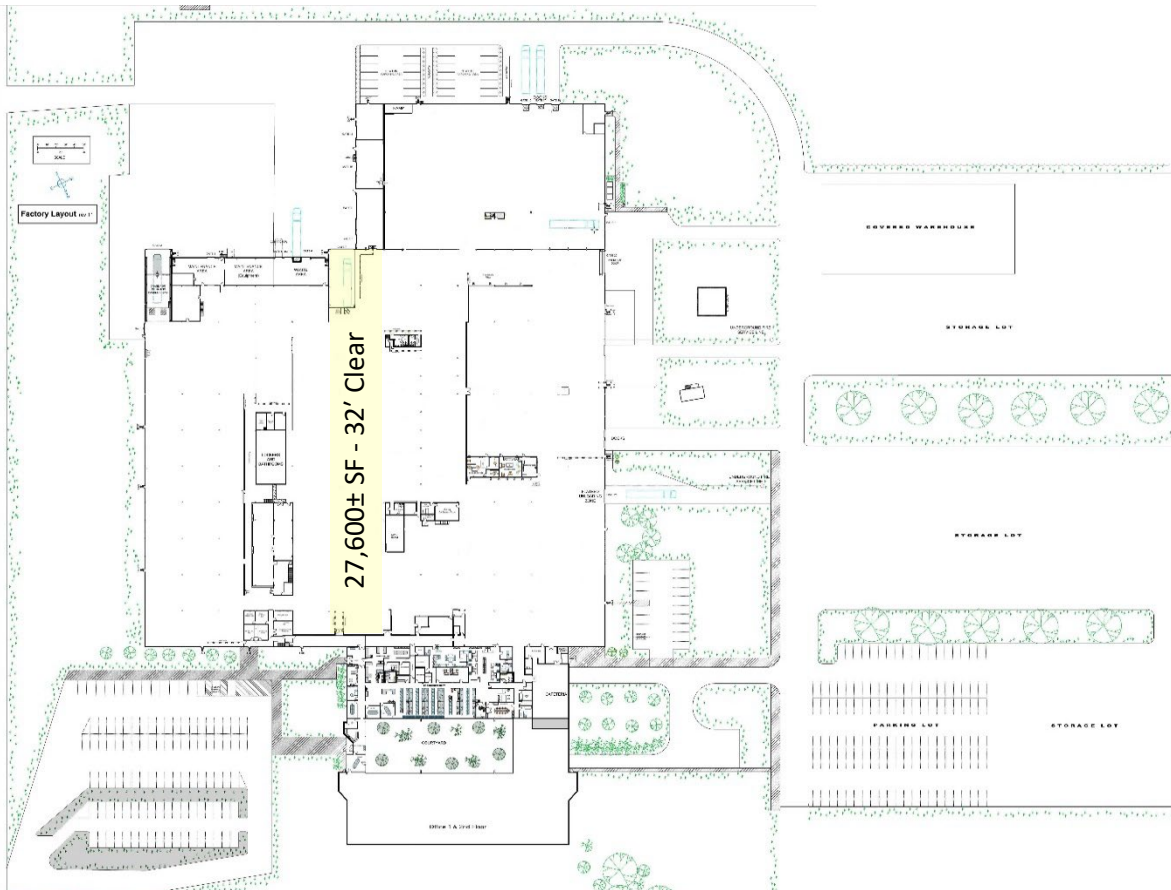
EXPENSES

RE TAXES	☒ Tenant	☐ Landlord
UTILITIES	☒ Tenant	☐ Landlord
INSURANCE	☒ Tenant	☐ Landlord
MAINTENANCE	☒ Tenant	☐ Landlord
JANITORIAL	☒ Tenant	☐ Landlord
TAXES	\$0.88/SF	
CAM & INS.	\$1.43/SF	

MECHANICAL EQUIPMENT

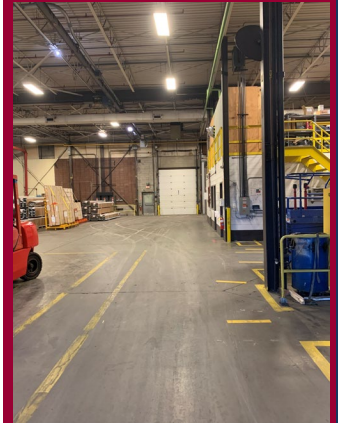
AIR CONDITIONING Office/Partial Warehouse
TYPE OF HEAT Gas, Forced Air, RTU
SPRINKLERED Yes, reservoir of 500,000 gallons, in
addition to MDC, aux. diesel fire pump
ELECTRIC SERVICE (6) 800 amp, 480 V feed transformers
GENERATOR 100 KVA diesel
LIGHTING T5 Fluorescent
ELEVATOR 1 passenger

DIRECTIONS I-91 N to Exit 37, turn left on Rt. 305, turn right on Addison Rd, turn Left on Day Hill Rd.



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Connect with Us



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