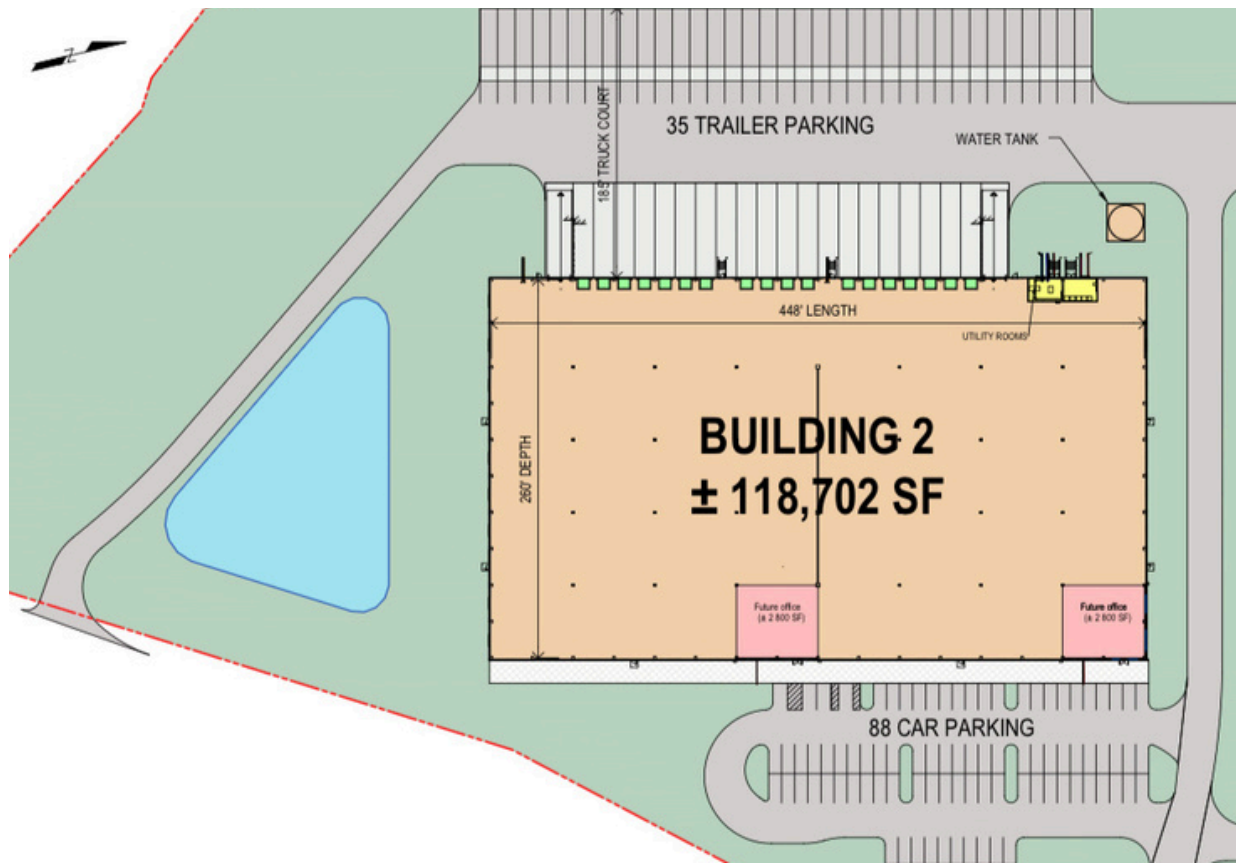


AVAILABLE

118,702 SF

PNK Baker Hollow 2

Baker Hollow Rd, Windsor, CT 06095

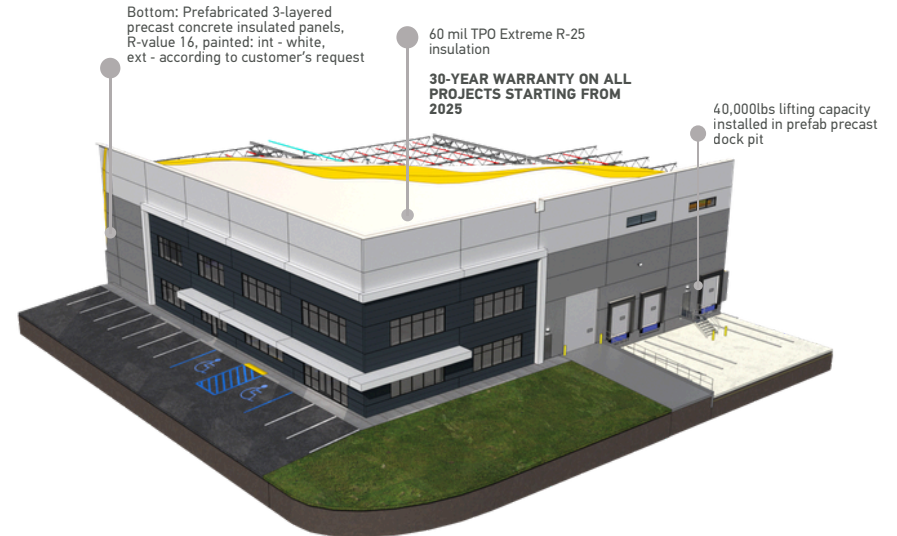
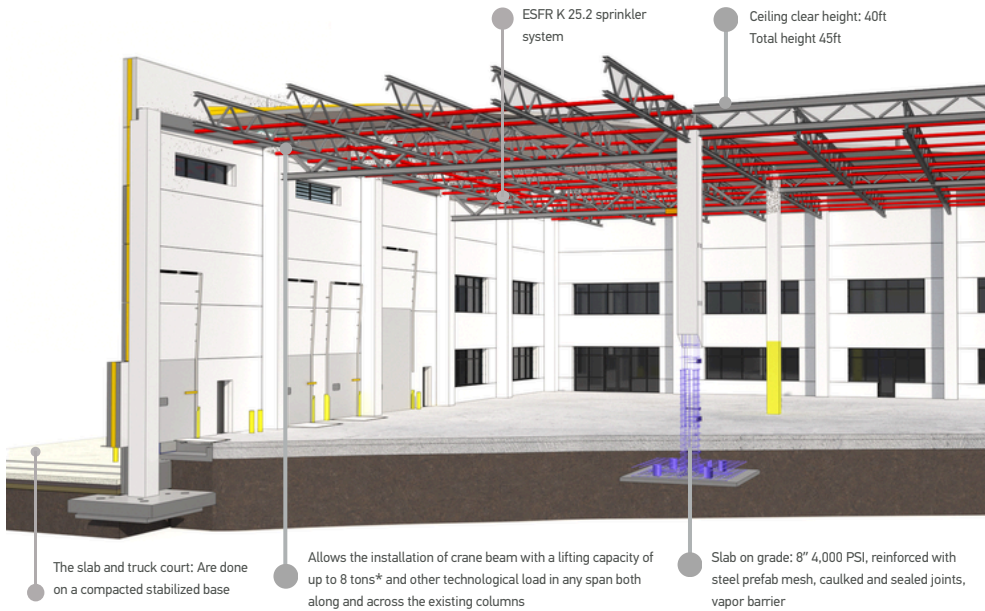


Site Plan

Baker Hollow Rd, Windsor, CT 06095

- 40 feet Clear Height
- 50'x 56' / 50'x28' with 60' speed bay
- 260' deep × 448' wide
- 185' Truck court with concrete apron
- 2 Drive-in doors with concrete ramp
- 17 fully equipped docks with dock levelers
- 35 Trailer Parking
- 88 Car Parking

PNK BUILDING STRUCTURE



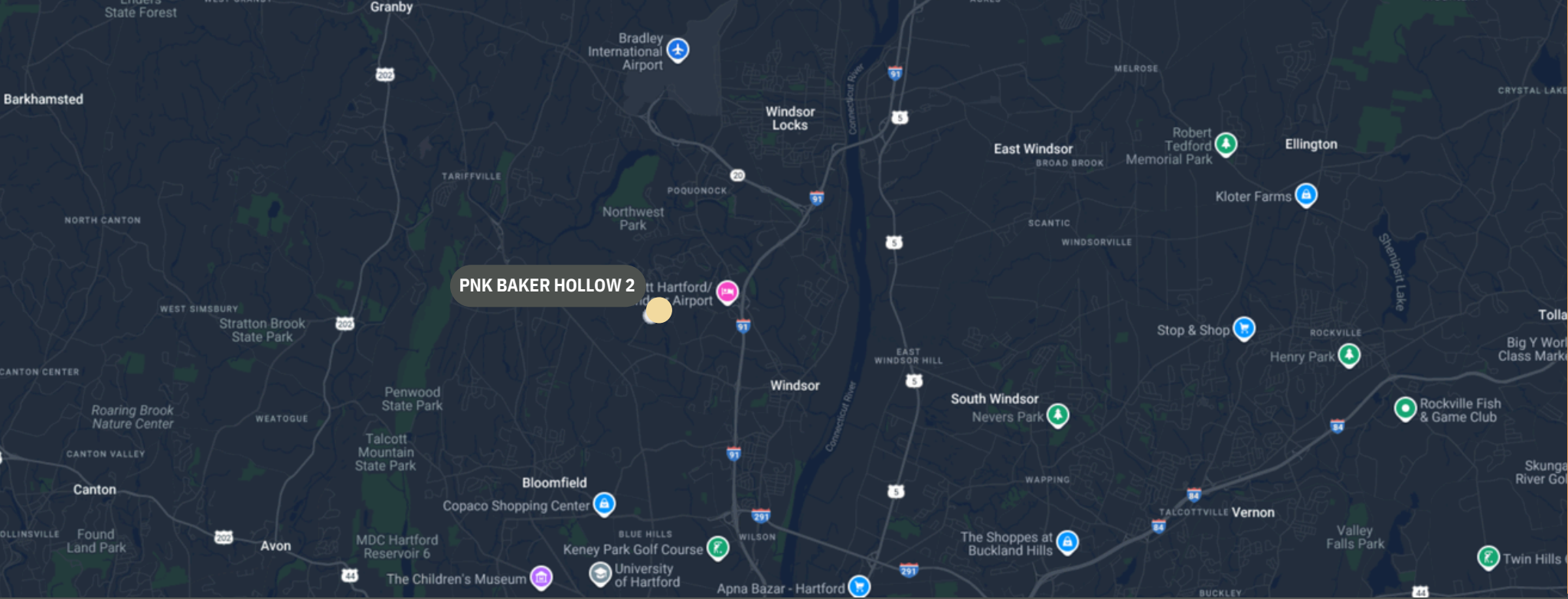
**REINFORCED CONCRETE
STRUCTURAL FRAME**

**8" REINFORCED
CONCRETE SLAB**

**COMPLETE SET OF
DOCK EQUIPMENT**

PNK WARRANTY

- 5 YEARS FOR THE REINFORCED CONCRETE BUILDING FRAME
- 30 YEARS FOR THE ROOFING MEMBRANE ON ALL PROJECTS STARTING FROM 2025



REGIONAL PROXIMITY

City	Miles	Minutes
Wilkes-Barre	25	30
Scranton	35	40
Allentown	50	60
Bethlehem	50	60
Easton	55	65

LABOR DEMOGRAPHICS

45 Mile	
Population:	1,200,000
Workforce (18+):	750,000
45 Minute	
Population:	850,000
Workforce (18+):	531,250

Windsor is located within 1 day's drive of:

43%
of the U.S. population

46%
of U.S. domestic trade & service industries

40%
of U.S. manufacturers

**Baker Hollow Rd, Windsor
CT 06095**

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