



Many uses available for this building ready to go as it is

Amodio & Co has been exclusively retained to sell 7 Industrial Rd., Windsor Locks, CT. Featuring 15,200 SF of commercial space on 0.97 acres. The property is equally suitable for an owner-occupant or investor with leased-user.

The property is comprised of a modern, great image building located in an industrial park but close to the busy Ella T.Grasso Turnpike, Rt 75 commercial sector. Parking is directly onsite adjacent to the building.

Situated in Hartford County (pop. 896,854) with numerous resources including the state capital in Hartford and Advanced Manufacturing support and employment. Within commuting distance to Hartford (14 miles), New Haven (52 miles), New York City (132 miles), and Boston (105 miles) by car, bus, or train.

Property Features

- ▶ 15,200 SF Commercial on 0.97 acres
- ▶ Multiple uses available per zoning
- ▶ Clear span
- ▶ 2 large drive-in doors
- ▶ Office build-out in front
- ▶ Large paved parking lot
- ▶ Highway access - Rt 75, Rt 20, I-91, I-90

Information contained herein had been obtained from the owners or from other sources deemed reliable. We have no reason to doubt its accuracy but regret we cannot guarantee it. All properties subject to change or withdrawal without notice.

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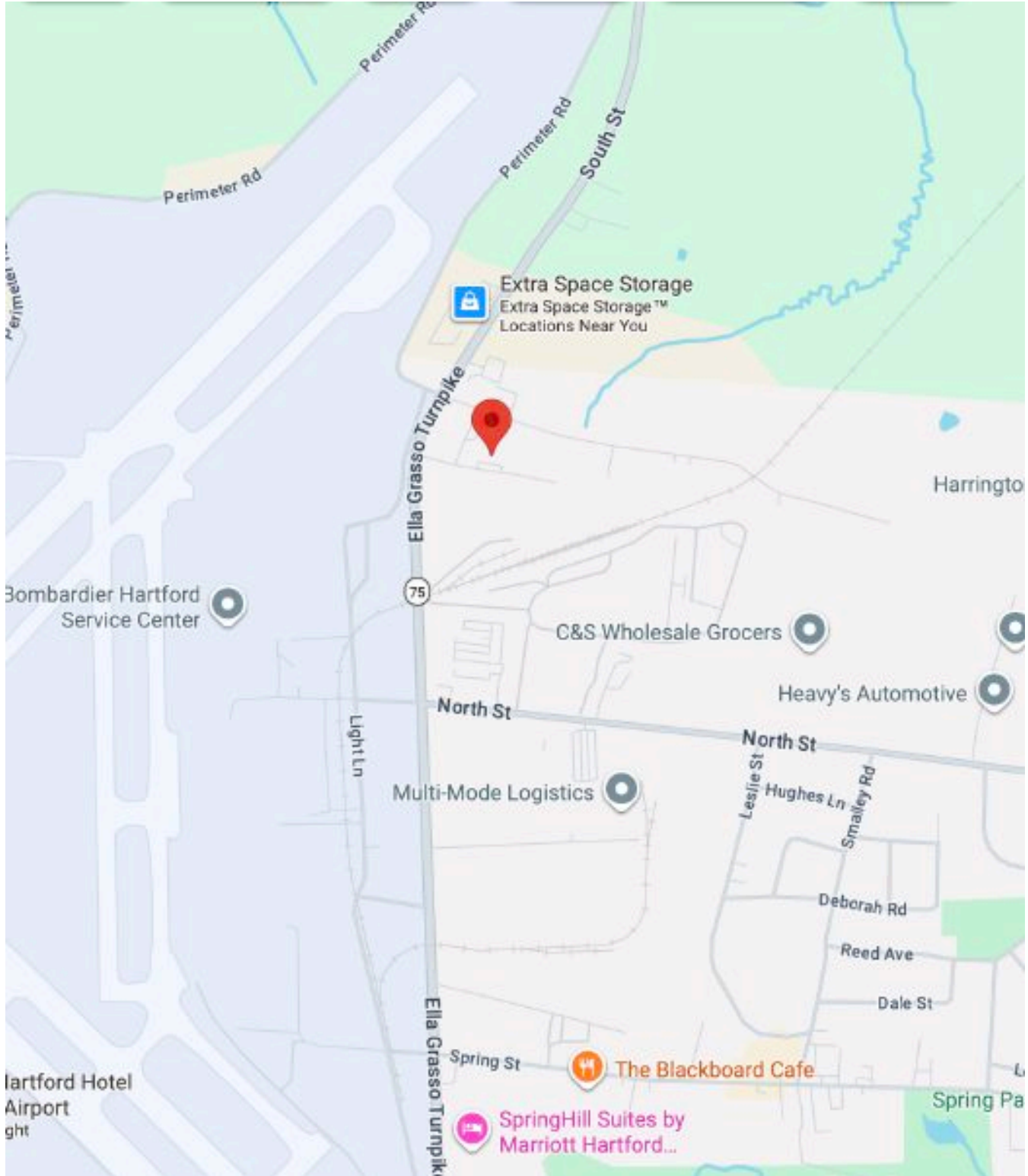
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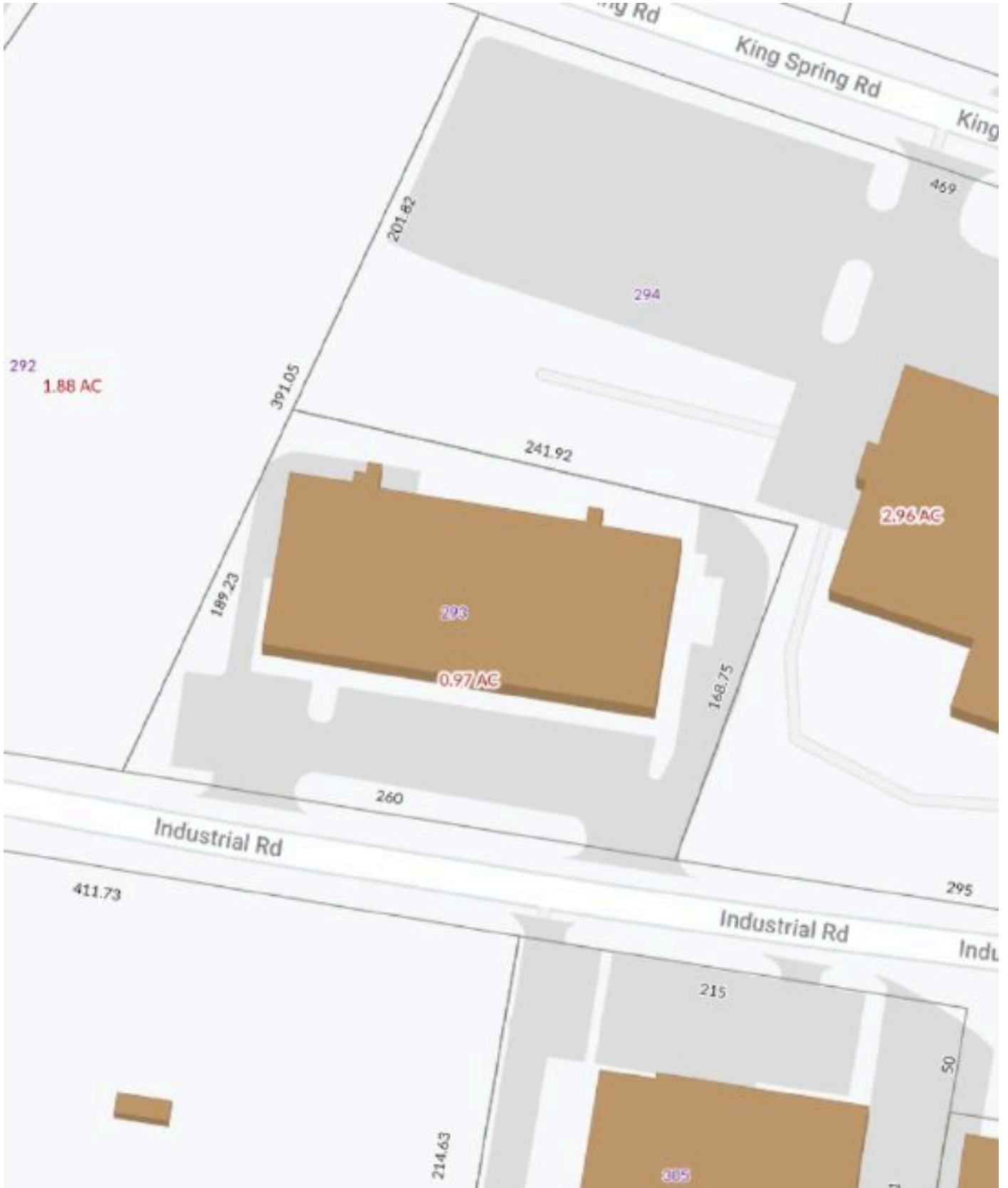
Property Details

Total Building SF	15,200	Dock, Drive-In & Rail Access	2 Drive-in
Lot Size	0.97 Acres	Electric Service	1,200 Amp, 600 V, 3 pole
Max Contiguous/Min Divide	8,326	Phone / Data Service	Yes
Number of Units	2	Back-Up Power Supply	N/A
Amenities	2 drive in doors	HVAC	Yes
Frontage	260'	Type of Heat	Unit heaters
Parking	20+ spaces	Natural Gas / Propane / Oil	Natural Gas
Number of Floors	1	City Water / Well	City Water
Year Built	1970	Sewer / Septic	City Sewer
Ceiling Height	14'-2"	Sprinkler System	N/A
Ceiling Type	Open truss	Fire Prevention, Alarm	N/A
Restrooms	3	Environmental Assessment	Unknown
Lighting	Florescent strip	Zoning	IND1
Construction	Metal & masonry	Assessment	630,014
Framing	Steel	Mill Rate	28.14
Roof Type	Flat w/ slope	Annual Real Estate Taxes	\$13,669
Column Spacing	Clear span	Access / Visibility	Rt. 75
Elevator	N/A	Traffic Count nearby	+/- 11,000 ADT
Basement	None	Signage	Yes

Property Location



GIS Map



Aerial Photo



Traffic Counts



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Building Layout

