

143,845 SF Available with 24 Loading Docks and 25 Trailer Spaces



Property Specifications

30 Hamilton Road, Windsor Locks, CT

BUILDING SIZE	250,320 SF (736' x 340')
SITE SIZE	26.29 acres
CEILING HEIGHT	36' clear
COLUMN SPACING	54' x 55' with 60' Speed Bay
LOADING DOCKS	Forty-Three (43)
DRIVE IN DOORS	Two (2) 12' x 14'
AUTO PARKING	149 spaces
TRAILER PARKING	43 spaces
LIGHTING	Minimal Coverage with High Bay LED
OFFICE SPACE	Build-to-Suit
SPRINKLERS	ESFR with K-25 Sprinkler Heads
FLOORS	6" Unreinforced Concrete – 3,000 lb. PSI
CONSTRUCTION	10" VC & Green insulated wall panels (R-16.9)
ROOF	.45 Mil white TPO w 2 layers 3" polysio – R34
LOADING DOORS	9' x 10' – Manually operated
DOCK FINISHES	50% of Docks w 35,000 lb Mechanical Levelers
HVAC	Gas Fired Unit Heaters in Warehouse RTUs for office
ELECTRICAL	3,000 amp Electrical Service 277/480 Volts
ASKING LEASE RATE:	CALL FOR DETAILS



Building Plans – Suite B

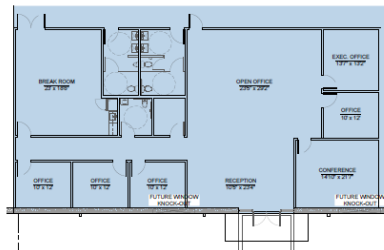
30 Hamilton Road, Windsor Locks, CT



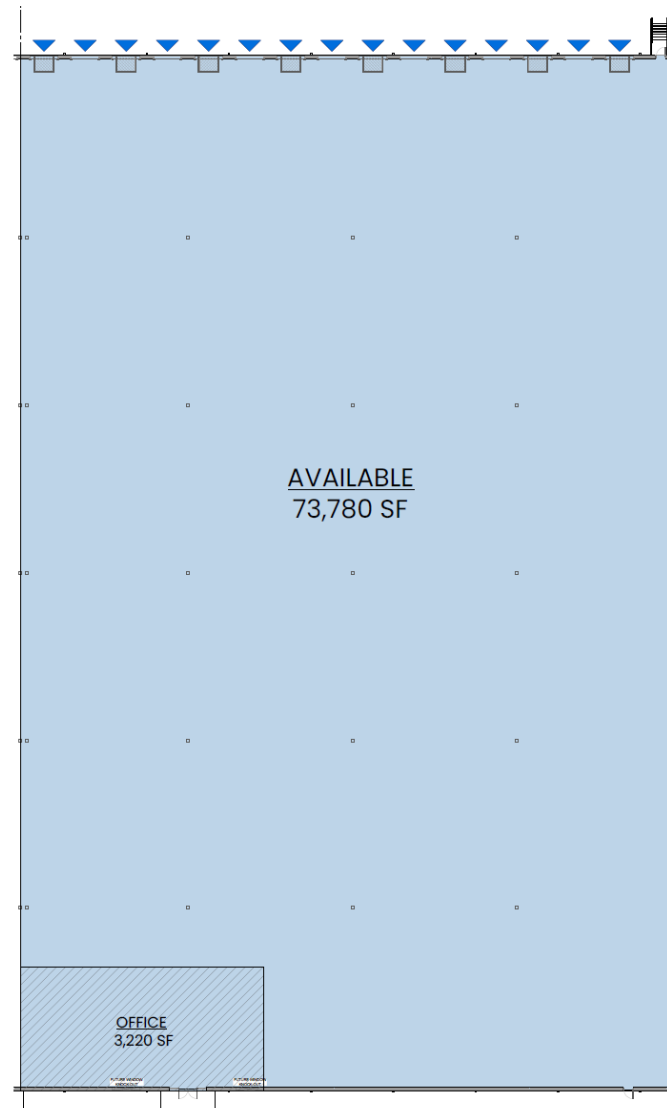
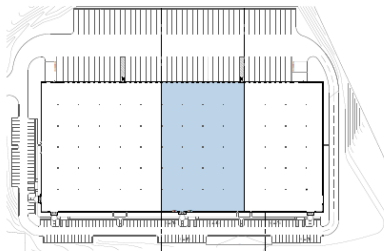
AVAILABLE
SUITE B - 73,780 SF
 DOCK DOORS = 15
 DRIVE-IN DOORS = 0
 TRAILER PARKING = 16

30 HAMILTON RD, SUITE B
 WINDSOR LOCKS, CT 06096

OFFICE PLAN



KEY PLAN



KEY
 ▲ DOCK DOOR
 ■ DRIVE-IN DOOR

Building Plans – Suite C

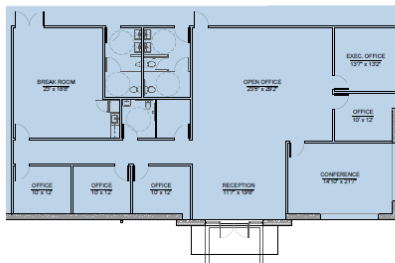
30 Hamilton Road, Windsor Locks, CT



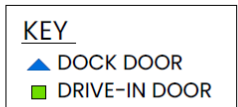
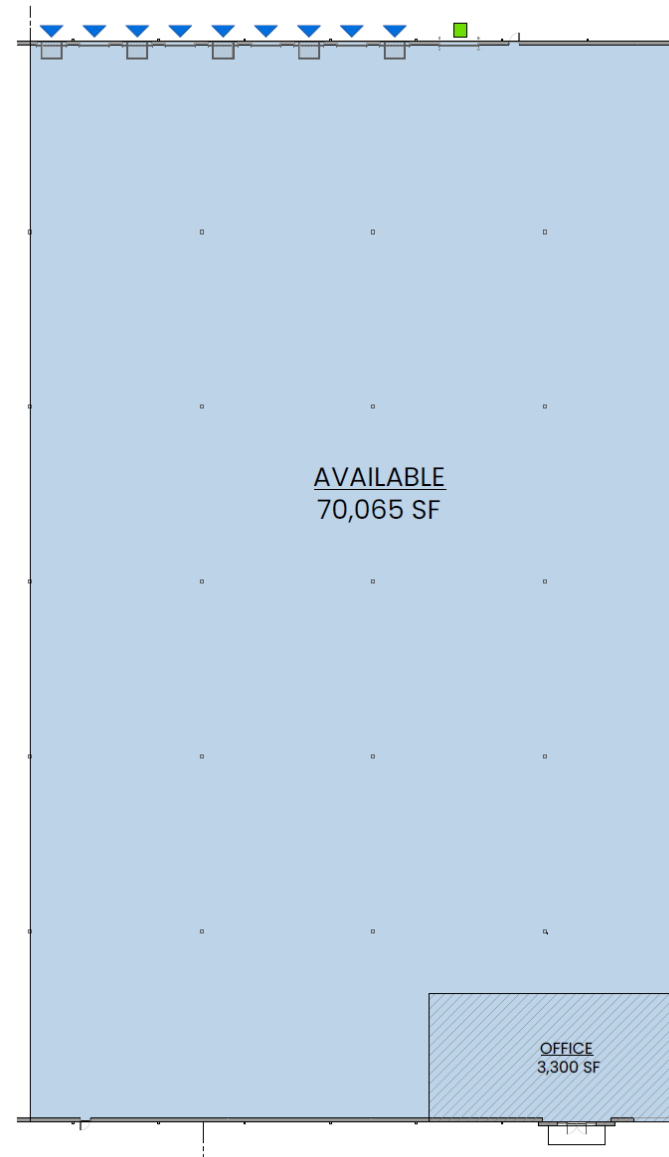
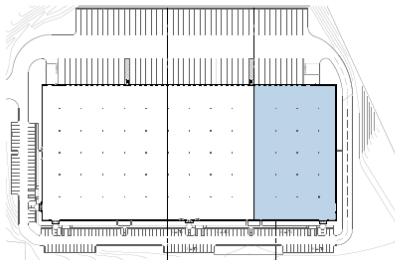
AVAILABLE
SUITE C - 70,065 SF
DOCK DOORS = 9
DRIVE-IN DOORS = 1
TRAILER PARKING = 10

30 HAMILTON RD, SUITE C
WINDSOR LOCKS, CT 06096

OFFICE PLAN



KEY PLAN



30 Hamilton Road, Windsor Locks, CT



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Proven Logistics Location

Just 2.4 Miles from I-91 along Route 20



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