

Coming Soon!



165,000+ SF

**Fully Approved
Under Construction
Delivery Q3/Q4 2022**

Baker Hollow Logistics Center

105 Baker Hollow Road
Windsor, Connecticut



An aerial photograph of the Baker Hollow Logistics Center. The main building is a large, rectangular, white structure with a dark roof. A section of the roof is covered with blue solar panels. To the right of the building is a large parking lot with many spaces, some of which are occupied by yellow and white trailers. To the left of the building is another parking lot with several green and white trucks. The building is surrounded by green grass and trees. A road runs along the bottom of the property.

37 Docks

**58 trailer
spaces**

32' Clear

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Windsor, Connecticut

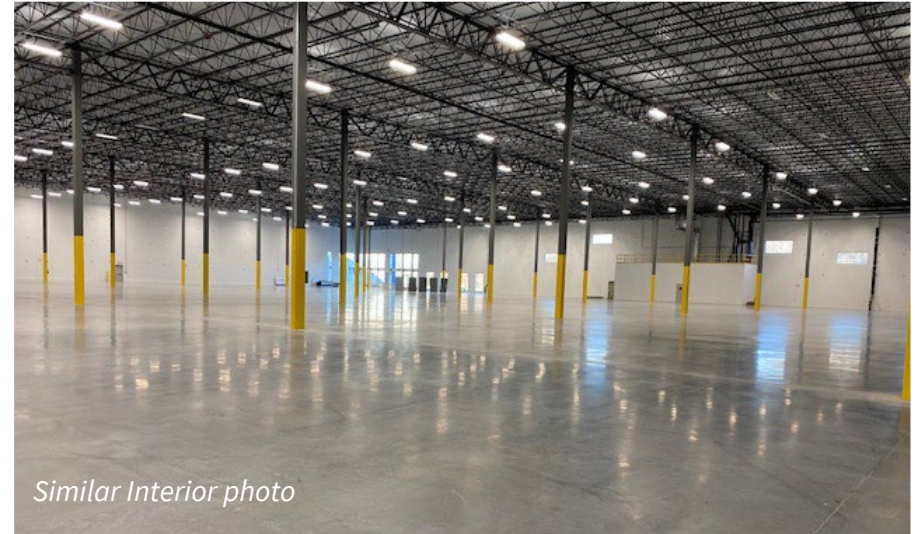
Up to 165,625 SF available

Property Specifications

105 Baker Hollow Road, Windsor, Connecticut



BUILDING SIZE	165,625 SF (subdivide to 42k SF)
SITE SIZE	15.78 acres
CEILING HEIGHT	32' clear
COLUMN SPACING	50' x 52' with 63' x 52' Speed Bay
LOADING DOCKS	37
DRIVE IN DOORS	1
AUTO PARKING	117
TRAILER PARKING	58
LIGHTING	High Bay LED with Motion Sensors
OFFICE SPACE	5%
SPRINKLERS	ESFR with 100k gallon tank and fire pump
FLOORS	6" Ductilcrete – 4000 lb PSI
CONSTRUCTION	Tilt up Insulated Panel with architectural accents
ROOF	.60 Mil TPO with 20 year warranty
LOADING DOORS	9' x 10' with vision panels
LEVELERS	35,000 lb levelers
HVAC	Cambridge units or equal in warehouse Carrier units or equal over office
ELECTRICAL	3000 amp Electrical Service 277/480 Volts
SOLAR	Structural load capability 25% minimum on roof
EV CHARGING	Two (2) stations



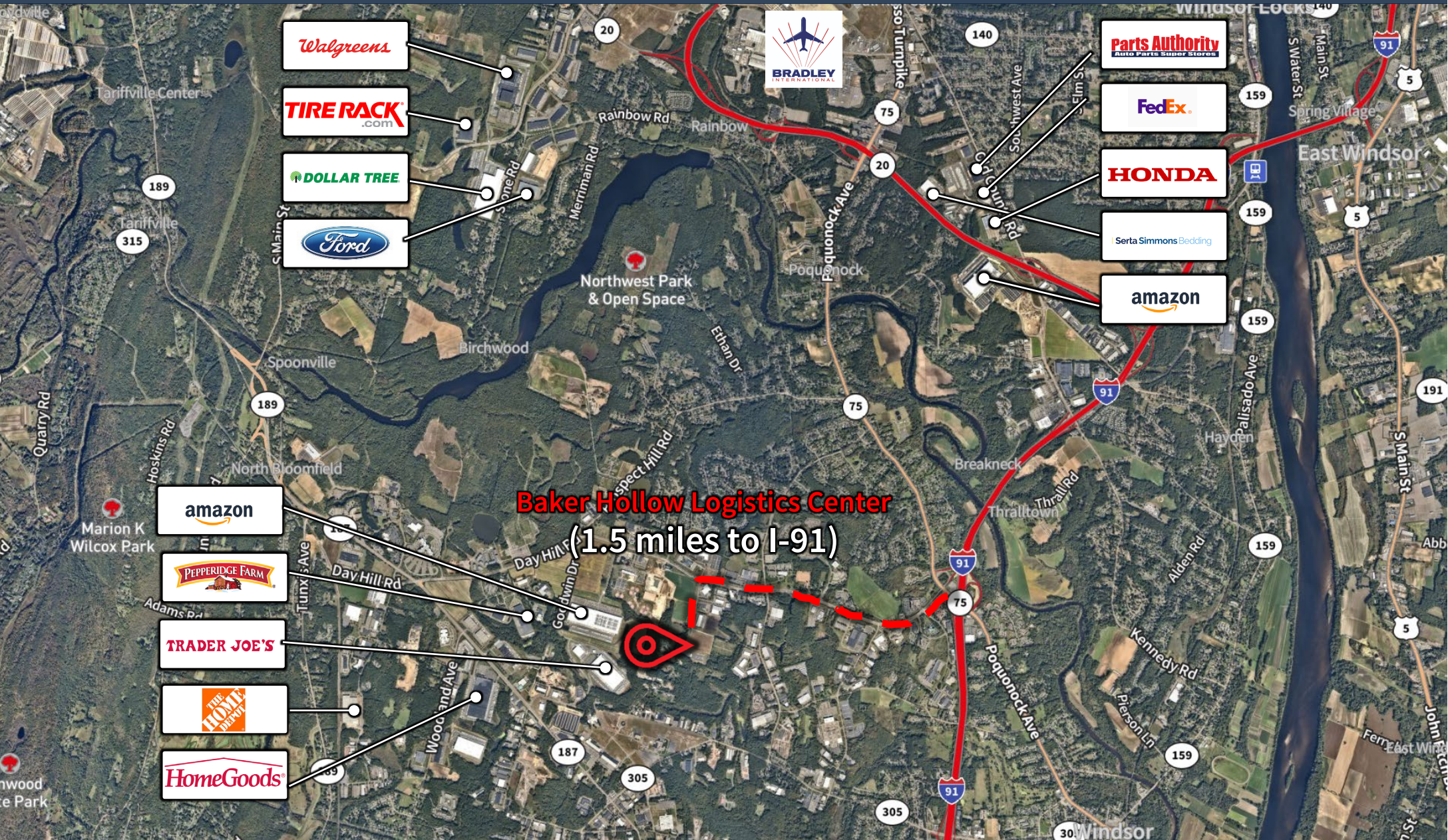
Similar Interior photo



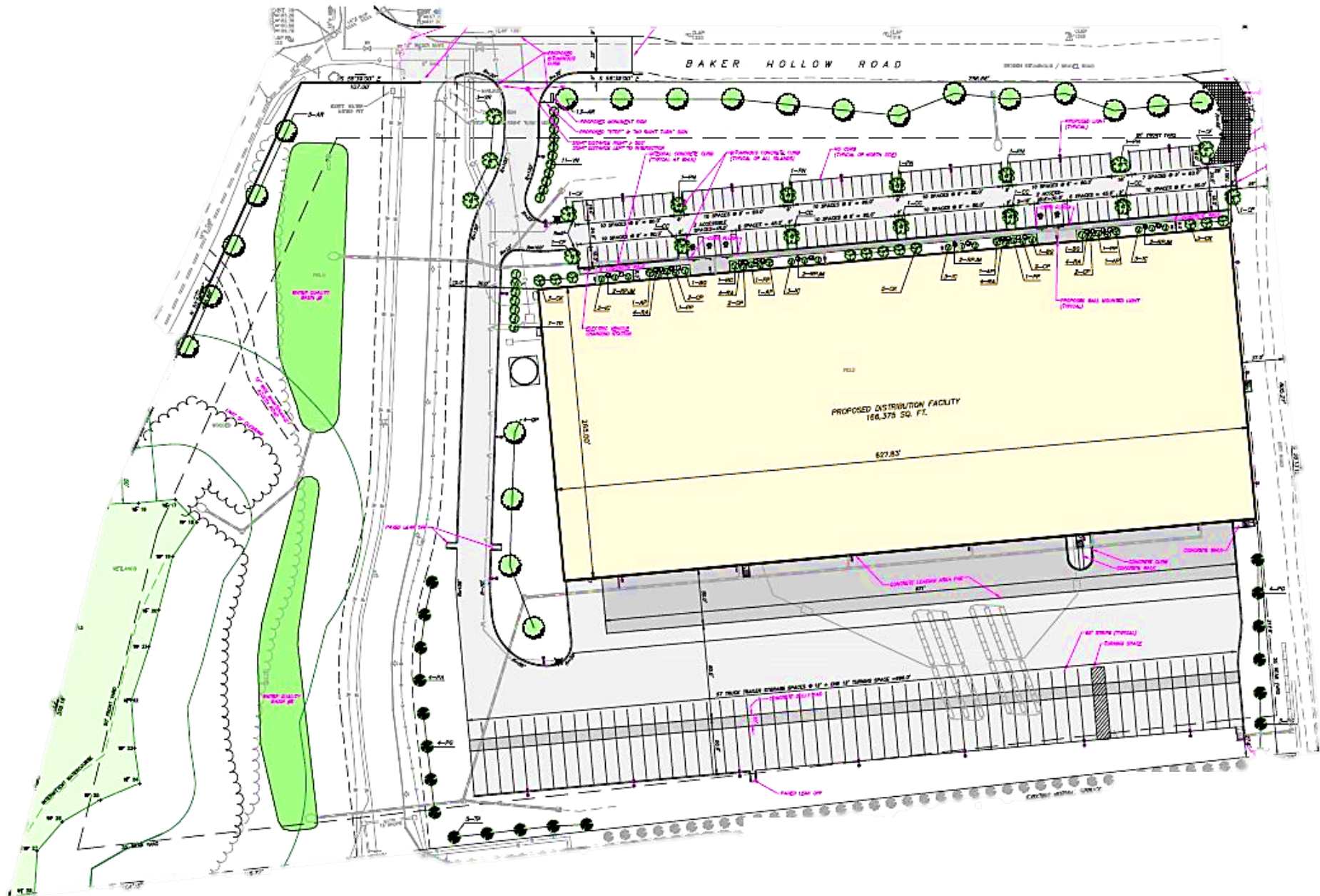
ASKING LEASE RATE: \$7.50 per s.f. NNN

Proven Logistics Location

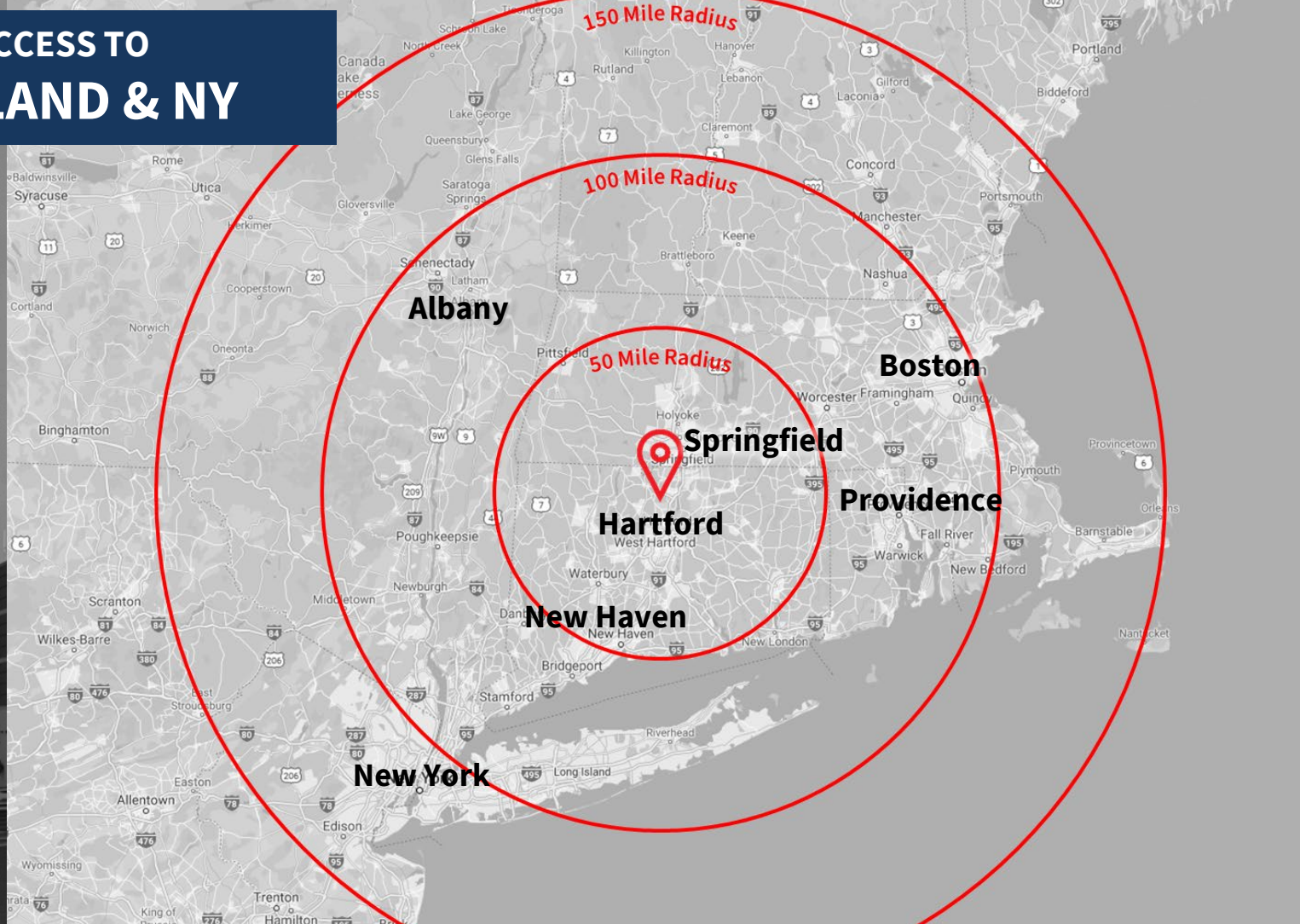
Windsor, Connecticut



105 Baker Hollow Road, Windsor, Connecticut



CONVENIENT ACCESS TO NEW ENGLAND & NY



Labor Population Numbers

Transportation/ Warehousing Employees

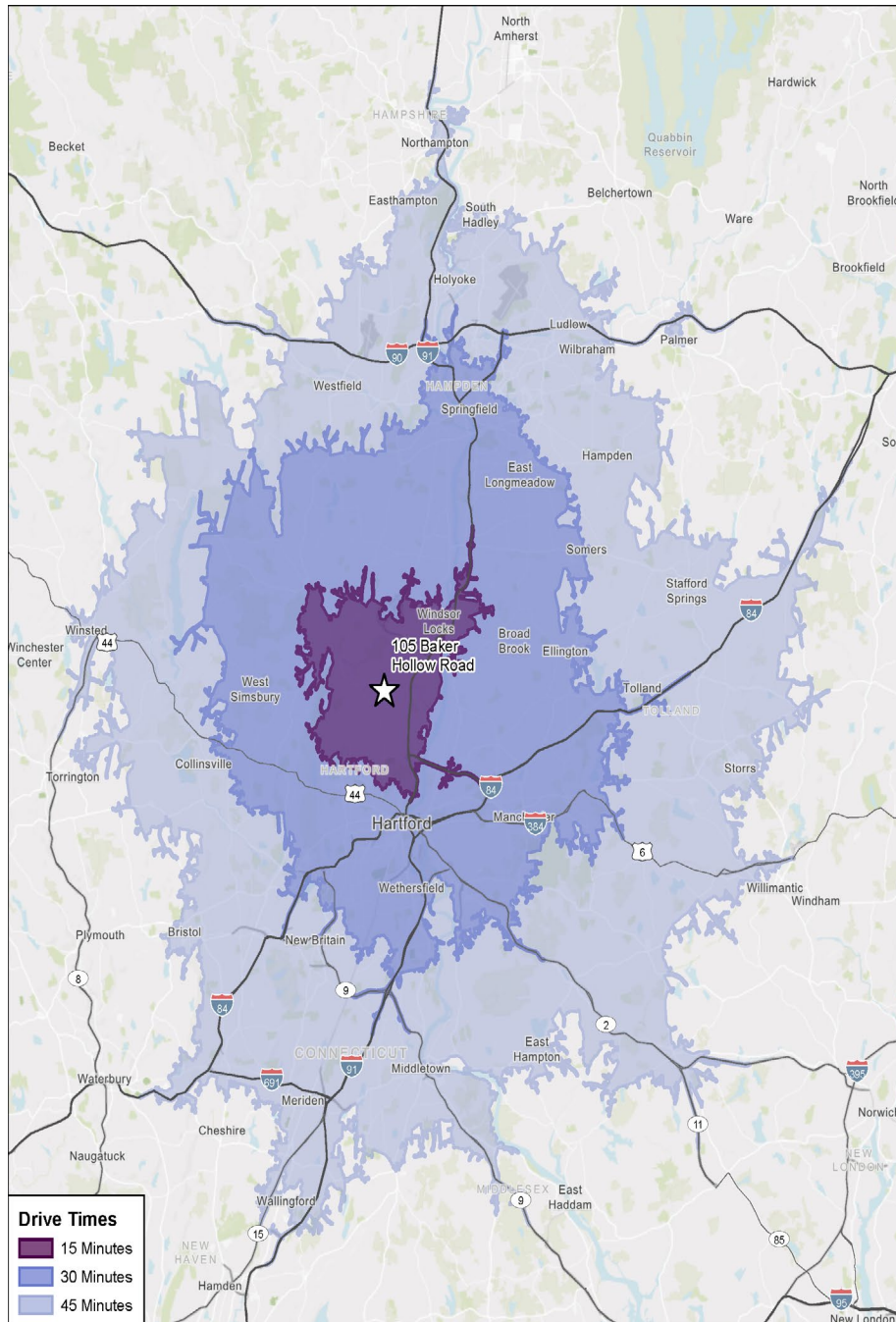
5 Miles	2,134
10 Miles	10,774
15 Miles	26,965

Drive Times

Hartford	15 minutes
Springfield	20 minutes
Boston	1 hours, 40 minutes
New York	2 hours, 15 minutes

Area Demographics

Windsor, Connecticut



2021 estimated demos	15 minute drive time	30 minute drive time	45 minute drive time
Total population	113,882	978,801	1,807,502
Millennial population (Born 1981-1998)	36,287	195,774	348,445
Generation X population (Born 1965-1980)	20,239	178,804	332,998
Total households	46,146	387,165	708,662
Median household income	\$69,450	\$68,355	\$70,567
Household income 100K+	17,028	145,574	274,252
Ordered an item online in the last 12 months	61.97%	62.71%	63.72%
Occupation: Manufacturing	4,724	46,449	90,280
Occupation: Transportation/material moving	3,616	21,794	37,787

Demographics taken within 15-, 30- & 45-miles Source: ESRI, 2021

Baker Hollow Logistics Center

105 Baker Hollow Road

Windsor, Connecticut

165,000+ s.f. Class A Distribution Center

Delivering 3Q/4Q 2022

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