

Delivering 2Q24!



185,600+ SF

Class A Distribution Facility

32' Clear | 36 Docks | 45 Trailer Spaces

Baker Hollow Logistics Park

Building #2 - 205 Baker Hollow Road
Windsor, Connecticut



Aerial Rendering

205 Baker Hollow Road, Windsor, Connecticut



32' Clear

36 Docks

45 Trailer Spaces

Up to 185,600 SF Available

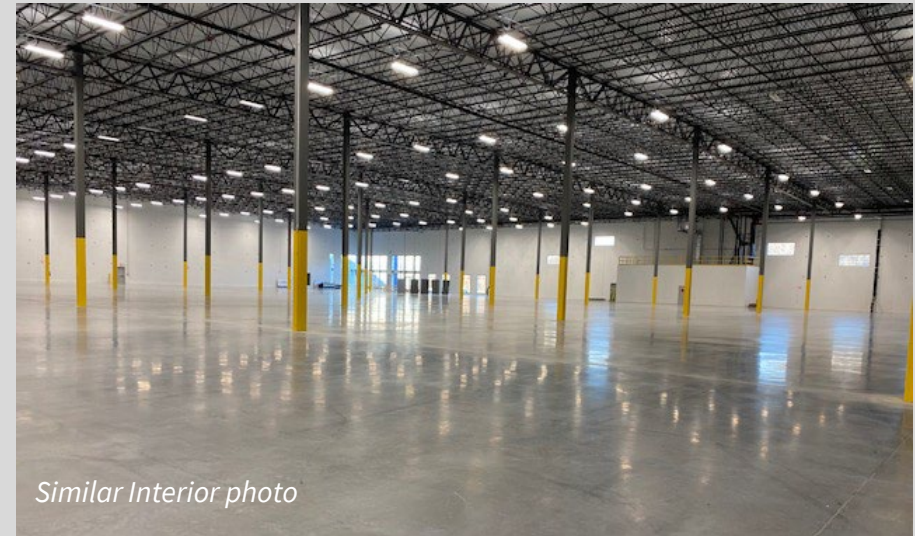
Safelite
AutoGlass

Property Specifications

205 Baker Hollow Road, Windsor, Connecticut



BUILDING SIZE	185,600 SF (subdividable to 44,000 SF)
SITE SIZE	20.60 acres
CEILING HEIGHT	32' clear
COLUMN SPACING	46' x 52' with 60' x 52' Speed Bay
LOADING DOCKS	36
DRIVE IN DOORS	1
AUTO PARKING	122
TRAILER PARKING	45 (up to 58 additional trailer spaces can be provided on site)
LIGHTING	High Bay LED with Motion Sensors
OFFICE SPACE	Up to 3%
SPRINKLERS	ESFR with 100,000 gallon tank and diesel 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	Up to Twelve (12) stations



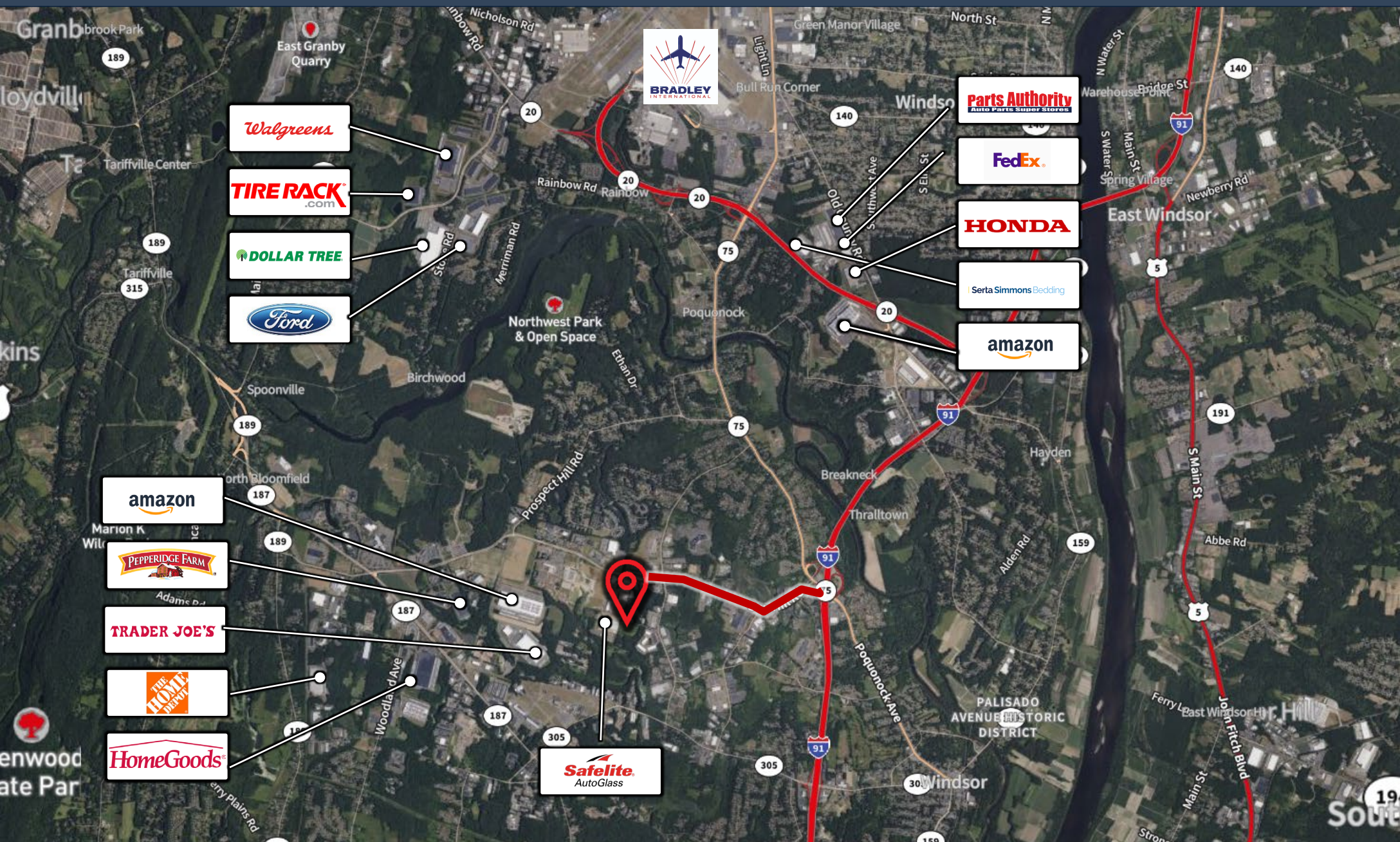
Similar Interior photo



ASKING LEASE RATE: \$9.50 per s.f. NNN

Proven Logistics Location

Just 1.9 Miles to I-91 at Exit 38



Site & Floor Plan

205 Baker Hollow Road, Windsor, Connecticut



CONVENIENT ACCESS TO NEW ENGLAND & NY



Labor Population Numbers

Transportation/ Warehousing Employees

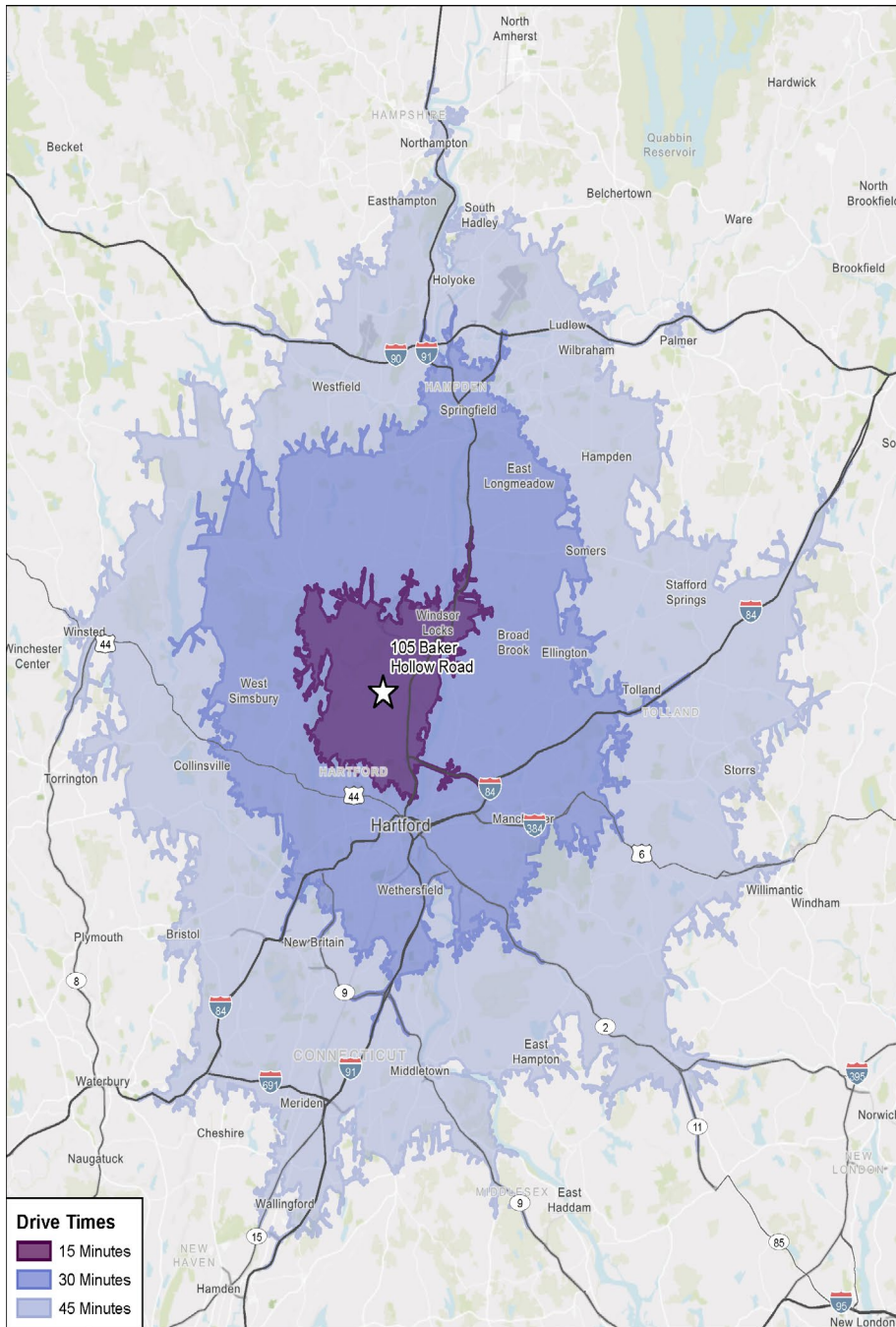
5 Miles	2,134
10 Miles	10,774
15 Miles	26,965

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 Park

105 & 205 Baker Hollow Road

Windsor, Connecticut

165,000+ s.f. (Leased) & 185,600+ s.f. (Available) Class A Distribution Centers

Building #2 – 205 Baker Hollow Delivering 2Q24

Shawn P. McMahon
Managing Director

Real Estate Salesperson in CT and MA
O - (860)702-2833 | C – (860)214-2828
shawn.mcmahon@am.jll.com

Jones Lang LaSalle Americas, Inc. , a licensed real estate broker across the US
(860)702-2800 | 90 State House Square, Hartford, CT 06103

Although information has been obtained from sources deemed reliable, JLL does not make any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. JLL does not accept any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement with JLL regarding this matter, this information is subject to the terms of that agreement. ©2023. Jones Lang LaSalle IP, Inc. All rights reserved.

