

Located 0.6 miles from the four-way interchange of I-91 and Route 20



Rail Spur

Fabbrica

I-91 Logistics Center

±230,000 SF Available for Lease

CBRE



CORNERSTONE REALTY, INC.
YOUR FOUNDATION FOR BUILDING SUCCESS™

WINDSOR, CT

Property Overview

CBRE is pleased to offer approximately 230,000 SF for lease at the I-91 Logistics Center, located at 1 Market Circle in Windsor, CT. This property is locally owned and managed by Cornerstone Realty Inc. of Waterbury, CT and was formerly occupied by UPS as a regional sorting and distribution facility.

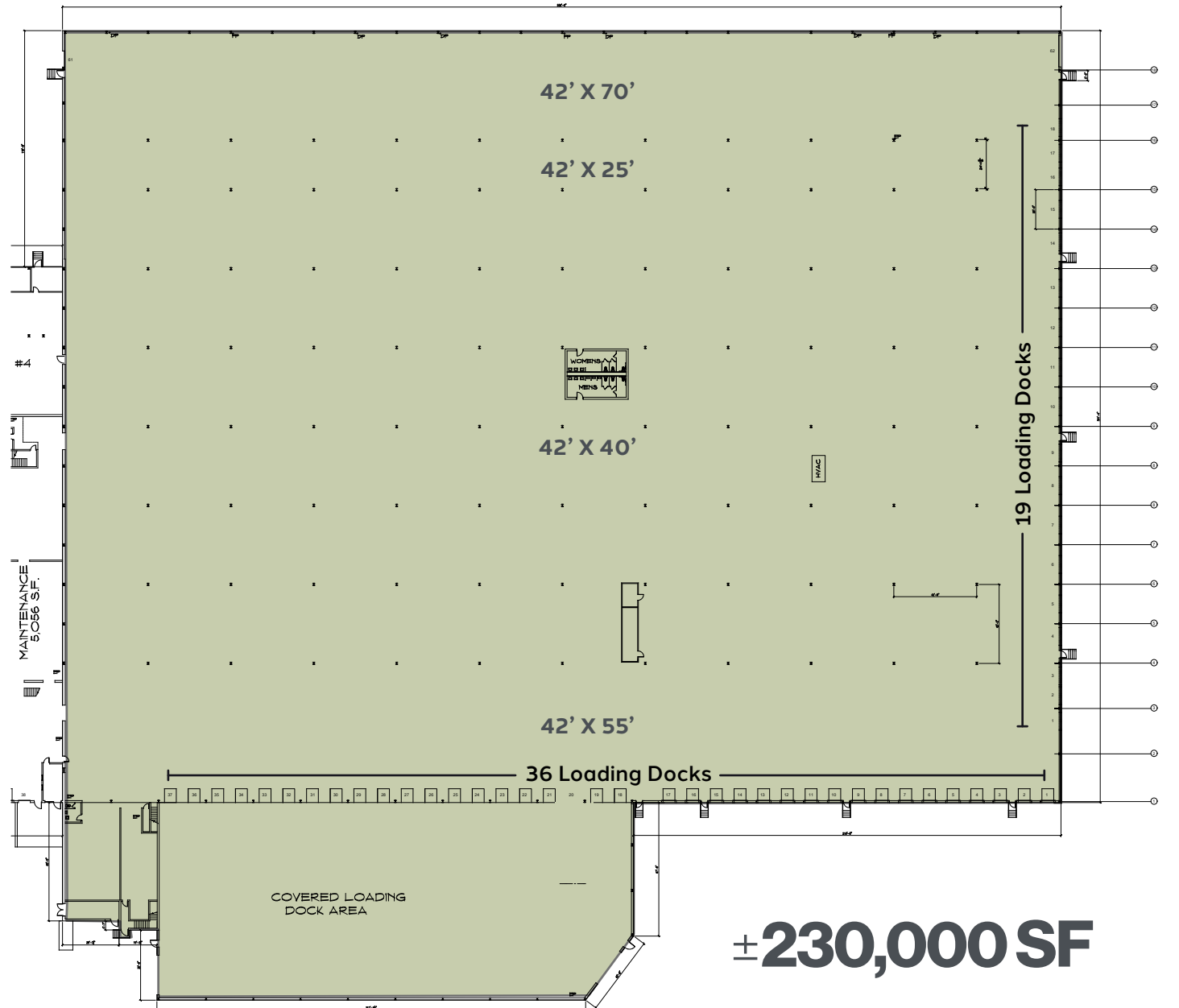
The I-91 Logistics Center is a unique dual-docked facility, featuring 55 loading docks, 100 trailer parking positions, 150 auto parking positions and 26' clear heights, making it the perfect home for any warehouse and distribution operation. Immediate access to the I-91/I-291 four-way interchange provides excellent regional and interstate connectivity, while supporting the Hartford, CT and Springfield, MA labor markets.

Building Specifications

Building Size:	380,624 SF
Available SF:	±230,000 SF (Divisible) with a 23,714 SF covered loading area
Office Space:	Build-to-Suit
Loading Docks:	55 dual-docked (37 with levelers) including 17 within the covered loading area
Drive-in Doors:	1 (20'H x 16'W)
Power:	1,200 amps, 480 volts, 3 phase
Column Spacing:	42' x 40' in center warehouse; 55' wide on east side with additional 25' at column bay; and 70' on west side
Ceiling Height:	26' clear
Parking:	150 automobile spaces and 100 trailer spaces (minimum)
Roof:	Rubber Membrane (replaced in 2017, with 25-year warranty)
Asking Rent:	\$8.95/SF NNN



Floor Plan



26'
CLEAR
HEIGHT

55
LOADING
DOCKS

42' x 40'
COLUMN
SPACING
[CENTER WAREHOUSE]

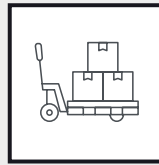
150
PARKING
POSITIONS

100
TRAILER
POSITIONS

$\pm 230,000$ SF

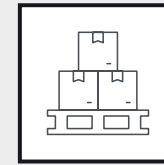


Highlights



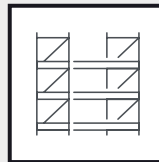
Loading

55 dual-docked loading stations, 37 docks with levelers



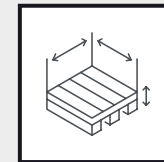
Clear Height

High-bay, 26' Clear Height in Main Warehouse Area



Roof

Entire roof replaced in 2017, with 25-year warranty



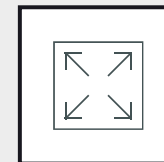
Mechanical

Air Rotation Unit and two ceiling-mounted unit heaters were installed in 2020



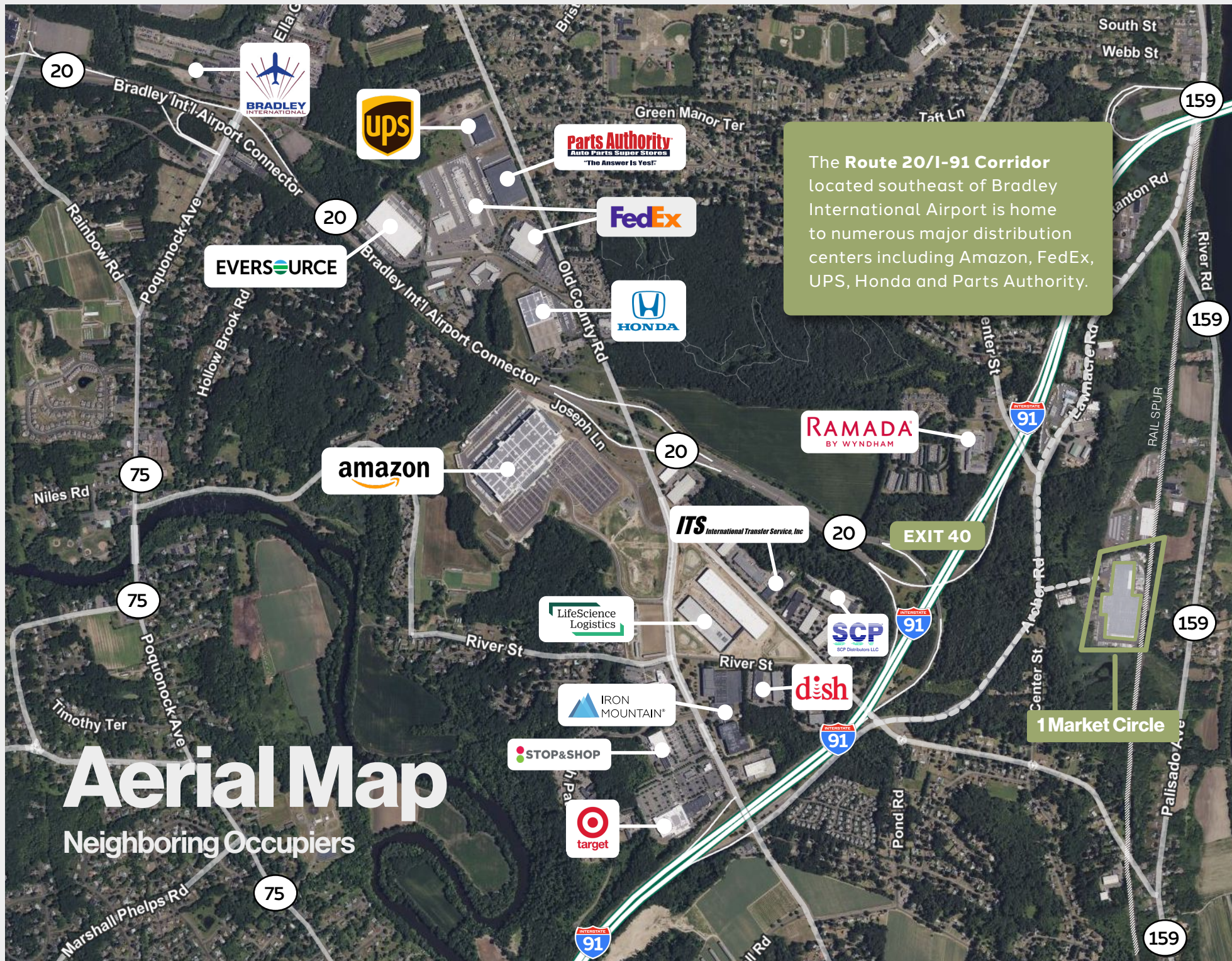
Location

Central New England location with access to entire northeast coast and Canada



Connectivity

Rail spur connectivity available and less than 5 miles to Bradley Int'l Airport



The **Route 20/I-91 Corridor** located southeast of Bradley International Airport is home to numerous major distribution centers including Amazon, FedEx, UPS, Honda and Parts Authority.

Aerial Map

Neighboring Occupiers

1 Market Circle

Location



Distances



Highway

0.6 miles



Exit 40 interchange

1.5 miles



Route 20

6 miles



Interchange

12 miles



Exit 61 interchange



Rail/Ferry

0.4 miles

Windsor Amtrak Station

20 miles

Springfield Amtrak



Major Airports

5 miles

BDL

Hartford/Bradley

52 miles

HVN

Tweed/New Haven

97 miles

HPN

Westchester

117 miles

LGA

NYC LaGuardia

124 miles

JFK

NYC JFK

138 miles

EWR

Newark/Liberty

I-91 Logistics Center

±230,000 SF
Available for Lease

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