

# 330 Stone Road, Windsor, CT

*Industrial/Warehouse/Distribution Space Available*



New England  
**Tradeport**

- ✓ 32' clear height
- ✓ Up to 4 loading docks per bay
- ✓ 2 drive-in doors (1 at each end of building)
- ✓ Excellent Interstate highway access (I-91 at Exit 40)
- ✓ Located within New England Tradeport - a 600 acre master planned business park adjacent to Bradley Airport
- ✓ FTZ, Bradley Airport Development Zone, and other economic incentive packages
- ✓ Long established, respected ownership & management



*Find out why Amazon, Walgreens, Eaton, Dollar Tree, Domino's, Westinghouse, FedEx, Pepsi, UPS and Tire Rack all chose to locate within central Connecticut's premier industrial market.*

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INDUSTRIAL REALTY

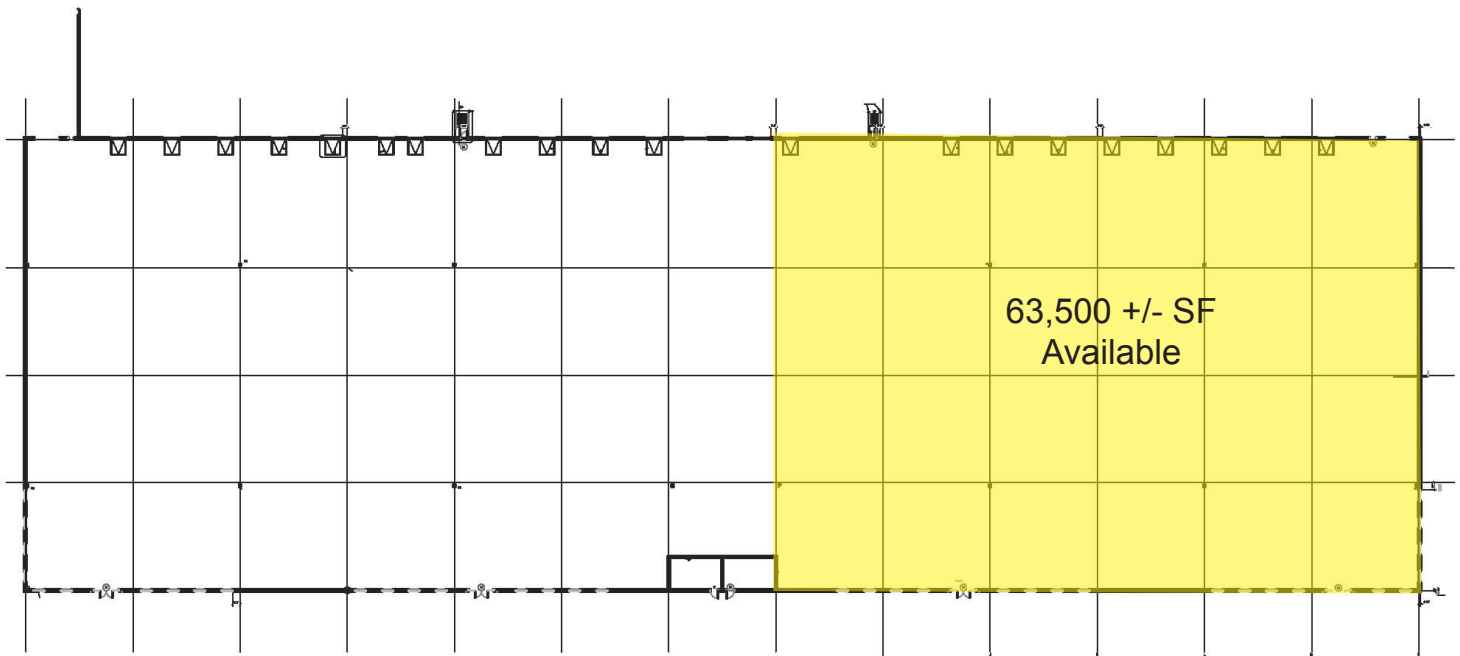
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## Industrial/Warehouse/Distribution Space Available

<b>Building Size:</b>	137,000 +/- SF	<b>Column Spacing:</b>	50' W x 50' D 60' D speed bay
<b>Year Built:</b>	2017	<b>Electrical:</b>	4,000 Amp / 480 Volt / 3 Phase
<b>Use:</b>	Industrial/Warehouse/Distribution	<b>HVAC:</b>	Gas fired RTU
<b>Zoning:</b>	Industrial (I)	<b>Sprinkler:</b>	ESFR
<b>Parking:</b>	137 spaces in front of building	<b>Telecom:</b>	Frontier Communications (tel. & fiber) Comcast (cable)
<b>Loading:</b>	20 existing dock-high doors 20-22 additional possible 2 drive-in doors (1 at each end)	<b>Trailer Drops:</b>	Against building where docks not present (additional spaces available)
<b>Clear Height:</b>	32'		



Griffin Industrial Realty is a leading regional owner, operator and developer of industrial and other properties. Griffin owns 3.7 million square feet in Connecticut, North Carolina and Pennsylvania, and has land holdings totaling more than 4,500 acres in Connecticut, Massachusetts, North Carolina, Pennsylvania and Florida.