



EXCLUSIVELY FOR SUBLEASE

460 HAYDEN STATION ROAD

WINDSOR, CONNECTICUT



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Property Features

- Flexible industrial space located in the desirable Northern Hartford County Submarket
- Located within 1/2 mile of I-91 and Route 20 midway between Hartford, CT and Springfield, MA
- Ideal location for wholesale and distribution uses
- Industrial area features 18' ceilings, 4 dock-high and 1 drive-in door
- Office area with central bullpen, 3 private offices, conference room and a lunchroom

Available Space: 21,000 Square Feet
Office: +/-2,000 SF
Industrial: +/- 19,000 SF

Land: 4.71 acres

Parking: +/- 30 paved spaces with additional truck parking

Zoning: I / I-1 (Industrial)

Year Built: 1984

Height: 18" Clear

Construction: Walls: Insulated metal panel
Columns: 40' x 50'
Roof: Metal standing seam
Floor: 6" Reinforced concrete

Utilities: Electricity: Eversource
Natural Gas: CNG
Water: Municipal

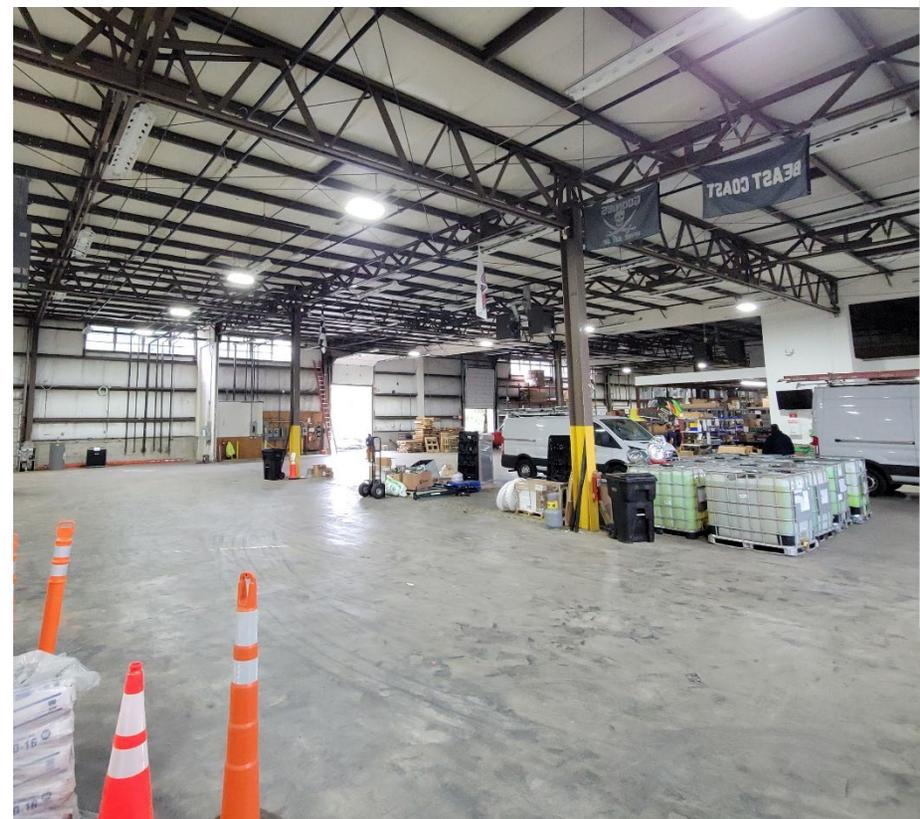
Mechanicals: Heat: Natural gas-fired suspended units
A/C: Office area
Sprinklers: Wet system
Electrical: 400 amps
Lighting: LED

Loading: 1 Drive-in doors (9'x14')
4 Dock-high doors (8'x8')

Taxes: \$49,172 (\$1.17/sq ft)

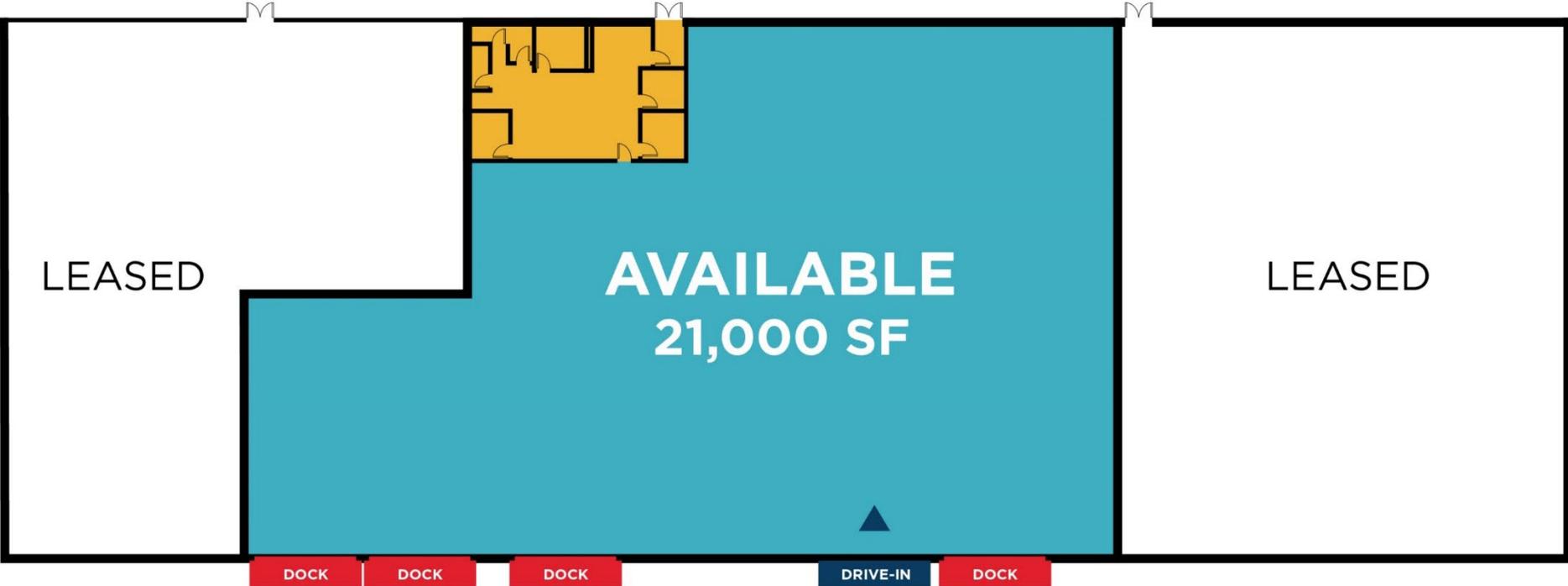
Asking Rent: \$6.85 NNN

Available: Immediately



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- OFFICE
- INDUSTRIAL
- ▲ DRIVE-IN
- DOCKS

FLOOR PLAN



FOR FURTHER INFORMATION PLEASE CONTACT:

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