

# 11 GOODWIN DRIVE

WINDSOR, CT

**INDUS**  
INDUS REALTY TRUST



**544,557 SF FORMERLY APPROVED  
600,000 SF + DEVELOPMENT CAPACITY**

**62.5 ACRES FOR SALE - LEASE OR BUILD-TO-SUIT**

May be Subdivided

**CUSHMAN &  
WAKEFIELD**



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## PROPERTY OVERVIEW

### SIZE 62.5 ACRES

Zone: I (Industrial)

Max Building Coverage: 33.3%

Max Impervious Coverage: 50%

Max Height: 60' or 4 stories

### UTILITIES

Water: "Municipal" MDC

Sewer: "Municipal" MDC

Electric: Eversource

Gas: Connecticut Natural Gas

## AVAILABILITY

- Available for Lease, Sale or Build to Suit
- Seller will consider any rational alternative development configuration
- Advantage CT "Certified Site" pending
- Call for pricing

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## SITE PLAN



# ALTERNATIVE DEVELOPMENT CONCEPTS

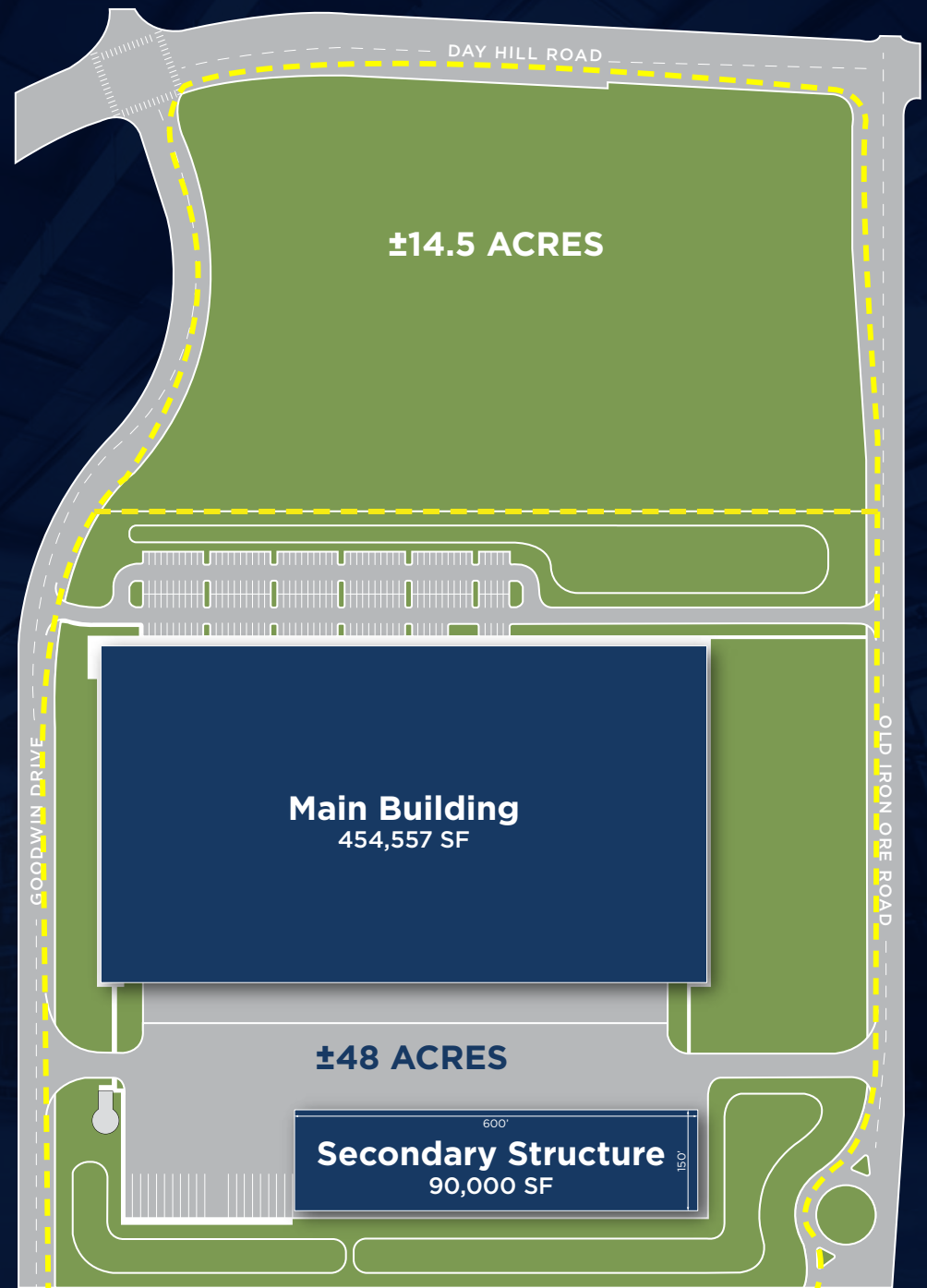


Indus Realty Trust offers prime industrial sites for sale, lease or build to suit in Greater Hartford's most active industrial corridors. This parcel may accommodate developments requiring 15 to 62.5 acres projects ranging from 150,000 to 600,000+ sq ft.

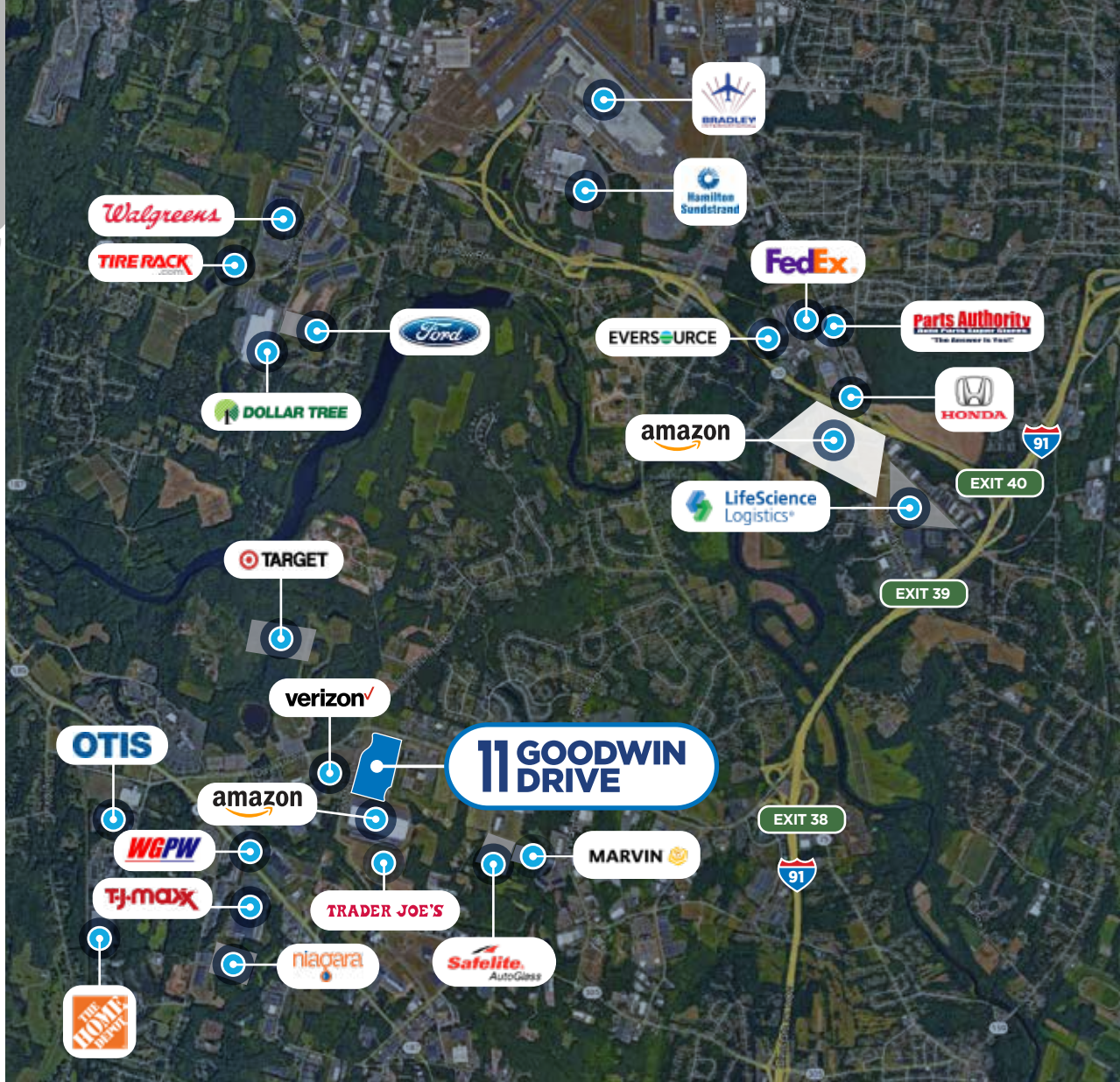
The site has utilities and entitlements in place, in one of Connecticut's most development friendly communities. Economic incentives may be available for qualified projects.

## FORMERLY APPROVED

Main Building	454,557 SF
Secondary Structure	90,000 SF
Land Area	47.88 acres
Dimensions	501' x 901'
Height	40' clear
Parking	213 cars (with 599 spaces in reserve)
Outdoor Storage	TBD







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