

ADDISON ROAD THE HUB

20,000-300,000 SF
AVAILABLE

HIGH-BAY INDUSTRIAL + FLEX SPACE

- 900,000 SF± INSTITUTIONAL CAMPUS
- 300,000 SF NEW CONSTRUCTION
- FULL-SERVICE CAFETERIA, GYM, CONFERENCE CENTER, AND BACK UP POWER

*PLUS 100,000 SF OF OFFICE SPACE
AVAILABLE IN THE 4 STORY BUILDING*

[Click to Watch Video](#)

*Institutional-Quality Infrastructure
for Tomorrow's Challenges*

175 ADDISON ROAD | WINDSOR, CT 06095



AN ENVIRONMENT OF SUCCESS

KEEPING BUSINESS IN BUSINESS

900,000 SF OF HIGH BAY INDUSTRIAL + FLEX + OFFICE SPACE

A multi-purpose, institutional-quality facility with an ideal location, 175 Addison is more than just a place to work, it's a high tech environment with unmatched infrastructure and amenities. 175 Addison is just one mile from two full interchanges with I-91 and less than a ten-minute drive to Bradley International Airport and downtown Hartford.



ABOUT THE PROPERTY

UNDER NEW OWNERSHIP

INFRASTRUCTURE



20,000 Amps of power



3 MW of back-up generators



Electric feeds from 2 distinct substations



Interior docks with expansion available



Chilled water and steam produced on-site with 24/7 capabilities



20' Clear height in high bay section



12'6" Clear height in low bay section



Fully air-conditioned



Five fiber providers



Data center ready

CAMPUS AMENITIES/QUALITY OF LIFE



Fitness center with lockers, showers, & Sauna



Full-service café serving breakfast & lunch



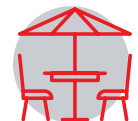
200 Seat conference center



75 Acre site with walking trails



Abundant parking



Courtyards with seating



On-site management



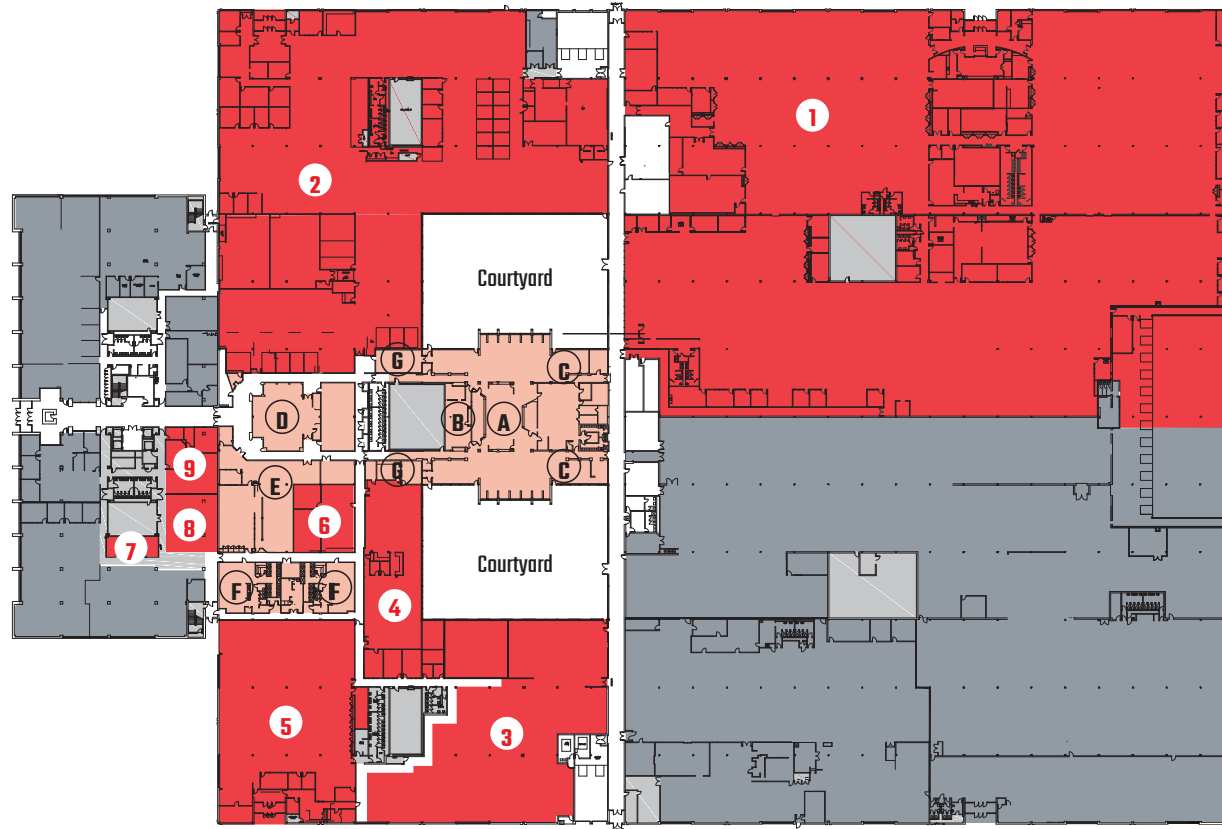
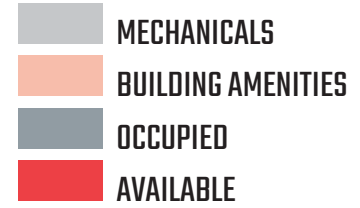
24-Hour self-service market, game center and lounge, private dining/ meeting rooms



RECENT COMMON AREA RENOVATION

FLOOR PLANS

175 ADDISON ROAD



SPACE	RSF	DETAILS
1	135,519	Office / Flex Space / Loading Docks
2	59,452	Office / Flex Space / Loading Docks
3	16,853	Office / Flex Space / Loading Docks
4	10,900	Office. Tall windows around courtyard
5	17,235	Office. Dedicated Entrance
6	2,642	Data or storage room
7	679	2 Private Offices
8	1,937	Office. No Windows
9	2,226	Office. No Windows

Can be combined as
44,988 RSF

BUILDING AMENITIES

- A. Cafeteria
- B. 24 Hour Market
- C. Game Areas
- D. Conference Center

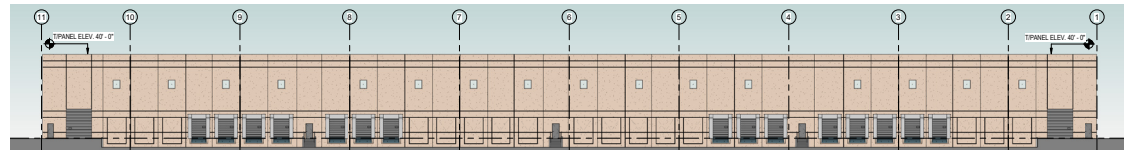
- E. Fitness Center
- F. Showers/Lockers/Sauna
- G. Private dining

170 ADDISON AND 180 ADDISON

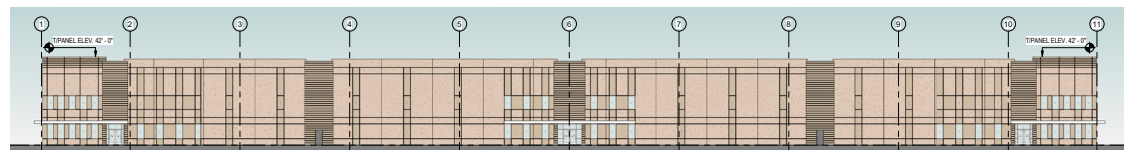
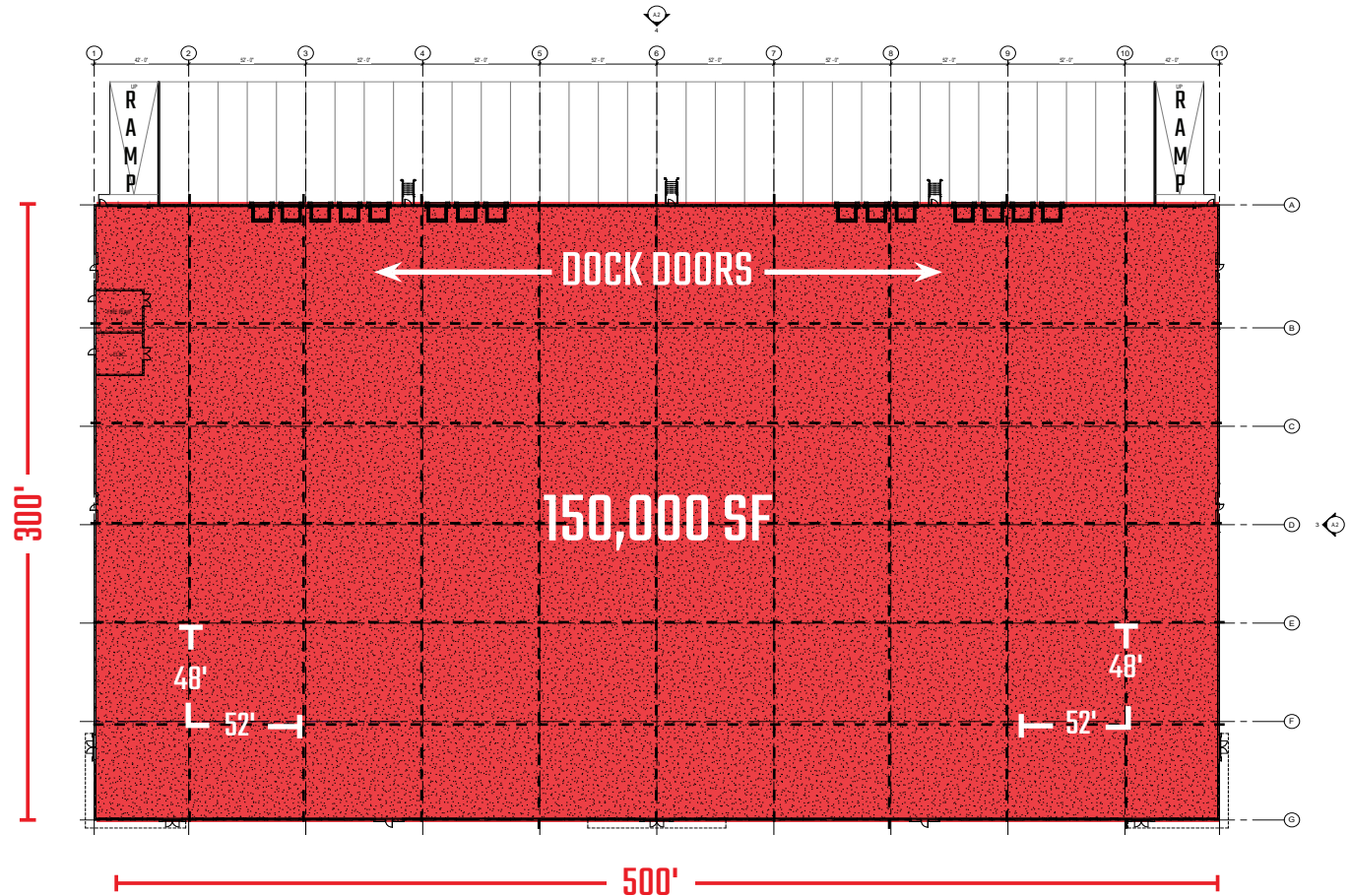
TWO 150,000 SF BUILDINGS

SPECIFICATIONS FOR EACH BUILDING

Size:	150,000 SF (Combined 300,000 SF)
Dimensions:	500' x 300'
Acres:	35.74
Zone:	Industrial
Clear Height:	36'
Docks:	15 doors (30 when combined)
Drive-In Doors:	4
Parking:	Up to 314 spaces
Trailer Storage:	20
Delivery:	10 months



OVERALL EXTERIOR ELEVATION REAR



OVERALL EXTERIOR ELEVATION FRONT

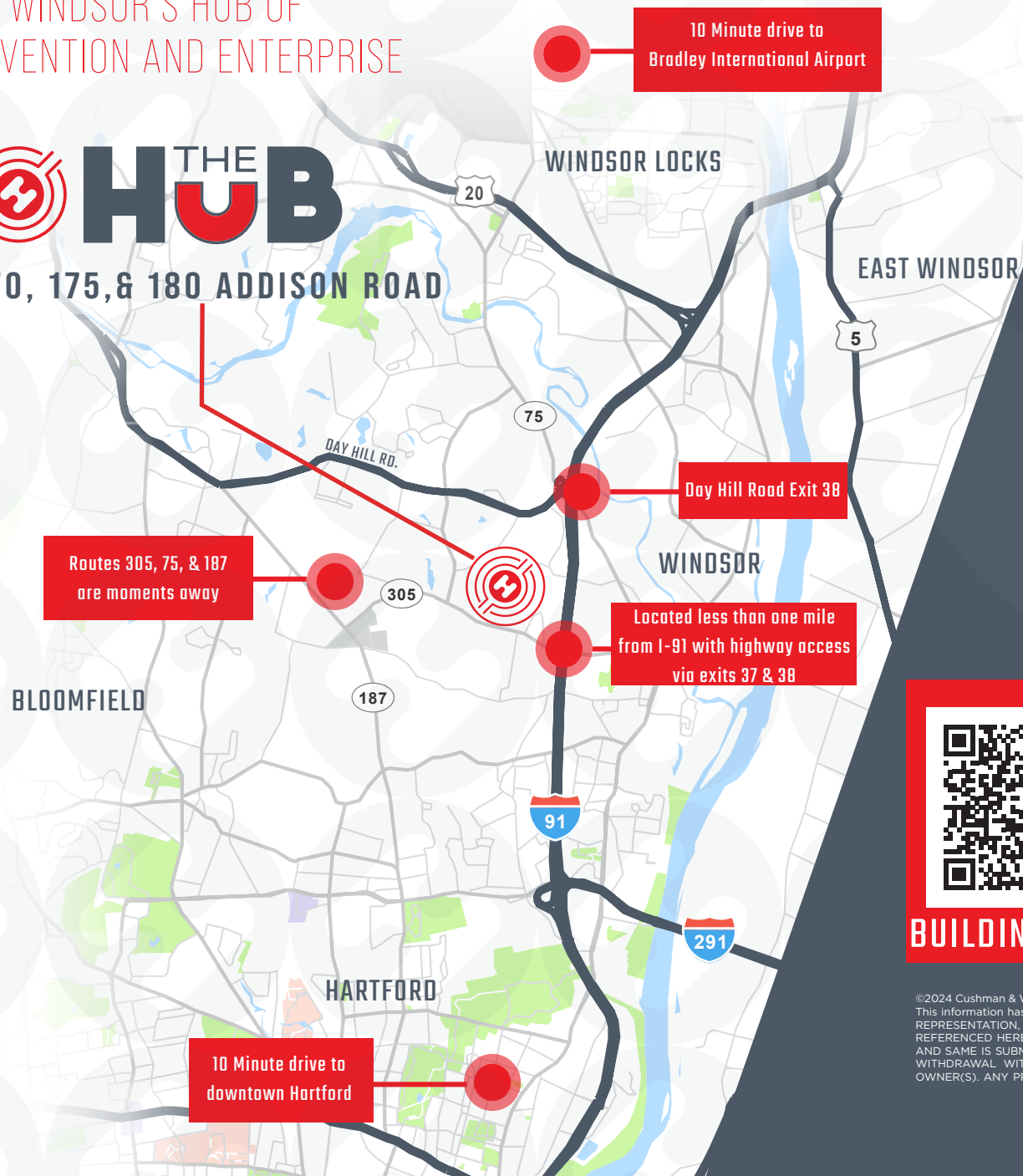
MAXIMIZING PRODUCTIVITY

IN WINDSOR'S HUB OF
INVENTION AND ENTERPRISE



THE HUB

170, 175, & 180 ADDISON ROAD



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ADDISONCORPCENTER.COM

**LOCAL HANDS-ON
MANAGEMENT + OWNERSHIP**



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BUILDING VIDEO



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