



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 cafe 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

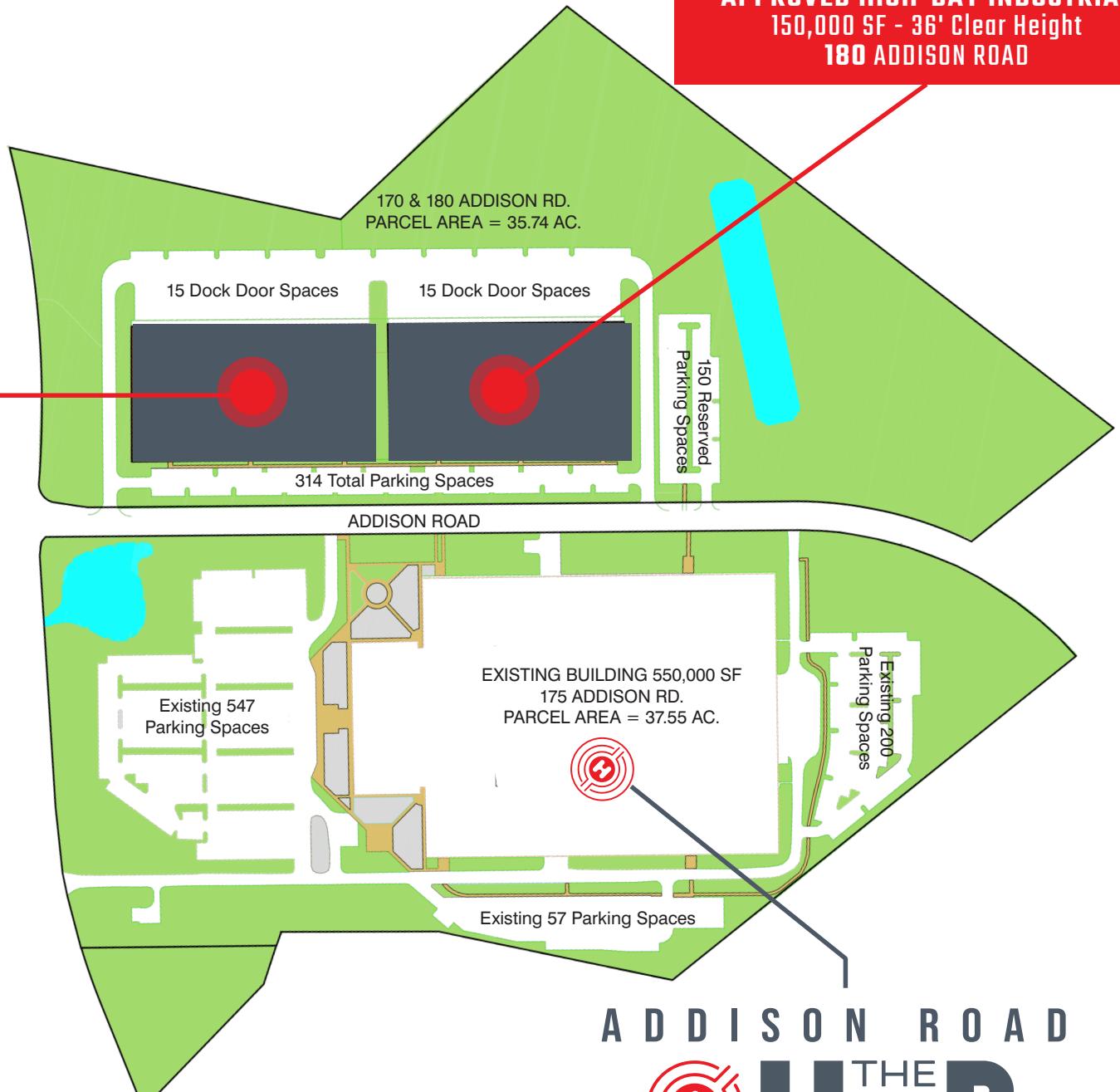


SITE PLAN

150,000 - 300,000 SF

APPROVED HIGH-BAY INDUSTRIAL
150,000 SF - 36' Clear Height
180 ADDISON ROAD

APPROVED HIGH-BAY INDUSTRIAL
150,000 SF - 36' Clear Height
170 ADDISON ROAD



FLOOR PLANS

175 ADDISON ROAD

MECHANICALS
 BUILDING AMENITIES
 OCCUPIED
 AVAILABLE



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

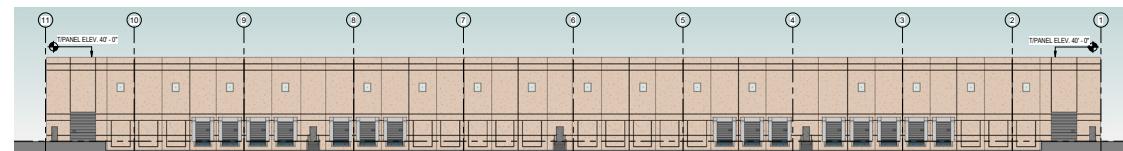
- A.** Cafeteria
- B.** 24 Hour Market
- C.** Game Areas
- D.** Conference Center
- E.** Fitness Center
- F.** Showers/Lockers/Sauna
- G.** Private dining

170 ADDISON AND 180 ADDISON

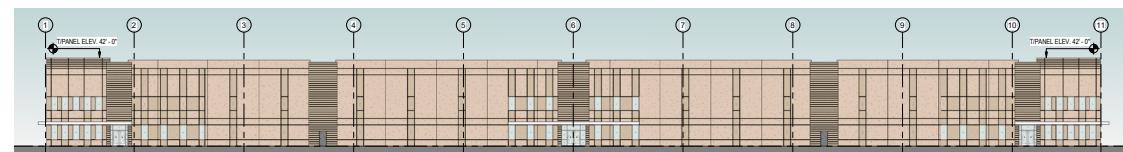
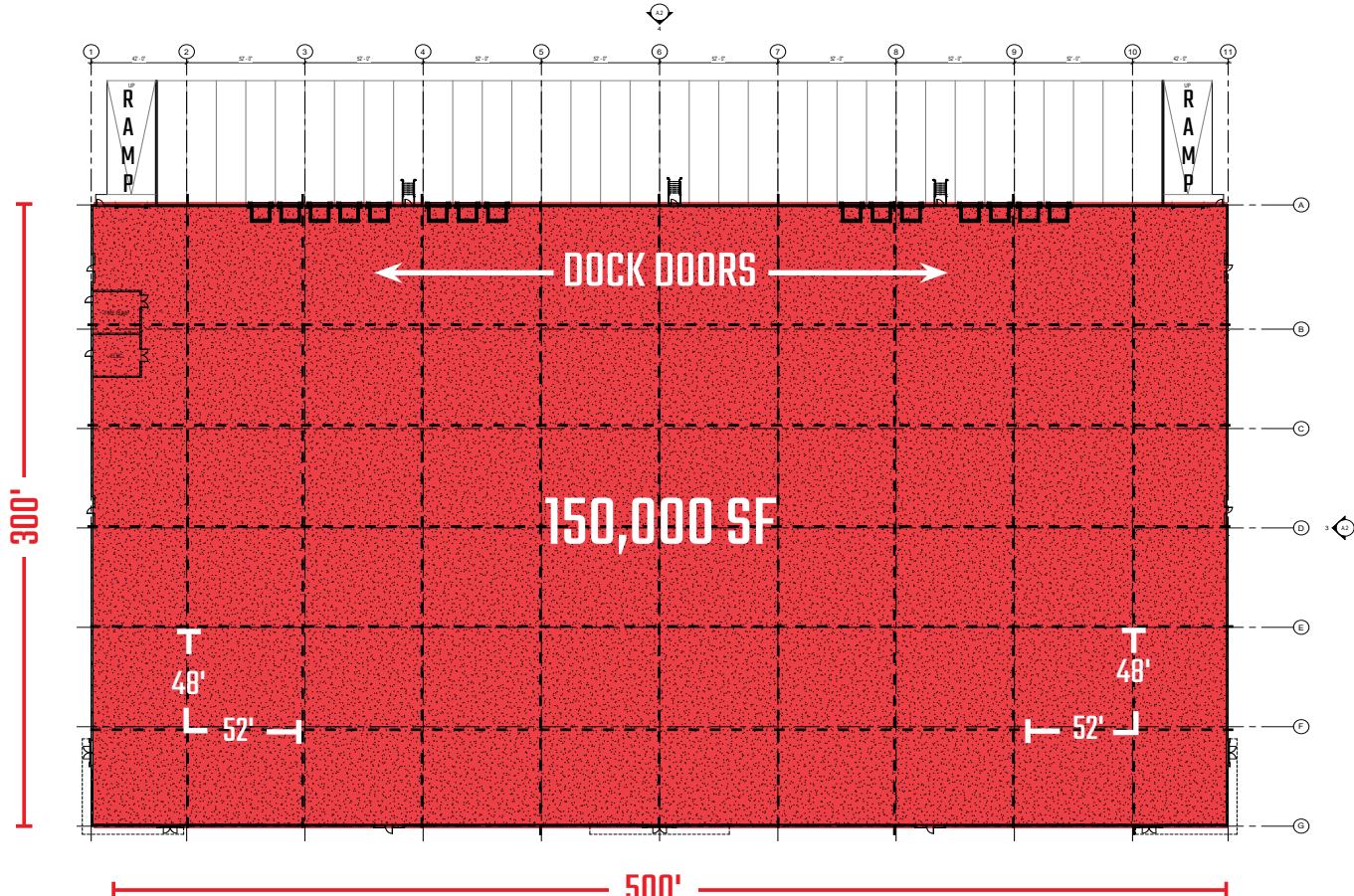
TWO 150,000 SF BUILDINGS

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



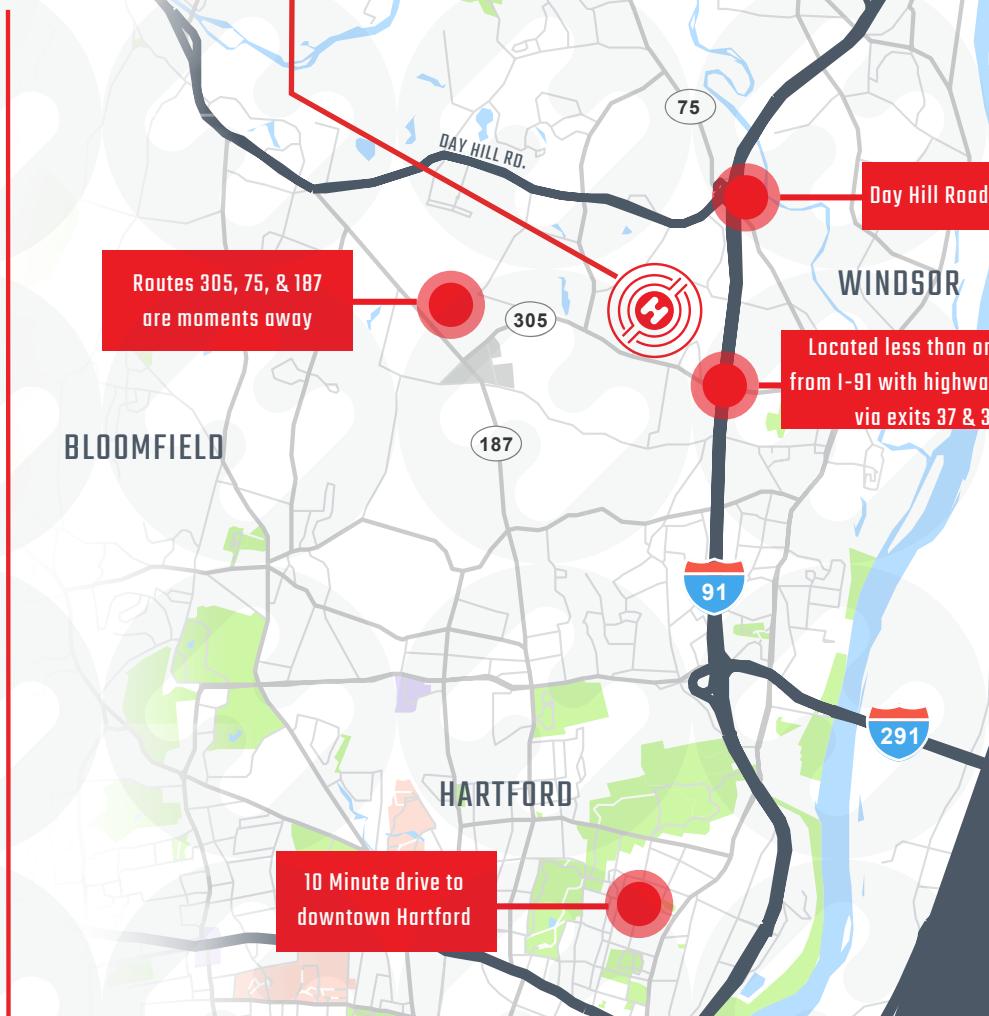
OVERALL EXTERIOR ELEVATION FRONT

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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