

HIGH-BAY INDUSTRIAL SPACE FOR LEASE

83,200 SF



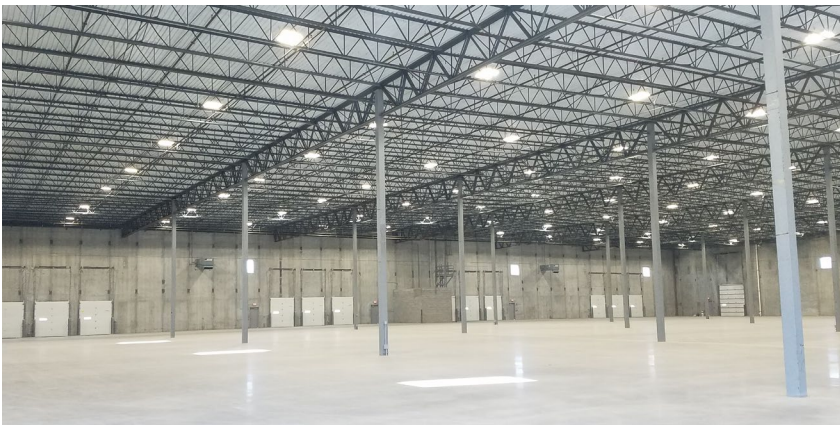
120 OLD COUNTY CIRCLE

WINDSOR LOCKS, CT



PROPERTY HIGHLIGHTS

120 Old County Circle is a pre-cast 83,200 SF high-bay industrial facility on 5.69 acres. With 30' clear height, 15 loading docks with eight knockouts for future use, two drive-in doors and 60' x 50' and 50' x 50' columns spacing, the property offers superior infrastructure and excellent flexibility. This superb location features high profile corporate distribution neighbors UPS, Honda, FedEx, and Amazon. Located just off CT-Route 20 with Bradley International Airport (BDL) only two miles from the property and I-91 less than half a mile away via Exit 40.



Building Size:	83,200 SF
Space Available:	83,200 SF
Office Area:	± 2,000 SF
Year Built:	2018
Land Area:	5.69 acres
Dimensions:	320' x 260'
Zone:	Industrial
Clear Height:	30'
Column Spacing:	50' x 50' with 60' x 50' speed bay
Parking:	184 vehicle parking spaces
Sprinkler:	ESFR
Loading:	15 loading docks with eight knockouts for additional dock doors
Drive-in Doors:	3 (drive thru compatibility)
Water/Sewer	Town of Windsor Locks
Gas	CNG
Electric	EverSource
Construction	Pre-cast concrete panels
Roof	45 mil EPDM mechanically attached membrane
Floors	7" with 4,000 PSI concrete
Lease Rate	\$9.00 NNN





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