

35 International Drive Windsor, CT

Industrial/Flex Space For Lease



Property Highlights

- ❖ 22,400 - 47,200 +/- SF available
- ❖ 25'6" clear height
- ❖ ESFR sprinklers
- ❖ Located within New England Tradeport, a 600 acre master planned business park adjacent to Bradley Airport
- ❖ Excellent access to I-91 (Exit 40)
- ❖ Corporate neighbors include DHL, Domino's, Eaton Corp., FedEx, Matheson, Pepsi, Pitney Bowes, UPS, Velux, Walgreens & Westinghouse
- ❖ Long established & respected ownership & management

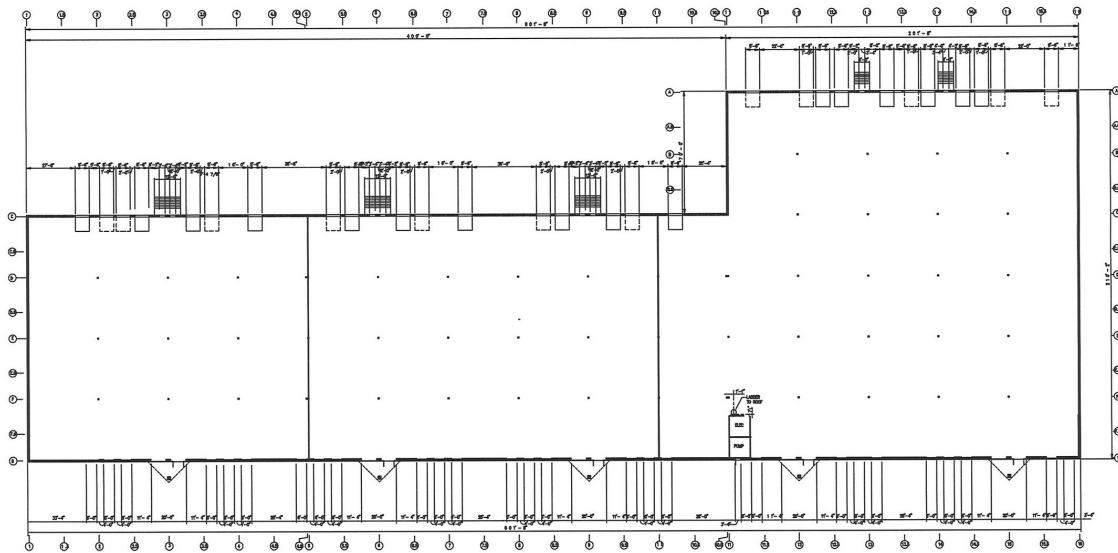
Griffin Land

204 West Newberry Road ♦ Bloomfield, CT 06002

Contact: Tim Lescalleet

860.286.7660 ♦ www.griffinland.com

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Property Details

Building Size:	98,420	Ceiling Height:	25'6"
Year Built:	1997	Column Spacing:	40' w x 35' h
Zoning:	I-1	Electrical:	480V/1,200A/Phase 3
Uses:	Warehouse & distribution	HVAC:	Gas fired rooftop units
Parking:	3/1000	Sprinkler:	ESFR
Loading:	27 docks 4 drive-in doors	Telecom:	AT&T

Griffin Land delivers innovative office and industrial workspace of the highest standard, on time and with superior service. We own more than 4,000 acres and are the developers of over three million square feet of commercial & industrial workspace in central Connecticut.

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