

**Located 0.6 miles from the four-way interchange of I-91 and Route 20**



Rail Spur

Fabbrica

# I-91 Logistics Center

**±230,000 SF Available for Lease**

**CBRE**



**CORNERSTONE REALTY, INC.**  
YOUR FOUNDATION FOR BUILDING SUCCESS™

WINDSOR, CT

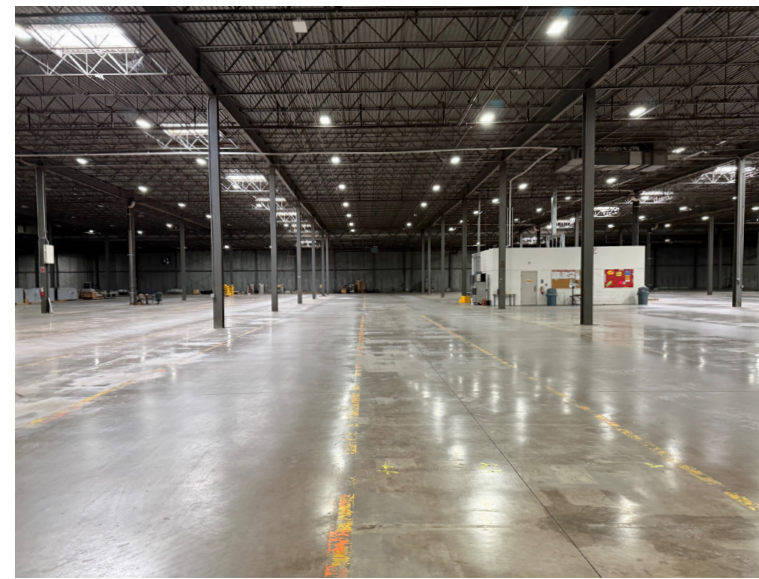
# Property Overview

CBRE is pleased to offer approximately 230,000 SF for lease at the I-91 Logistics Center, located at 1 Market Circle in Windsor, CT. This property is locally owned and managed by Cornerstone Realty Inc. of Waterbury, CT and was formerly occupied by UPS as a regional sorting and distribution facility.

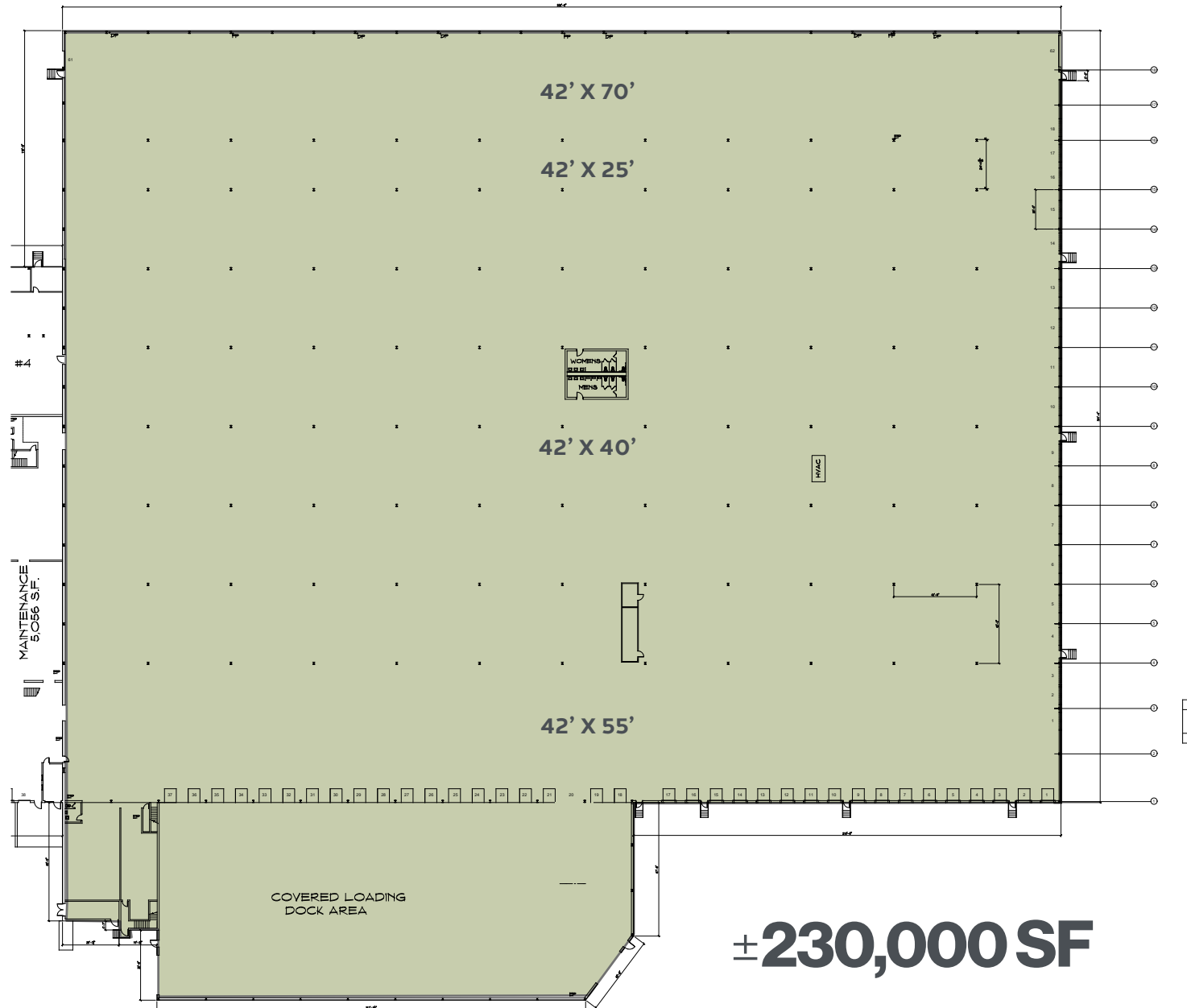
The I-91 Logistics Center is a unique dual-docked facility, featuring 55 loading docks, 100 trailer parking positions, 150 auto parking positions and 26' clear heights, making it the perfect home for any warehouse and distribution operation. Immediate access to the I-91/I-291 four-way interchange provides excellent regional and interstate connectivity, while supporting the Hartford, CT and Springfield, MA labor markets.

## Building Specifications

<b>Building Size:</b>	380,624 SF
<b>Available SF:</b>	±230,000 SF (Divisible) with a 23,714 SF covered loading area
<b>Office Space:</b>	Build-to-Suit
<b>Loading Docks:</b>	55 dual-docked (37 with levelers) including 17 within the covered loading area
<b>Drive-in Doors:</b>	1 (20'H x 16'W)
<b>Power:</b>	1,200 amps, 480 volts, 3 phase
<b>Column Spacing:</b>	42' x 40' in center warehouse; 55' wide on east side with additional 25' at column bay; and 70' on west side
<b>Ceiling Height:</b>	26' clear
<b>Parking:</b>	150 automobile spaces and 100 trailer spaces (minimum)
<b>Roof:</b>	Rubber Membrane (replaced in 2017, with 25-year warranty)
<b>Asking Rent:</b>	\$8.95/SF NNN



# Floor Plan



**26'**  
CLEAR  
HEIGHT

**55**  
LOADING  
DOCKS

**42' x 40'**  
COLUMN  
SPACING  
[CENTER WAREHOUSE]

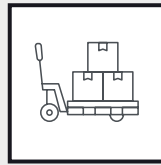
**150**  
PARKING  
POSITIONS

**100**  
TRAILER  
POSITIONS

**±230,000 SF**

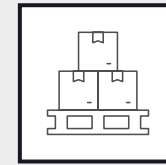


# Highlights



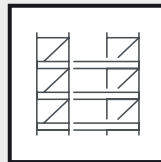
## Loading

55 dual-docked loading stations, 37 docks with levelers



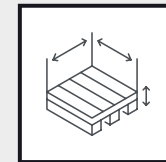
## Clear Height

High-bay, 26' Clear Height in Main Warehouse Area



## Roof

Entire roof replaced in 2017, with 25-year warranty



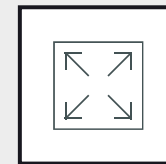
## Mechanical

Air Rotation Unit and two ceiling-mounted unit heaters were installed in 2020



## Location

Central New England location with access to entire northeast coast and Canada



## Connectivity

Rail spur connectivity available and less than 5 miles to Bradley Int'l Airport



The **Route 20/I-91 Corridor** located southeast of Bradley International Airport is home to numerous major distribution centers including Amazon, FedEx, UPS, Honda and Parts Authority.

# Aerial Map

Neighboring Occupiers

# Location



Centrally located adjacent to a major trucking route, the **I-91 Logistics Center** is convenient to major metropolitan centers throughout the Northeast and Canada.

# Distances



## Highway

0.6 miles



Exit 40 interchange

1.5 miles



Route 20

6 miles



Interchange

12 miles



Exit 61 interchange



## Rail/Ferry

0.4 miles

Windsor Amtrak Station

20 miles

Springfield Amtrak



## Major Airports

5 miles

BDL

Hartford/Bradley

52 miles

HVN

Tweed/New Haven

97 miles

HPN

Westchester

117 miles

LGA

NYC LaGuardia

124 miles

JFK

NYC JFK

138 miles

EWR

Newark/Liberty

# I-91 Logistics Center

±230,000 SF  
Available for Lease

WINDSOR, CT

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