

VIEW ONLINE 

Bradley  
International  
Airport

42,505 SF  
AVAILABLE

82,320 SF  
AVAILABLE

14,200  
SF  
AVAIL.

1 ACRE  
OF FENCED  
STORAGE AREA

55,600 SF AVAILABLE

13,200 SF OFFICE  
SPACE AVAILABLE

Choice Road

295 Ella Grasso Turnpike



# Industrial Facility Space For Lease

## Across From Bradley International Airport

FOR LEASE | 295 Ella Grasso Turnpike, Windsor Locks, CT 06096

295 Ella Grasso Turnpike is a 450,000 SF industrial facility situated on 26 acres in Windsor Locks, CT. This property is ideally located across from the Bradley International Airport with easy access to Interstate 91.

LEASE RATE:

**\$3.75**  
PSF NNN

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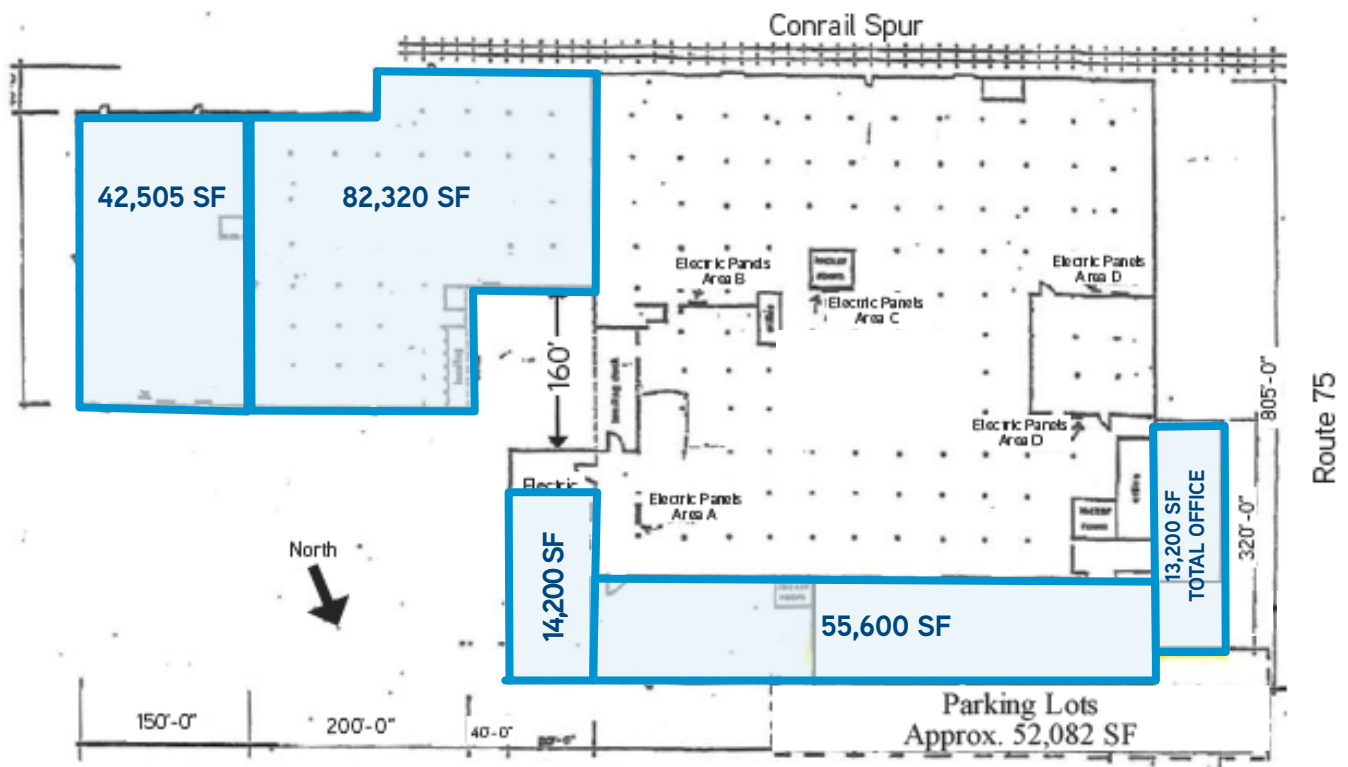


Accelerating success.









## Specifications

Total SF	450,000 SF
Available Now	82,320 SF 13,200 SF Office
Available October 2019	14,200 SF 42,505 SF 55,600 SF
Land	26 acres
Ceiling Height	16'6" - 24"
Sprinkler	Wet System
Parking	260 spaces
Zoning	I-3
Year Built	1963-1974
Loading Docks	11
Drive in Doors	5 (14'x20')

## Features

- 450,000 SF industrial building with 207,825 SF for lease
- Available Now: 82,320 SF & 13,200 SF of office
- Available October 2019 additional 112,305 SF
- 26 acre site
- 11 loading docks & 5 drive-in doors
- Air-conditioned office
- Potential 1 acre of fenced outdoor storage
- Bradley Development Zone Benefits
- Easy access to I-91 across from Bradley Airport
- Heavy power & large yard
- \$1.45 NNN charges
- Rail access available

### LEASE RATE:

**\$3.75**  
PSF NNN

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