

# 315

ELLA GRASSO TPKE

WINDSOR LOCKS, CONNECTICUT



12,880 SF AVAILABLE

**CROSS-DOCK FOR LEASE**



# 315

ELLA GRASSO TPKE  
WINDSOR LOCKS, CONNECTICUT

## PROPERTY OVERVIEW

### HIGHLIGHTS

315 Ella Grasso Turnpike is an outstanding cross dock facility featuring 12,880 square feet of available space with 11 dock high doors, 1 drive-in door, and approximately 1,800 SF of office space.

Adjacent to Bradley International Airport and near the Route 20 Connector to I-91, the building lends itself to a variety of warehouse, distribute and manufacturing uses which can benefit from the cross dock configuration 14' ceilings, 45-ft column spacing, sizable truck court, and Foreign Trade Zone status.

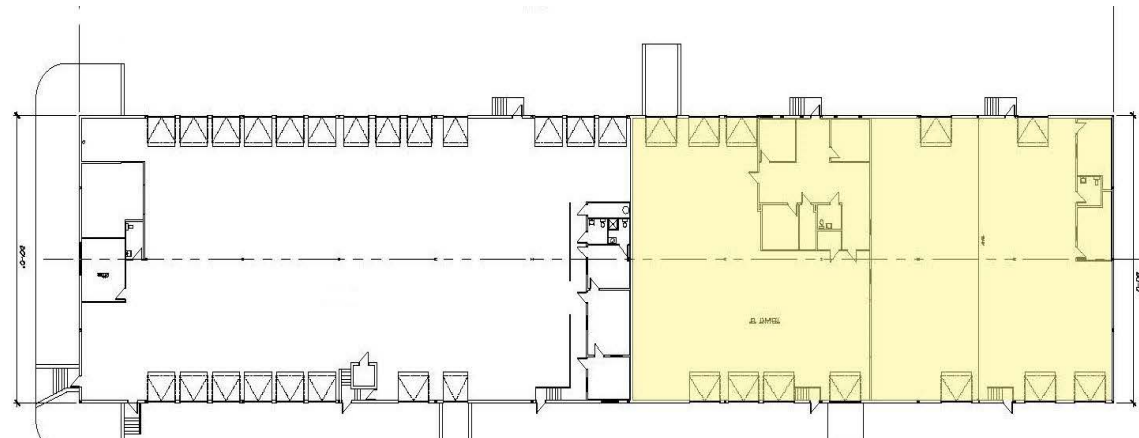


**PROPERTY FEATURES**

<b>Total Building Size</b>	27,698 SF	
<b>Year Built</b>	1971	
<b>Zoning</b>	Ind-3 Industrial	
<b>Parking</b>	Front and Both Sides	
<b>Ceiling Height</b>	14'	
<b>Column Spacing</b>	45' x 50'	
<b>Loading</b>	Dock Doors:	11
	South Side:	7
	North Side:	4
<b>Construction</b>	Walls:	Concrete block
	Roof:	Tar & gravel
	Floors:	6" Reinforced Concrete
<b>Mechanicals</b>	Heat:	Gas fired radiant
	Sprinkler:	Wet System
	Electrical:	400 amp
<b>Utilities</b>	Water:	Municipal
	Sewer:	Municipal
	Gas:	Yankee Gas
	Electrical:	Eversource
<b>Access</b>	Highways:	1-91, I-95, & Route 20
<b>Taxes</b>	\$0.83 (2021)	
<b>Rent</b>	\$7.50/SF NNN	
<b>Available Space</b>	12,880 SF	



**FLOOR PLAN**







**TIMOTHY D'ADDABBO**  
Executive Director  
860 616-1434  
timothy.daddabbo@cushwake.com

A licensed salesperson in CT  
Licensee affiliated with Cushman & Wakefield of  
Connecticut, Inc.

**Cushman & Wakefield  
of Connecticut, Inc.**  
280 Trumbull Street 21st Floor  
Hartford, CT 06103  
860 249 0900  
cushmanwakefield.com

©2019 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.