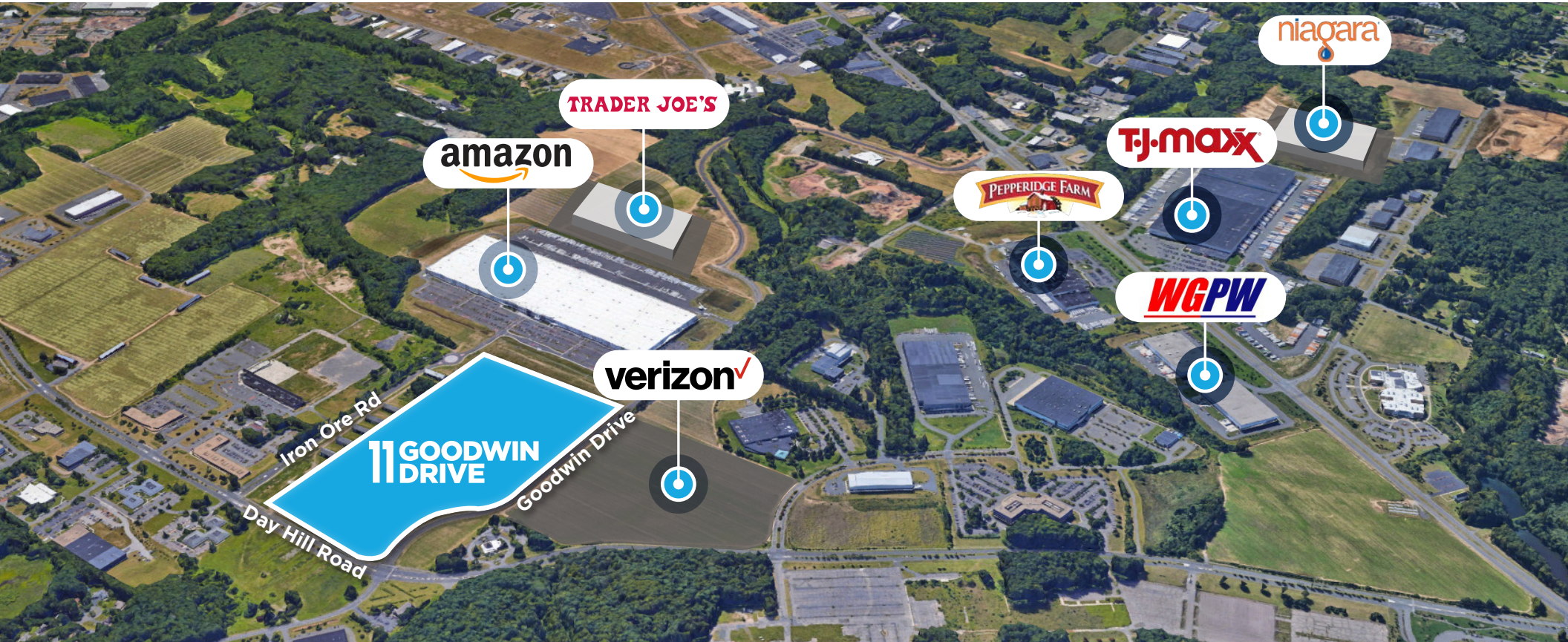


# 11 GOODWIN DRIVE

WINDSOR, CT

**INDUS**  
INDUS REALTY TRUST



**267,000 SF BUILDING FULLY ENTITLED**  
**700,000 SF +/- DEVELOPMENT CAPACITY**  
**62.5 ACRES FOR BUILD-TO-SUIT - SALE OR LEASE**  
May be Suddivided

 **CUSHMAN & WAKEFIELD**

# 11 GOODWIN DRIVE

WINDSOR, CT

## PROPERTY OVERVIEW

### Size 62.5 acres

Zone I (Industrial)

Max Building Coverage 33.3%

Max Impervious Coverage 50%

Max Height 60' or 4 stories

### Utilities

Water Municipal MDC

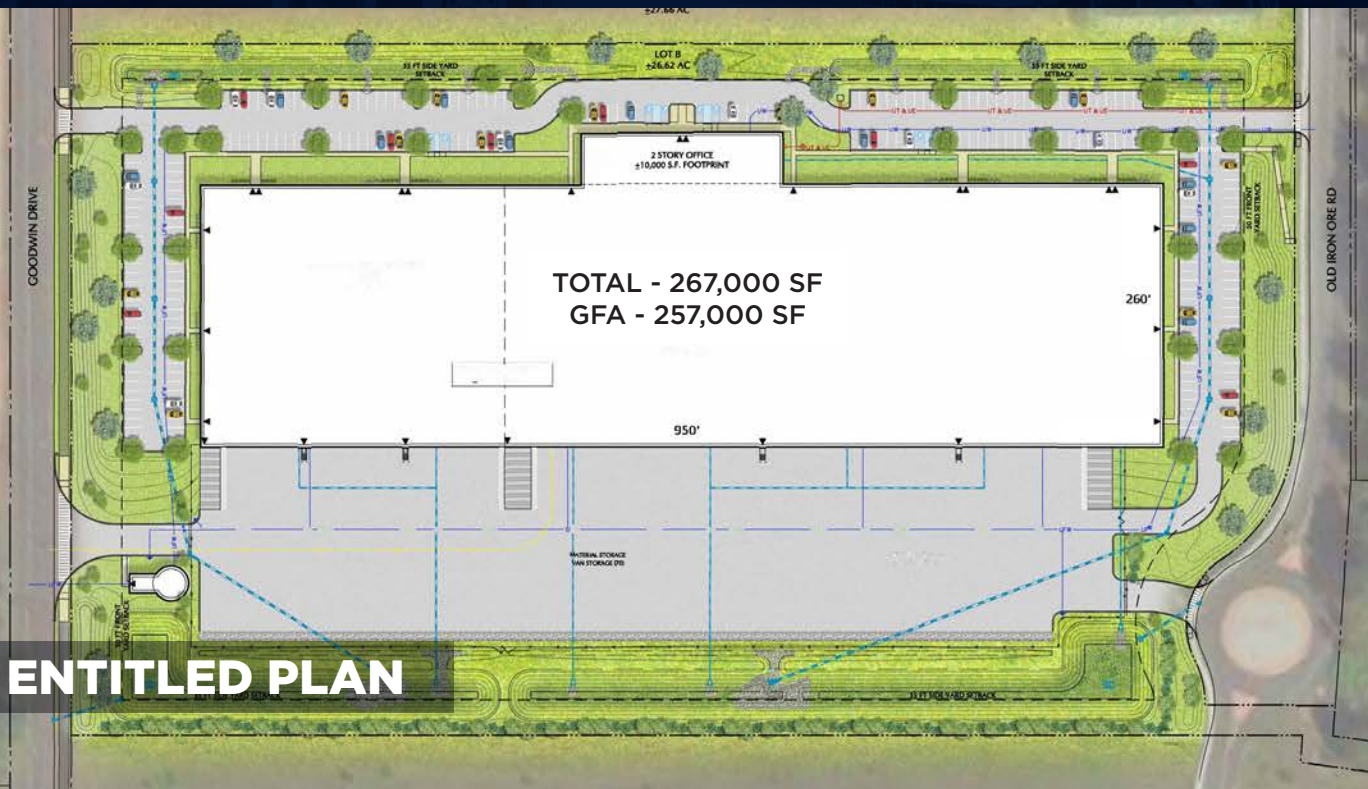
Sewer Municipal MDC

Electric Eversource

Gas Connecticut Natural Gas

## EXISTING ENTITLEMENTS

<b>Building</b>	267,000 SF
<b>Footprint</b>	257,000 SF with two-story office
<b>Land Area</b>	26.62 acres
<b>Dimensions</b>	950' x 260'
<b>Height</b>	40' clear
<b>Parking</b>	260-480 cars / 70 trucks
<b>Outdoor Storage</b>	4 acres

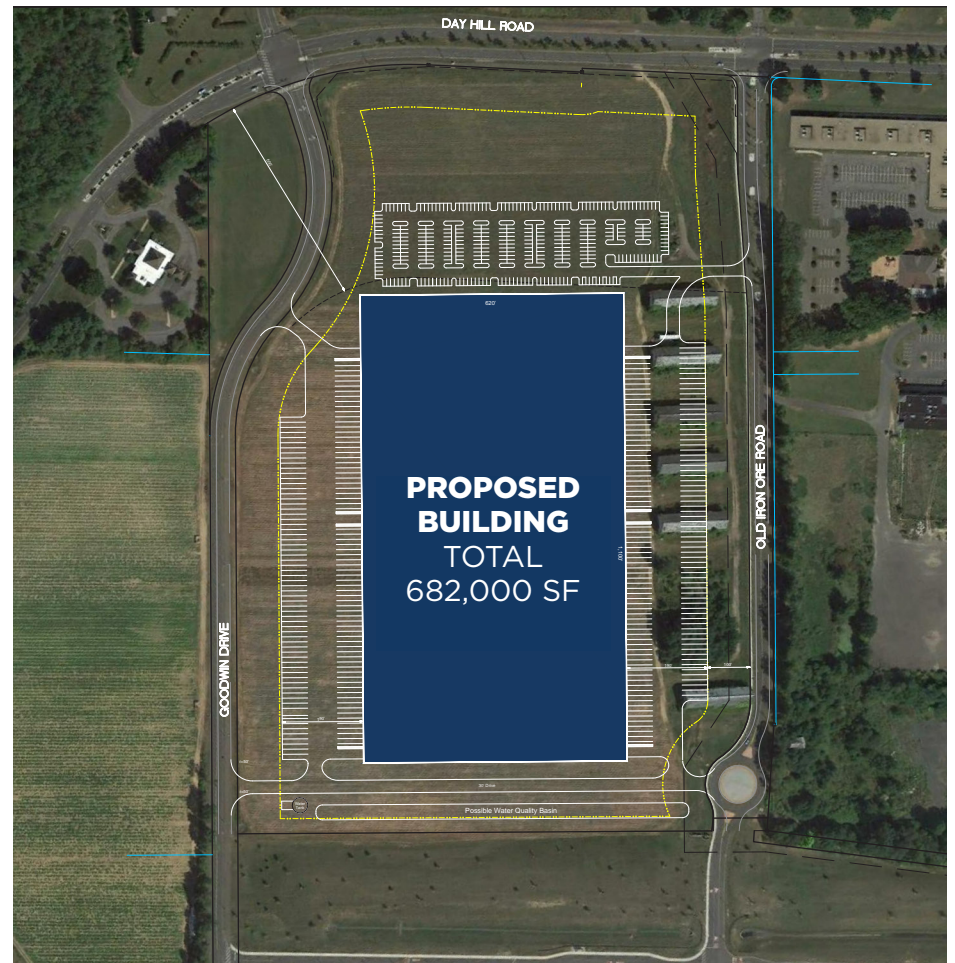


## ENTITLED PLAN

## AVAILABILITY

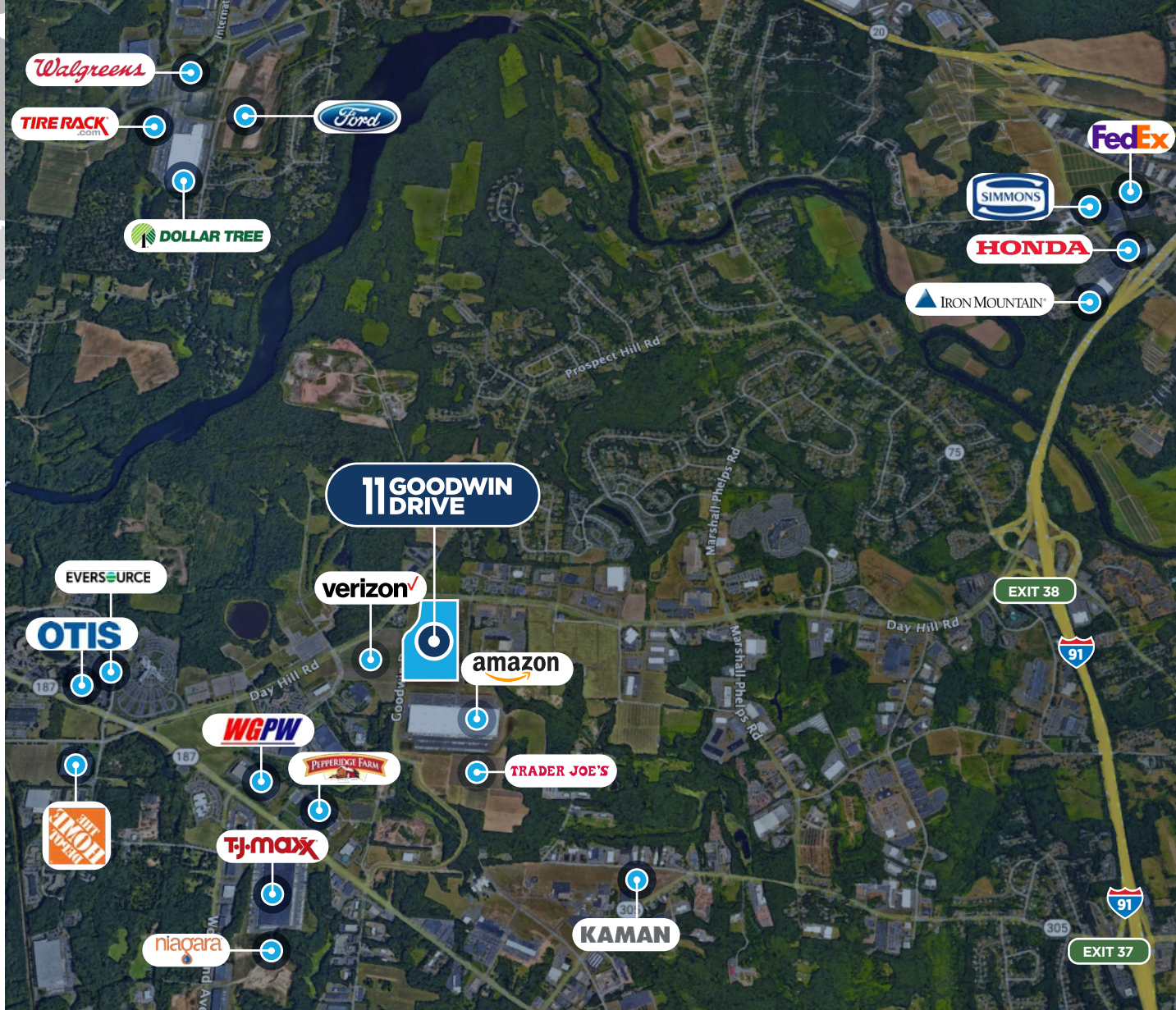
- Available for Lease, Sale or Build to Suit
- Seller will consider any rational alternative development configuration.
- Call for lease quote or sale price

# ALTERNATIVE DEVELOPMENT CONCEPTS



Indus Realty Trust offers prime industrial sites for sale, lease or build to suit in Greater Hartford's most active and most readily built industrial park along Day Hill Road in Windsor. This sites can accommodate projects from 8 acres to 62.5 acres and from 50,000 to +/- 700,000 sq ft.

The site has utilities and entitlements in place, in one of Connecticut's most development friendly communities. Economic incentives may be available for qualified projects.



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