

**CONNECTICUT  
CERTIFIED SITE**



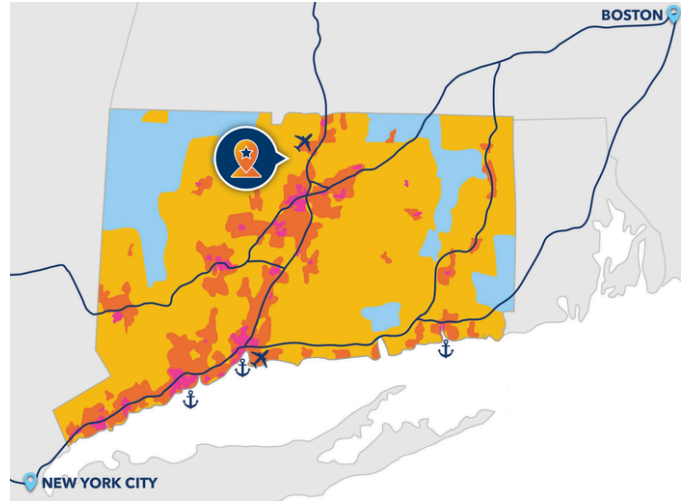
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# **176 ADDISON ROAD WINDSOR**

**ADVANCECT**  
CONNECTICUT

# 176 ADDISON ROAD

WINDSOR, CT



## PROPERTY DETAILS

**Street Address:** 176 Addison Road  
**City:** Windsor  
**Zip Code:** 06095  
**Type of Space:** Industrial, Manufacturing  
**Area:** 75 acres

## Shovel Ready

*Properties where a combination of site characteristics, documented due diligence, and approvals deemed necessary to begin site development has been completed.*



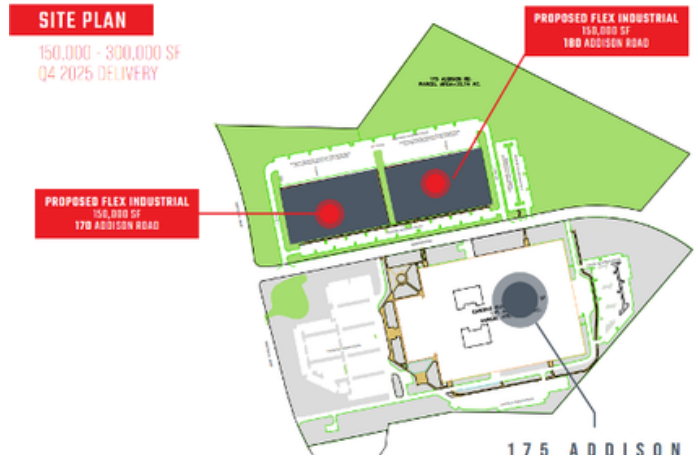
## Contact Information:

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# 176 ADDISON ROAD

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This fully entitled 75-acre site offers a rare opportunity to develop up to 300,000 square feet of new industrial or manufacturing space within an established, amenity-rich campus. Plans include two new 150,000 SF buildings adjacent to 175 Addison Road, creating a cohesive environment that complements the existing 602,000 SF of industrial flex and office space on site. Ideally located just one mile from I-91 and a 10-minute drive to Bradley International Airport, the property features flat topography, minimal wetlands, utilities available in the adjacent street, and no Phase I ESA findings. Tenants benefit from on-site amenities including a fitness center, café, conference center, ample parking, landscaped courtyards, and renovated interiors—delivering a flexible, cost-effective solution in a highly accessible location.



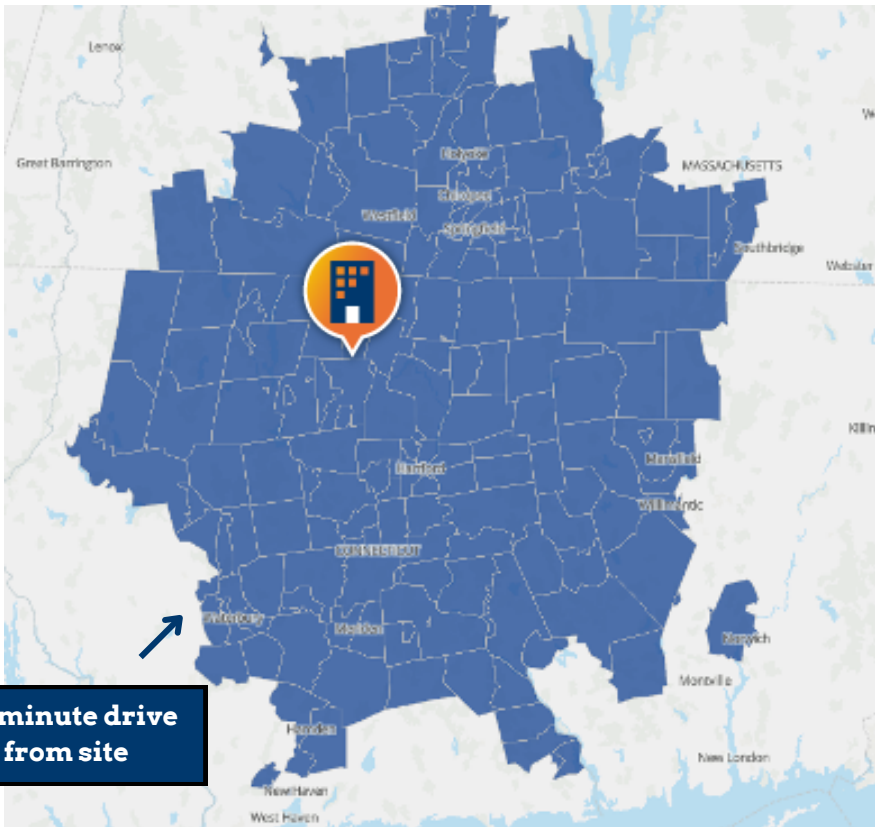
**176 Addison Road**

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## LABOR SHED:



CITY	DRIVE TIME (MINUTES)
<i>Bradley Int'l</i>	10
<i>Hartford</i>	20
<i>Springfield</i>	25
<i>New Haven</i>	60
<i>Stamford</i>	105
<i>Providence</i>	110
<i>Boston</i>	120
<i>New York City</i>	150

In the area located within a **60-minute drive time** from 176 Addison Road, there are:

- **2,713,000 people**
- **1,247,000 jobs**
- **\$242.8B in GRP**

This represents a **larger population and economic output** than the following metro areas:

- **Jacksonville, FL**
- **Raleigh-Cary, NC**
- **Cleveland, OH**
- **Providence-Warwick, RI-MA**
- **Oklahoma City, OK**

Lightcast, 2024—Q1 2026 Release; AdvanceCT calculations

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## UTILITIES:

### Power

<b>Electric Provider:</b>	Eversource
<b>Distance to Nearest Distribution Electric Line:</b>	At property on Pigeon Hill Road
<b>Electric Amps:</b>	20,000 amps estimate
<b>Dual Electric Feed:</b>	Yes

### Gas

<b>Natural Gas Provider:</b>	Connecticut Natural Gas
<b>Distance to Natural Gas Distribution Line:</b>	In Pigeon Hill at property
<b>Gas Line Size:</b>	6"

### Water & Sewer

<b>Water Provider:</b>	MDC
<b>Distance to Water Lin:</b>	In street in front of property
<b>Water Line Size:</b>	16"
<b>Sewer Provider:</b>	MDC
<b>Total Sewer Capacity at Site:</b>	In Addison Road at property
<b>Sewer Line Size:</b>	6"

**FOR MORE INFORMATION, CONTACT:**



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