

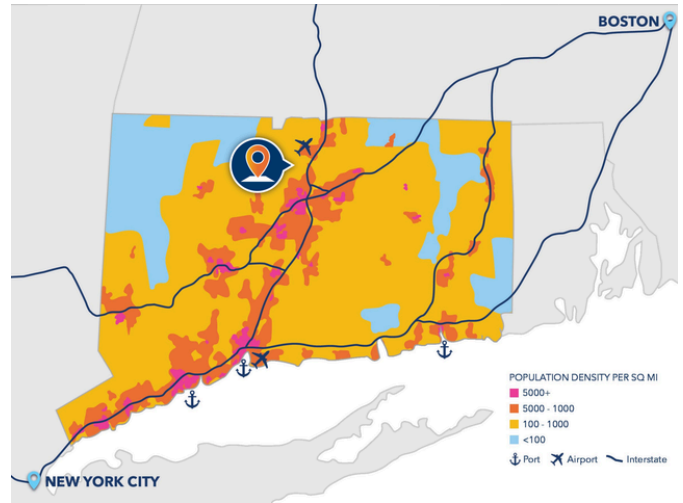
**CONNECTICUT
CERTIFIED SITE**



GREAT POND VILLAGE

GREAT POND VILLAGE

WINDSOR, CT



PROPERTY DETAILS

- Street Address:** 400 Groton Road
- City:** Windsor
- Zip Code:** 06095
- Type of Space:** Flex, Industrial, Light Manufacturing, Warehouse/ Distribution
- Min. Size:** 40 acres
- Max Size:** 40 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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GREAT POND VILLAGE

WINDSOR, CT

Situated on 40 acres, **400 Groton Road** is a fully entitled, build-to-suit or purchase opportunity in the heart of New England's primary industrial market. The proposed building provides design flexibility for high tech, R&D or highly functional manufacturing companies. Capitalize on a healthy labor market as well as proximity to Hartford and Bradley Airport



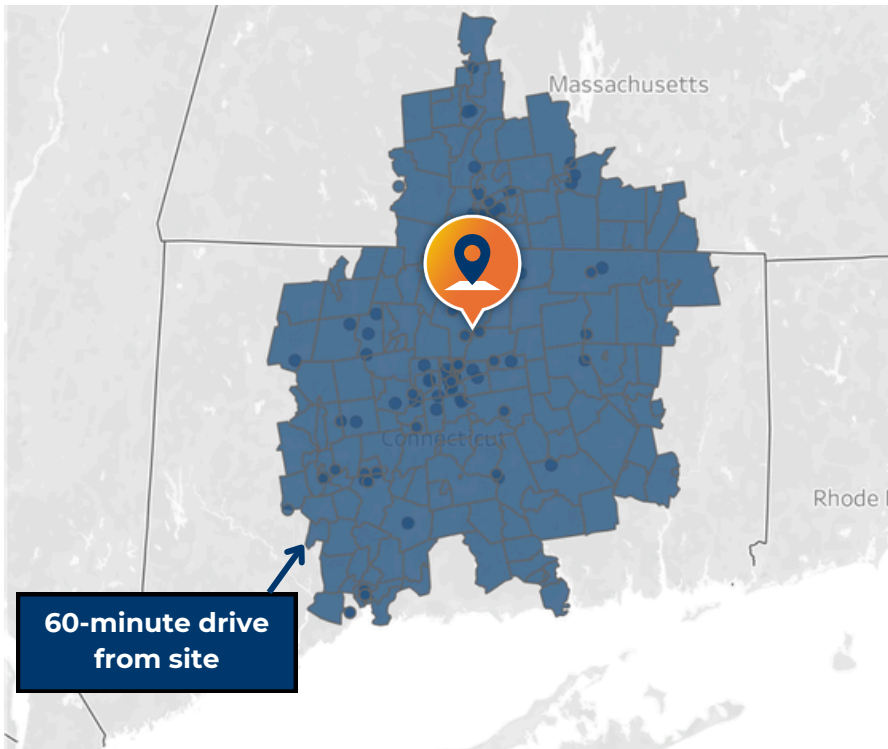
AVAILABLE
FOR LEASE OR
FOR SALE
FULLY APPROVED

GREAT POND VILLAGE

WINDSOR, CT



LABOR SHED:



CITY	DRIVE TIME ² (MINUTES)
<i>Hartford</i>	15
<i>Bradley Int'l</i>	15
<i>Springfield</i>	25
<i>New Haven</i>	55
<i>Stamford</i>	85
<i>Boston</i>	105
<i>New York City</i>	130

In the area located within a **60-minute drive** time from Great Pond Village, there are:

- **2,620,000 people**
- **1,320,000 jobs**
- **\$204.3B in GRP¹**

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

- **Sacramento-Roseville-Folsom, CA**
- **Pittsburg, PA**
- **Las Vegas-Henderson-Paradise, NV**
- **Cincinnati, OH-KY-IN**
- **Kansas City, MO-KS**

1. Lightcast, 2022; AdvanceCT calculations;
2. Google Maps from, Plainville, CT

GREAT POND VILLAGE

WINDSOR, CT

UTILITIES:

Power

Electric Provider:	Eversource Electric
Distance to Nearest Distribution Electric Line:	80ft
Electric Volts:	750 MCM Copper
Electric Amps:	400A
Power Phases:	3 p
Distance to Electric Substation:	1.7 Miles
Dual Electric Feed:	Yes
Redundant Power:	Yes

Gas

Natural Gas Provider:	CNG
Distance to Natural Gas Distribution Line:	30ft.
Natural Gas Distribution Line Pressure:	100 psi
Gas Line Size:	6"
Cost to Extend Gas to Site:	Unknown

Water & Sewer

Water Provider:	MDC
Distance to Water Line:	20ft
Water Line Size:	12" DI
Water Main Pressure:	74 psi static on 11/07/22
Total Water Capacity at Site:	7,833 GPM at 20 psi
Excess Water Capacity at Site:	Unknown
Sewer Provider:	MDC
Total Sewer Capacity at Site:	20,000 GPD
Excess Sewer Capacity at Site:	Unknown
Sewer Line Size:	12" in Street 8" stub at property line
Sewer Type:	SDR35
Wastewater Treatment Provider:	MDC

FOR MORE INFORMATION, CONTACT:



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