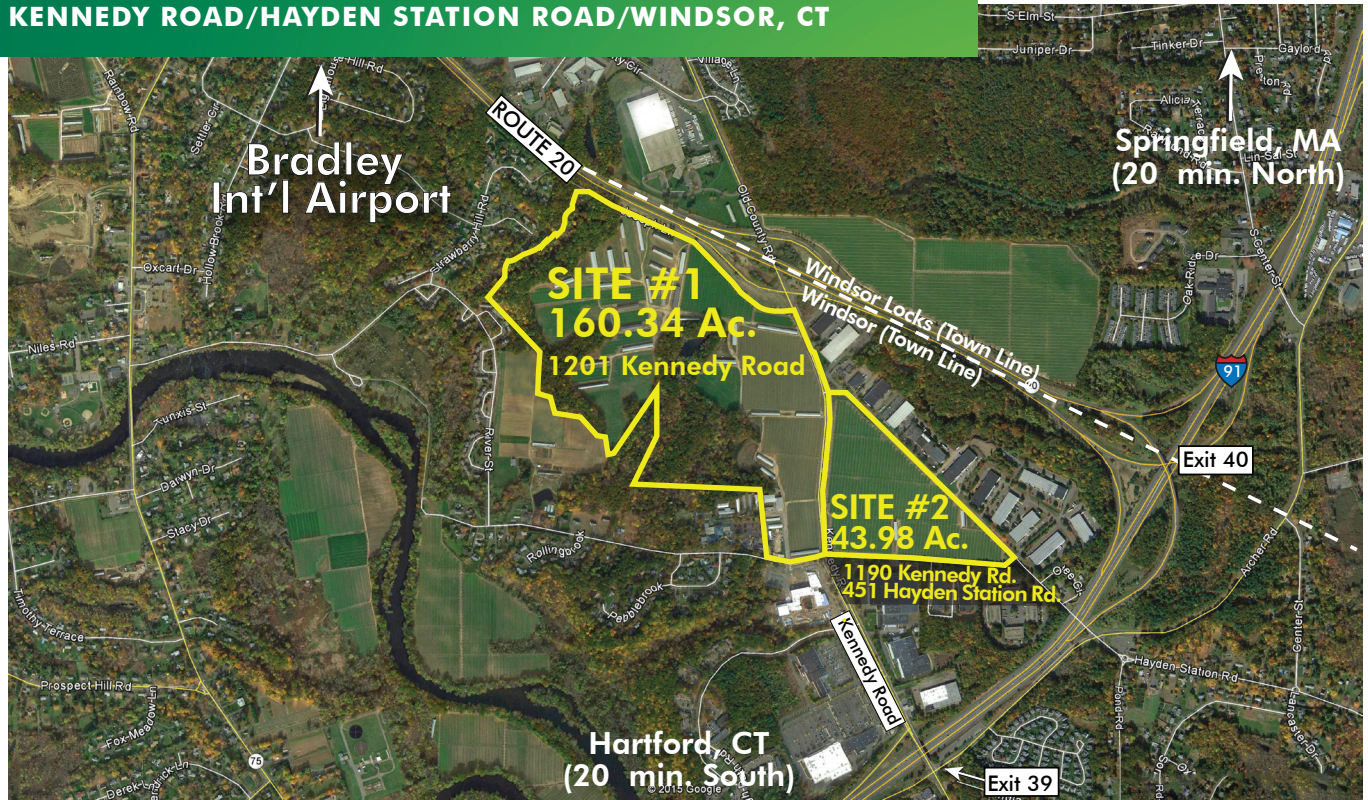


FOR SALE

2 DEVELOPMENT SITES - 204 ACRES

**ZONED FOR INDUSTRIAL/WAREHOUSE &
DISTRIBUTION/R&D/OFFICE**

KENNEDY ROAD/HAYDEN STATION ROAD/WINDSOR, CT

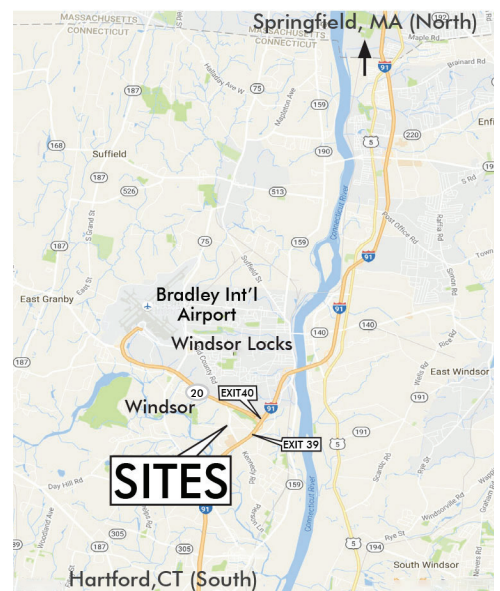


*Outline of property on aerial is estimated.



PROPERTY HIGHLIGHTS

- + **Superior Location** - Bradley International Airport (1 mile west), midway between Hartford and Springfield (20 minute drive)
- + **Bradley Airport Development Zone** - Extends tax incentives to businesses utilizing the airport
- + **Zoning** - Industrial I - Accommodates warehouse/distribution, office and R& D uses
- + **Large Sites/Large Projects** - Site #1 (160.34 Ac.) could support up to 1 million +/- SF. Site #2 (43.98 Ac.) is flat and free of any topographical restrictions. It could accommodate up to ±400,000 SF
- + **Great Corporate Neighbors** - United Technologies, Hamilton Sundstrand, FedEx Distribution, UPS Distribution, Honda, Dollar Tree Distribution, Walgreen's Distribution, Voya Financial, Travelers, Kaman, Konica and others
- + **Easy Access** - Located at the Kennedy Road/Route 20 Interchange. Adjacent to I-91. Easy access to all points throughout northeast region via Interstates 84, 90 and 95.
- + **PRICE - PLEASE CALL AGENT**



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2 DEVELOPMENT SITES

FOR SALE
KENNEDY ROAD/RT. 20
Windsor, CT



PROPERTY FEATURES

- + **Description:** The two sites are adjacent to each other and share common features. Their topography is basically flat and cleared. 1201 Kennedy Road (160.34 Ac.) has a couple of spots with slope and stream beds, but these areas are easily circumvented in creating layouts for the site. 1190 Kennedy/451 Hayden Station Road (43.98 Ac.) is totally open, flat, cleared and ready to go. There are no topographical or wetland impediments to site layout. Visibility off Route 20 is excellent for 1201 Kennedy Road and reasonably good for 1190 Kennedy/451 Hayden Station Road. Both sites have all utilities available to or near the property (municipal water, municipal sewer, natural gas, electricity and all telecom capabilities).
- + **Zoning:** The current zoning is Industrial (I) for both properties. A small portion of the southwest boundary (± 5 acres) of 1201 Kennedy Road is zoned agricultural (AG). Permitted uses include warehouse/distribution, manufacturing, R & D and general office. Uses by special permit include full-service hotels, conference centers, extended stay hotels, and retail uses that are accessory to the primary facility.
- + **Taxes:** The Town of Windsor underwent revaluation effective October 1, 2013. Those real estate values will remain in place for five years, until 2018 when a revaluation will take place. Property is assessed at 70% of market value. The mill rate is 30.92 mills. The properties are currently being taxed as farmland. Any other uses that are development on the properties would be taxed at a different rate, which would go into effect as soon as the present use ceases. Current annual taxes on the combined properties is \$24,760.84.
- + **Bradley Airport Development Zone (BADZ):** The Bradley International Airport, New England's second largest, is a major economic driver for Connecticut. The BADZ extends tax incentives to airport-related firms utilizing the Airport for distribution, manufacturing and other specified businesses. If they handle goods shipped by air, warehousing and motor freight distribution uses qualify for incentives. Business services also qualify if it is determined that they depend upon or relate directly to the airport. Newly constructed, renovated or expanded facilities qualify for property tax exemption based on the value of the improvement. The exemption equals 80 percent of improvement's assessed value, and it is good for five years. Businesses developing or acquiring a facility also qualify for a five year, 80 percent exemption on the assessed value of machinery and equipment they install. Businesses that qualify for property tax exemptions also qualify for a 10-year corporation business tax credit equal to the portion of the tax attributable to the facility. The credit equals 25 percent of the tax.



CONTACT US

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