

43,000 SF OF AVAILABLE WAREHOUSE

SOUTH WINDSOR
INDUSTRIAL CENTER



SOUTH WINDSOR INDUSTRIAL CENTER

1640 JOHN FITCH BOULEVARD, SOUTH WINDSOR, CT

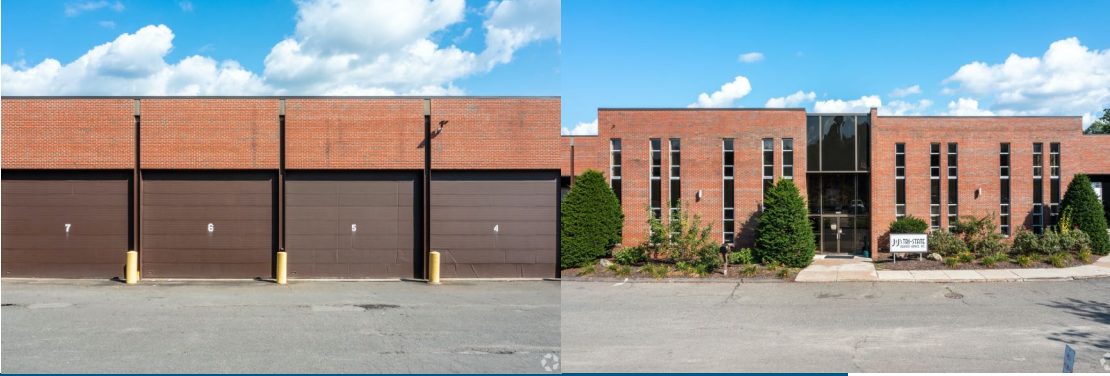
A 256,000 SF Industrial Building that sits on 12 acres.



Ready for Immediate Occupancy



Zoom Tours Available



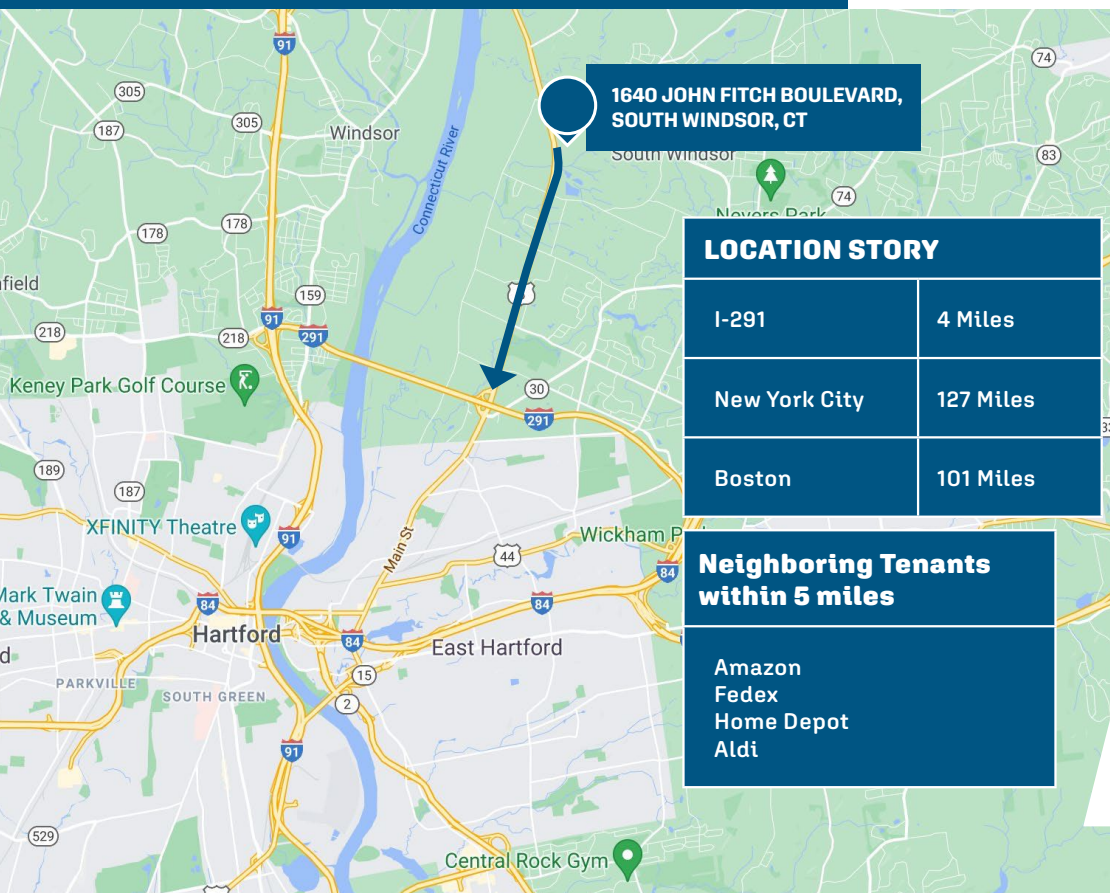
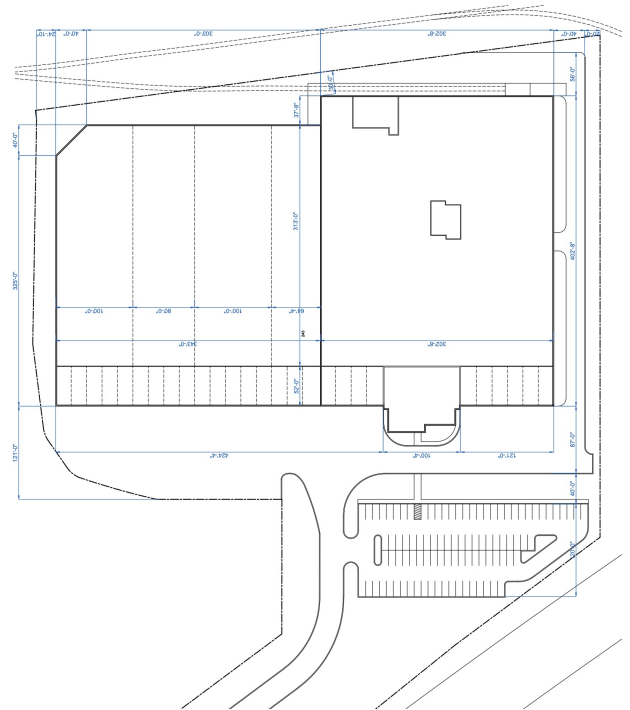
FOR LEASE

- » **Warehouse: 43,000 SF**
- » **Office: 6,500 SF** Upon Request
- » **20 loading docks**
- » **12 acre site**
- » **Wet sprinkler system**
- » **Electric: 480/277 volts & 800 amps**
- » **Rail on site**
- » **Ceiling Height: 17'**
- » **Roof: Membrane (3 & 6 years old)**
- » **Column Spacing: 40'x40'**
- » **Available Parking**

Utilities

- » **Water: Public**
- » **Gas: Yankee Gas**
- » **Sewer: Public**
- » **Electric: Eversource**

FLOOR PLAN



**1640 JOHN FITCH BOULEVARD,
SOUTH WINDSOR, CT**

LOCATION STORY

I-291	4 Miles
New York City	127 Miles
Boston	101 Miles

Neighboring Tenants within 5 miles

- Amazon
- Fedex
- Home Depot
- Aldi

MICHAEL SABBAGH

212-228-2519
718 986 0941
michael@ultimaterealtyllc.com



6,500 SF OF AVAILABLE OFFICE AREA

SOUTH WINDSOR
INDUSTRIAL CENTER



SOUTH WINDSOR INDUSTRIAL PARK

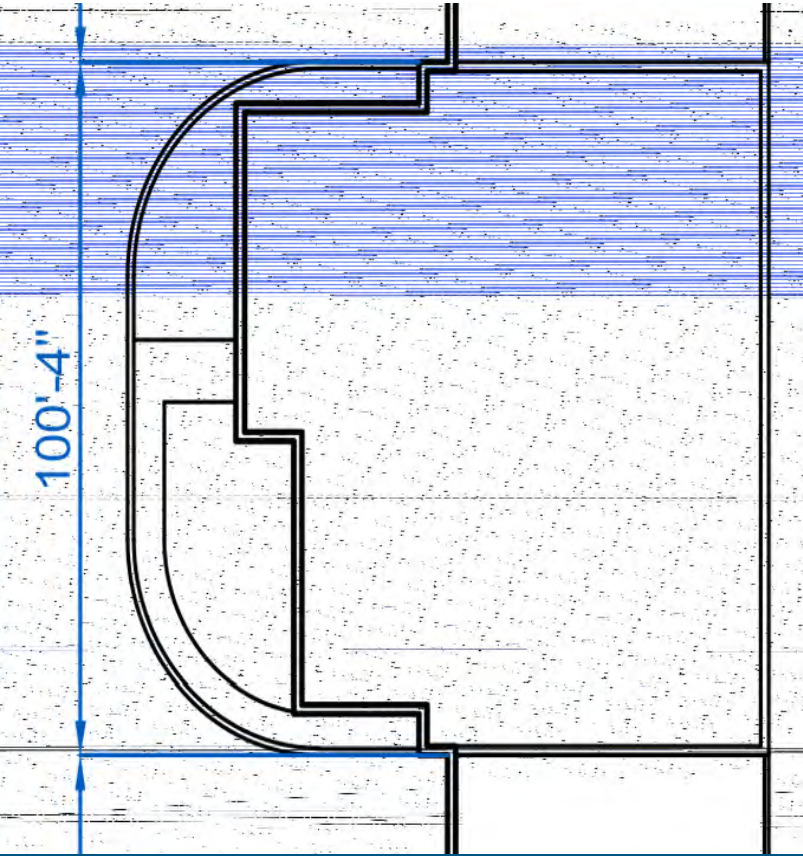
1640 JOHN FITCH BOULEVARD, SOUTH WINDSOR, CT



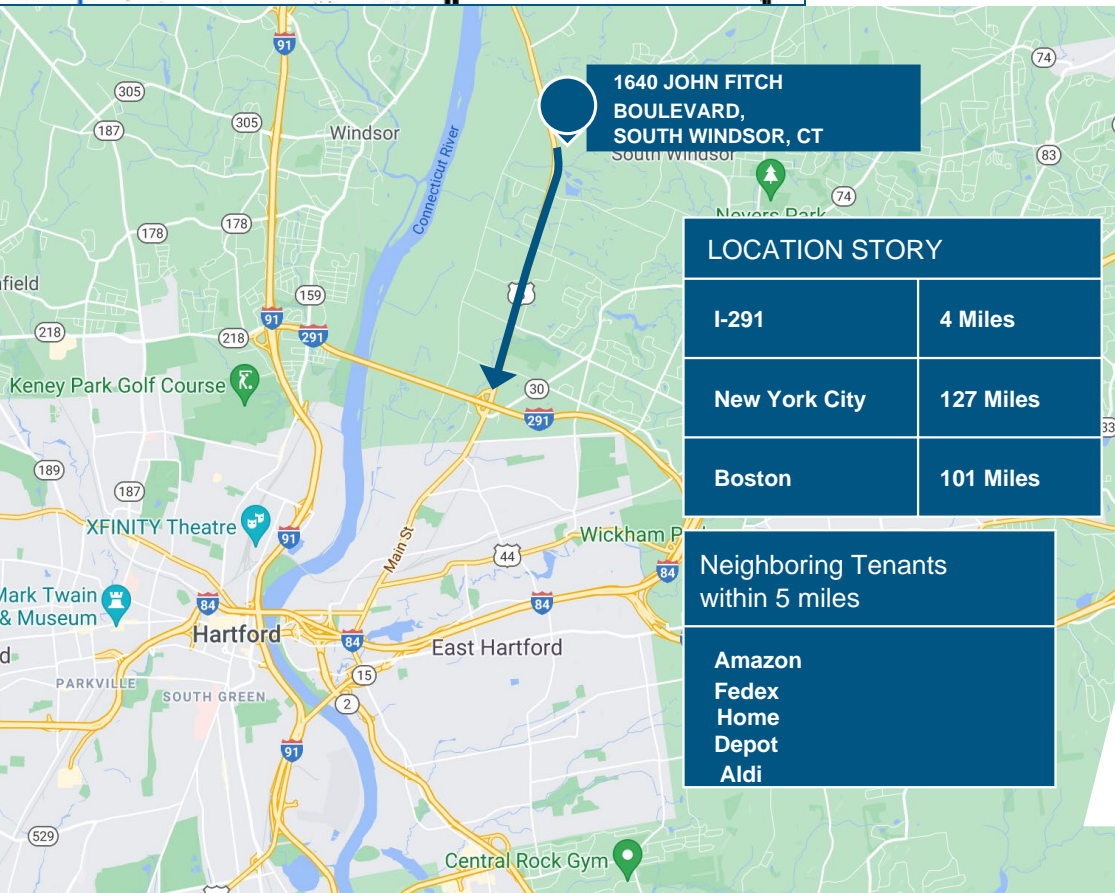
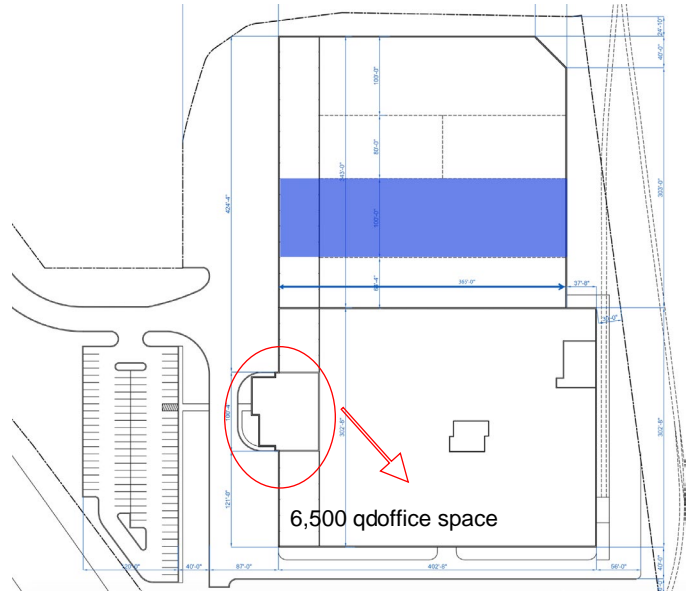
Ready for Immediate Occupancy



Zoom Tours Available



FLOOR PLAN



**1640 JOHN FITCH
BOULEVARD,
SOUTH WINDSOR, CT**

LOCATION STORY

I-291	4 Miles
New York City	127 Miles
Boston	101 Miles

Neighboring Tenants
within 5 miles

- Amazon
- Fedex
- Home Depot
- Aldi

MICHAEL SABBAGH
212-228-2519
718 986 0941
michael@ultimaterealtyllc.com

