

175 ADDISON
 THE
HUB

240,000 SF AVAILABLE

INDUSTRIAL + FLEX SPACE
PLUS 100,000 SF
OF OFFICE SPACE AVAILABLE
IN THE 4 STORY BUILDING

*Institutional-Quality Infrastructure
for Tomorrow's Challenges*

175 ADDISON ROAD | WINDSOR, CT 06095



INDUSTRIAL FLEX SPACE

OFFICE SPACE

AN ENVIRONMENT OF SUCCESS

KEEPING BUSINESS IN BUSINESS

602,000 SF OF HIGH-TECH INDUSTRIAL FLEX + OFFICE SPACE

A multi-purpose, institutional-quality facility with an ideal location, 175 Addison is more than just a place to work, it's a high tech environment with unmatched infrastructure and amenities. 175 Addison is just one mile from two full interchanges with 1-91 and less than a ten-minute drive to Bradley International Airport and downtown Hartford.



ABOUT THE PROPERTY

UNDER NEW OWNERSHIP

INFRASTRUCTURE



20,000 Amps of power



3 MW of back-up generators



Electric feeds from 2 distinct substations



Interior docks with expansion available



Chilled water and steam produced on-site with 24/7 capabilities



23' Clear height in high bay section



12'6" Clear height in low bay section



Fully air-conditioned



Five fiber providers

ADDITIONAL FEATURES



Fitness center with lockers & showers



Full-service café serving breakfast & lunch



200 Seat conference center



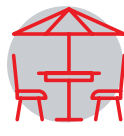
Underfloor cabling system in 4-story office building



75 Acre site with expansion capabilities



Abundant parking



Courtyards with seating



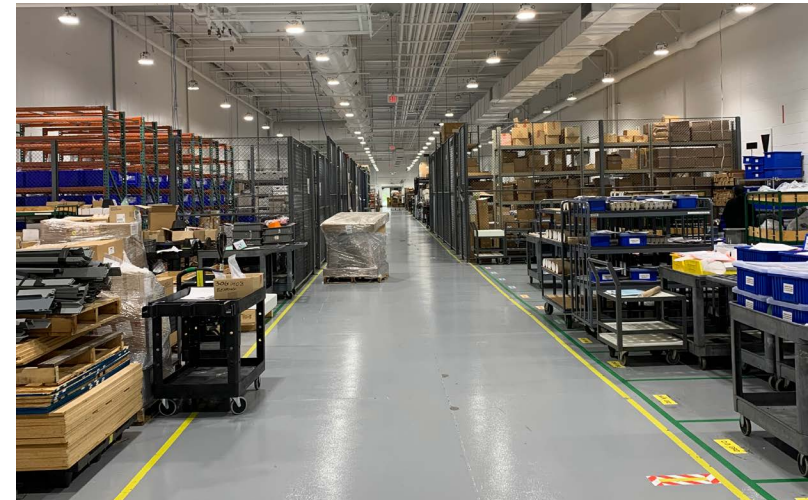
On-site management



Data center ready



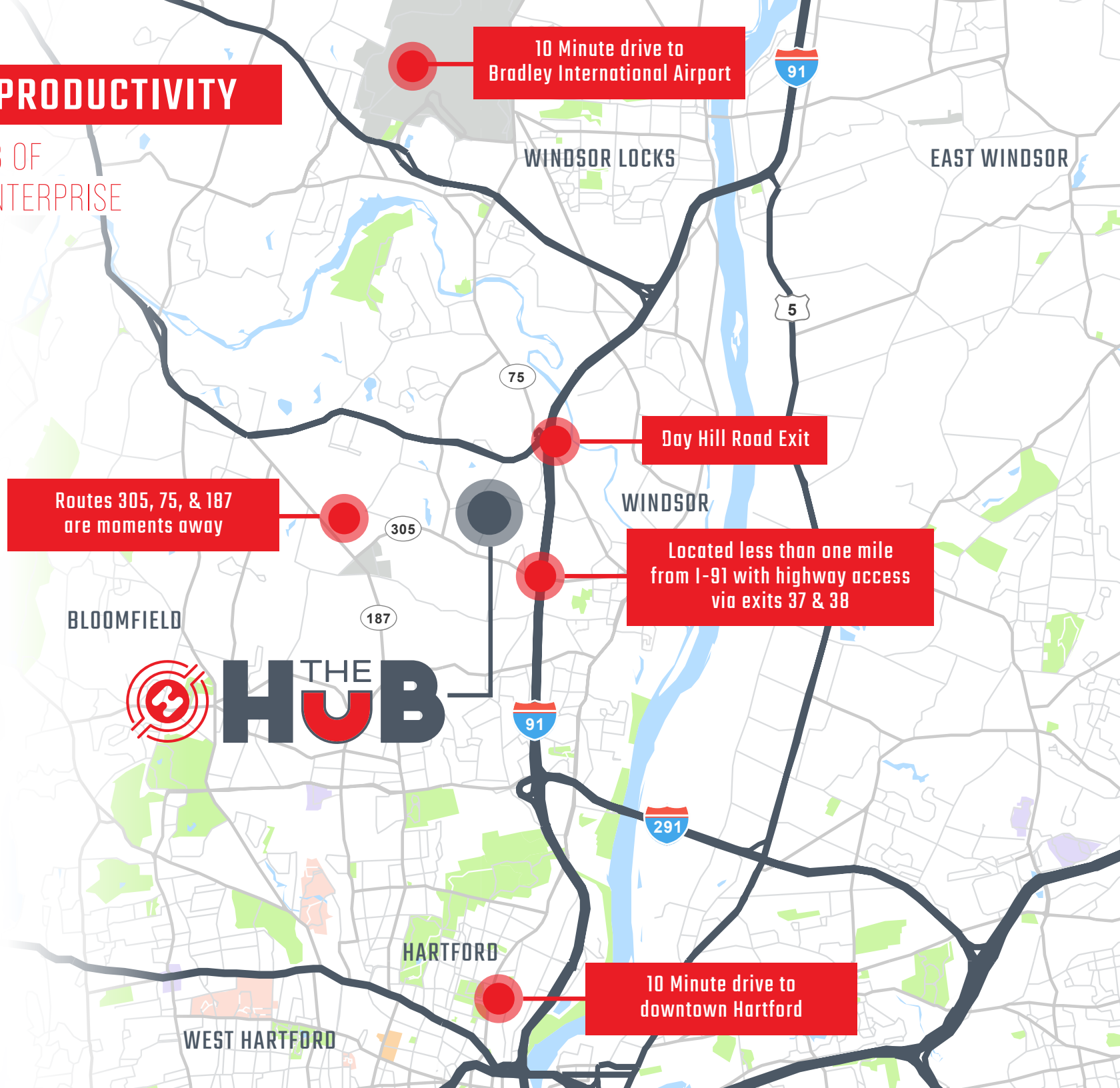
24-Hour self-service market, game center and lounge, private dining/meeting rooms



RECENT COMMON AREA RENOVATION

MAXIMIZING PRODUCTIVITY

IN WINDSOR'S HUB OF
INVENTION AND ENTERPRISE

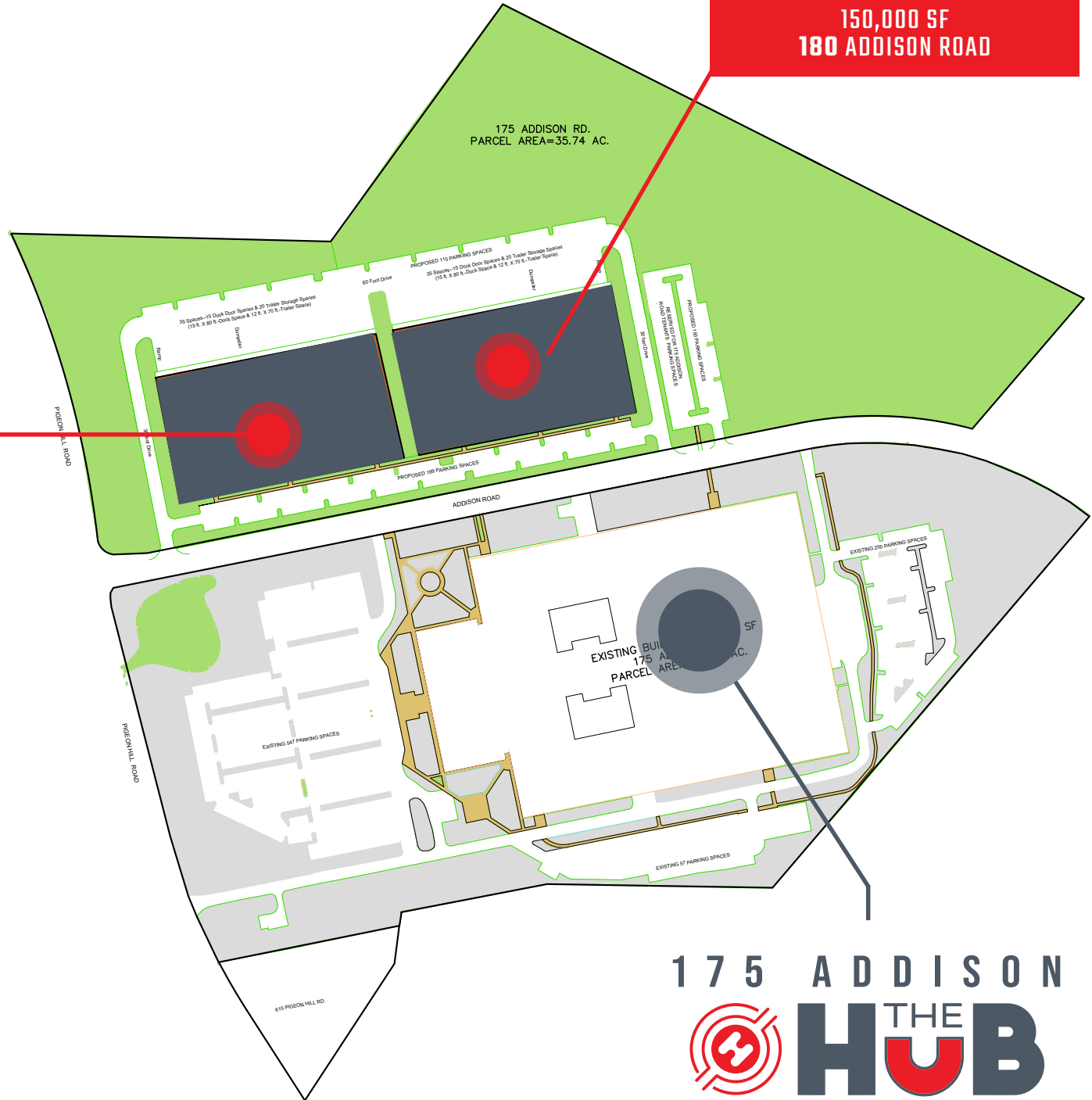


SITE PLAN

150,000 - 300,000 SF
Q4 2025 DELIVERY

PROPOSED FLEX INDUSTRIAL
150,000 SF
180 ADDISON ROAD

PROPOSED FLEX INDUSTRIAL
150,000 SF
170 ADDISON ROAD



175 ADDISON



THE HUB

175 ADDISON ROAD
WINDSOR, CT 06095

**LOCAL HANDS-ON
MANAGEMENT + OWNERSHIP**

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[ADDISONCORPCENTER.COM](https://addisoncorpcenter.com)

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A Commercial Real Estate Company

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