

WINDSOR DEVELOPMENT ACTIVITIES REPORT – 12/10/2021

PENDING PROJECTS

Great Pond Village – Re-subdivision approved creating two industrial lots and a new access road

Data-Mail – site plan submitted for 10,000 SF expansion of printing operations 1010 Day Hill Rd

Zoning Text Amendments – amendments approved to allow increased residential density based on bedrooms rather than units per acre and building height options in Windsor Center and Wilson

Dudleytown Brewery – special use approved for 14,000 SF brewery at 1001 Day Hill Rd

903 Day Hill Road – special use/site plan approved for 106-room extended-stay hotel

11 Goodwin Drive – site plan approved for 267,000 SF industrial building on 63.85 ac site

775 Marshall Phelps Road – site plan approved for spec industrial building on 28 ac site

105 Baker Hollow Road – site plan approved for 166,400 SF spec flex industrial building

PROJECTS UNDER CONSTRUCTION

SPA Properties – construction of two warehouse buildings totaling 487,200 SF located at 1190 Kennedy Road

110 Tradeport Dr – construction of 237,000 SF flex building in New England Tradeport

Amazon Fulfillment Center – construction of a \$230 million multi-story, 3.6 M SF fulfillment center on 120 acres at 1215 Kennedy Rd/1 Joseph Ln

Day Hill Dome Soccer – construction of a soccer training facility at 875 Day Hill Rd to include a full-sized indoor soccer field, three full-sized outdoor soccer fields, and mini pitch soccer area

Loomis Chaffee School – expansion of Neo Theater building

Public Safety Complex – renovation and addition for fire headquarters and ambulance service at 340 Bloomfield Ave

OSF Flavors – 42,000 SF addition for lab and production space for food flavor manufacturing company at 44 Baker Hollow Rd

903 Day Hill Road – sand removal and grading operation underway on 18 acre site.

RECENTLY COMPLETED PROJECTS

Amazon Delivery Station - renovation of a vacant 154,000 SF warehouse and expansion of parking areas at 100 Helmsford Way for use as a package distribution facility

Metro Roofing Supplies – Conversion of flex space into warehouse; addition of outdoor storage space at 60 Baker Hollow Rd

Great Pond Village – Phase 1 of mixed-use redevelopment at 2000 Day Hill Rd including 230 apartments and community building. Clubhouse and all units complete.

ON-GOING BUSINESS ACTIVITIES

1975, 1985 and 1995 Blue Hills Ave Ext – INDUS sold three properties (58 ac) including a 148,000 SF office building to CL&P for \$18 M

451 Hayden Station Rd/1190 Kennedy Rd – OJ Thrall sold 44.04 ac to Scannell Properties #545 LLC for \$6.7 M

35 Great Pond Dr – Winfield Business Park LLC sold 27.96 ac to Celco Partnership dba Verizon Wireless for \$3.5 M

5 and 7 Waterside Crossing – INDUS sold two office buildings of 80,500 SF each

21 and 25 Griffin Road North – INDUS sold one office building of 50,500 SF and adjoining 8 ac site

903 Day Hill Rd – OJ Thrall sold 50.7 ac site to 777 Day Hill Road Realty for \$1.25 M

570 Hayden Station Rd – David Associates 480-670 LLC sold 4.09 ac to 570 Hayden Station Rd LLC for \$1.9 M

480 Hayden Station Rd – David Associates 480-570 sold 3.57 ac to 480 Hayden Station Rd LLC for \$2.6 M

30-34 Maple Ave – 290 SF office/medical space leased

770-790 Marshall Phelps Rd – 52,000 SF industrial space leased

863 Marshall Phelps Rd – 863 Marshall Phelps LLC sold 15,120 SF industrial facility to H.A.R.P. Realty LLC for \$950,000