

WINDSOR DEVELOPMENT ACTIVITIES REPORT – 09/7/2021

PENDING PROJECTS

SPA Properties – site plan approved for two spec industrial buildings totaling 487,200 SF located at 1190 Kennedy Road

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

Great Pond Village – amendment of form-based code approved for mixed-use redevelopment at 2000 Day Hill Rd to reintroduce lower-density housing, streamline design requirements, add recreational elements and further separate industrial and residential areas

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

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 1201 Kennedy Rd/1 Joseph Ln

Day Hill Dome Soccer – construction of a soccer training facility at 777 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. (over 70% occupancy of completed units)

Husky Volleyball Club- relocation of youth volleyball operation from 44 Baker Hollow Rd to a vacant warehouse at 50 Great Pond Dr

Verizon Wireless – 20,500 SF addition (\$22.5 M) to mobile switching center at 482 Pigeon Hill Rd

ON-GOING BUSINESS ACTIVITIES

Aflac Inc – announced location of new offices for 150 employees at 1 Griffin Road North

Sun Life – announced relocation of offices for 300 employees from 475 Addison Rd to Hartford

13 Tunxis St – 925 SF of retail space leased

340 Broad St – 2,000 SF of office space leased

Preserve Ventures LLC – 230-unit rental project at 100 Lexington Ave sold for \$63MM

PPW Realty LLC – 5,720 SF of office space purchased at 62 Poquonock Ave for \$307,500

5557 Tunxis LLC – 3,508 SF of industrial space sold at 55 Tunxis St for \$113,000

105 Baker Hollow Rd – 15.78 AC of industrial land under contract for \$1.98 MM

28 Cook Hill Rd – 8.59 AC of residential land under contract for \$300,000