Luzern and Foxfield complete lease-up at 425 Day Hill Road in Windsor, Connecticut

August 20th, 2026

Luzern Associates, LLC ("Luzern") a leading owner and developer of commercial real estate based in Greenwich, CT, announced that it had completed leasing at the recently delivered 170,300 square-foot speculative industrial development located at 425 Day Hill Road in Windsor, CT. The Home Depot U.S.A., Inc. signed a long-term lease for approximately 117,000 square feet and took occupancy in January. Ferguson Enterprises inked a five-year lease for the remaining 53,300 square feet commencing in April. The new facility will support Home Depot's growing logistics and operations footprint in the Northeast. This will be Ferguson's second location in Windsor.

"We're pleased to welcome Home Depot and Ferguson to 425 Day Hill Road," said Nicholas Campofranco, a Principal of Luzern. "The decision by each tenant to lease space at the property illustrates the quality of the building and location. Additionally, their presence underscores the strength of the greater Windsor industrial market and reflects the continued demand from nationally recognized tenants drawn to the region's workforce, locational advantages, and modern Class A industrial facilities."

The property is strategically located less than two miles off I-91 just north of Hartford on the Day Hill Road corridor, which offers excellent connectivity to major highways and regional distribution networks across New England. 425 Day Hill Road exemplifies the strength of Luzern's adaptive re-use strategy as the site previously was improved with two office buildings originally built in 2002. The team at Luzern identified the site in an off-market transaction and, along with our partner Foxfield, designed the building and obtained approvals from the Town of Windsor. The property represents the first conversion of its type on Day Hill Road.

425 Day Hill Road is a state-of-the-art industrial building featuring 32' high clear heights, 25 loading docks, drive-in loading capability, a parking ratio of 1.47, and sustainable design efficiencies to support today's logistics and e-commerce users.

Luzern and Foxfield would like to thank Christopher Metcalfe and Kyle Roberts with CBRE for representing them in each of the lease transactions; Cody Beall, Braden Mahurin, and Sam Stahnke with ARCO; And Chris Alford and his team at Alford Associates.

Luzern Associates, LLC

Founded in 2007 by Salvatore Campofranco, Luzern is a vertically integrated real estate private equity firm that specializes in transforming undervalued properties in the Northeast into highly operational and profitable real estate assets through ground-up development, light and heavy value-add renovation components, and a mark-to-market leasing approach.

Media Contact:

Nicholas Campofranco
Principal and CIO
Luzern Associates, LLC
ncampofranco@luzernassoc.com
203-253-0704