

WINDSOR DEVELOPMENT ACTIVITIES REPORT – 03/01/2022

PENDING PROJECTS

Emhart Glass – site plan submitted for solar array and battery storage facility to offset current electrical consumption of this glass container R&D facility at 123 Great Pond Dr

105 International Dr- site plan submitted for 248,000 SF flex industrial building on 62 acre site

Distribution Center Project – site plan submitted for 730,000 SF distribution center at 500 Groton Road

GRAVA Properties Project – a Communities Challenge Grant application has been submitted in support of a phased redevelopment of the former Arthur’s Plaza in Windsor Center that will include 100 apartments and 6,300 SF of commercial space

Great Pond Village – Re-subdivision approved 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

Dudleytown Brewery/Square Peg Pizza – application submitted to amend special use for brew pub to permit other alcohol sales at 1001 Day Hill Rd

Home2 Suites – special use/site plan approved for 108-room extended-stay hotel at 895 Day Hill Road

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

PROJECTS UNDER CONSTRUCTION

Baker Hollow Logistics Center - construction of 166,400 SF spec flex industrial building at 105 Baker Hollow Road

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 BDL4 – construction of a \$230 million multi-story, 3.6 M SF fulfillment center on 120 acres at 1215 Kennedy Rd

Day Hill Dome Soccer – construction of a 100,000 SF 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

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

ARPA Small Business Grant Program – town allocated over \$500,000 in grants to 55 small businesses and nonprofits impact COVID19

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

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

530 Hayden Station Rd – 3,000 SF of industrial space leased to FDS Express, Inc. This lease brings the building to 100% occupancy.

326-332 Poquonock Ave – 1,480 SF of retail space leased

920 River St – 12,000 SF of industrial space leased

105 Baker Hollow Rd – sold to 105 Baker Hollow Road Investors, LLC for \$1,650,000

200 Great Pond Drive – sold to Milton 200 Great Pond Drive, LLC for \$15,625,000