

WINDSOR DEVELOPMENT ACTIVITIES REPORT – 3/1/2023

PENDING PROJECTS

105 International Dr- site plan approved for 248,000 SF flex industrial building on 60 acre site

Great Pond Logistics – site plan approved for 525,000 SF refrigerated warehouse/ distribution center for Target at 500 Groton Road in Great Pond.

144-152 Broad Street – the State of Connecticut awarded a \$3.2M Communities Challenge Grant to support a phased redevelopment of the former Arthur’s Plaza in Windsor Center that will include 106 apartments and over 6,000 SF of commercial space. Town and developer are negotiating a Credit Enhancement Agreement under the Windsor Center Tax Increment Financing District.

Bowfield Green – Center Design Development plan approved for the redevelopment of 109-125 Poquonock Avenue to include 77 housing units and 6,991 SF of ground-floor commercial space

29 Windsor Avenue – site plan submitted for 12,500 SF of retail, 10,000 SF of daycare with outdoor play area, 6,000 SF convenience and gas and 5,250 SF car wash

Windsor Worx Business Incubator – the Town has allocated \$165,000 in American Rescue Plan Act funds to provide seed money for the establishment of a new cowork space and business support center at 208 Broad Street in Windsor Center

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

Microtel – special uses and site plan approved for 91-room hotel adjacent to sports complex

11 Goodwin Drive – resubdivision of 63.85 ac site for large manufacturing project

775 Marshall Phelps Road – site plan approved for 231,000 SF spec industrial building on 28 ac site

35 Great Pond Drive – site plan submitted for 36,629 SF building for Verizon Data Center, this is the first phase of a multi-phase development project

15 Stone Road – site plan approved for 218,400 SF warehouse distribution center

2195 Day Hill Road – New England Cell Therapeutics has acquired a 34.61 acre property for a future R&D and production facility.

PROJECTS UNDER CONSTRUCTION

415-425 Day Hill Road – site plan approved for 170,000 SF manufacturing/distribution facility to replace two vacant office buildings. Demolition completed on first building.

Baker Hollow Logistics Center - construction of 166,400 SF spec flex industrial building at 105 Baker Hollow Road. SafeLite to be tenant for the whole building.

Dudleytown Brewery/Square Peg Pizza – construction of craft brewery and restaurant at 1001 Day Hill Rd

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

605-615 Day Hill Road – reinvestment underway for 30,000 SF industrial building

RECENTLY COMPLETED PROJECTS

110 Tradeport Dr – 237,000 SF flex building in New England Tradeport, UPS is tenant

Bradley Logistics Center – two warehouse buildings totaling 487,200 SF located at 1190 Kennedy Road occupied by LifeScience Logistics

ON-GOING BUSINESS ACTIVITIES

90 Lamberton Road – Property purchased for JT Automation for \$1.6M.

Baker Hollow Road – Project to complete Baker Hollow Road to Marshall Phelps Road opening up additional acreage for development going out to bid

Broad Street/Route 159 Road Diet – Design continues on traffic calming and pedestrian enhancements in Windsor Center. \$1.2M in State bond funds secured, as well as \$3M federal earmark

Windsor Avenue/Route 159 Medians – State funding approved to reconstructed medians through the Wilson Village

Tax Increment Financing Policy – A TIF Policy was adopted by the Town Council in June. The Town then moved forward with the creation of a TIF District for Windsor Center.

123 Day Hill Road - Label maker, Specialty Printing, signed a 10-year lease for the 330,000 SF industrial building and has begun to occupy the space

20 International Drive – Banner Industries has occupied 51,957 SF of warehouse and manufacturing space

770-790 Marshall Phelps Road – 62,080 SF building sold to Luzern Windsor LLC for \$5.4M

8 Griffin Rd. North – 67,242 SF sold to Windsor Medical Offices Investments LLC for \$7M

Dandelion Energy - held a ribbon-cutting ceremony for its new operations at 460 Hayden Station Road

Infinity Fuel Cell and Hydrogen – site plan approved to add hydrogen and oxygen tanks to assist in their business growth at 431A Hayden Station Road

Eljen Corporation – Closed on its purchase of 90 Meadow Road, a 65,418 SF industrial building

Bart's Restaurant – iconic restaurant on the banks of the Farmington River has sold

Caribbean Restaurant – fit-out for a new restaurant is underway at the Windsor Shops