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Route 20 Bradley Connector provides great visibility

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The Town of Windsor Locks believes that the Rte. 20 Bradley Airport Connector is ripe for corporate and mixed-use development due to its: 1) visibility; 2) quick access to I-91; 3) proximity to one of Connecticut's greatest economic development assets - namely Bradley International Airport; and 4) due to the proximity of services that would attract corporate clients such as the many hotel and restaurant offerings in the area. The town's Plan of Conservation and Development recommends that, "This area should have a unique zoning district for corporate office and high-end industrial, not to include distribution, due to its visibility from Rte. 20." The town is working with developers to make this vision a reality.

The town is meeting the needs of developers by providing flexibility for mixed use development through its Airport Interchange Overlay Zone, as well as recently approving a maximum of four stories for well-designed office park development within 2,500 linear feet of Rte. 20.

There are 50 acres on the Hamilton Sundstrand campus that they would like to have developed. The property fronts on Rte. 20 and has a designated exit at Hamilton Rd. South. The Matos Group, which is also the developer of the Rentschler Field project in East Hartford, has prepared a conceptual plan with multiple office buildings. The site is ideal for a corporate headquarters facility. The site would provide for ample parking, outstanding vehicular access and a beautiful setting. For more information contact the Matos Group at info@matosgroup.com.

Another exciting opportunity to investigate is International Place at Bradley, a mixed-use retail and residential development being planned by BDL Real Estate Holdings, LLC on approximately 16 acres on Rte. 75 next to the Ramada Inn. The parcel affords fantastic visibility from the Rte. 20 Bradley Connector and the average daily automobile traffic on Rte. 75 in this vicinity is 23,900. Contact Kevin Casey to learn more about this opportunity.

There are also development opportunities at the Old County Rd. exit of Rte. 20. The town has approved a site plan for a 150-room hotel, as well as a 115-room extended-stay hotel with a major restaurant. Adjacent to the hotels site, is land available for an office development. Contact Gary Merrigan by e-mail at info@MerriganLefebvre.com.

The largest machine tool builder in the world, Mazak, a Japanese-based company, believes in the value of locating along Rte. 20. Mazak recently built a 19,000 s/f facility which will serve as its northeast regional headquarters and technology center. It will support manufacturers in the New England states, plus Delaware, Maryland, New Jersey, Eastern Pennsylvania, and portions of eastern New York state. The visibility to thousands passing the site each day was cited by the company as a primary reason they chose to locate there. Indeed over seven million passengers

utilize Bradley International Airport and Rte. 20 is the primary gateway.

Assistance with your development needs can be found by contacting the Economic and Industrial Development Commission at wleidc@sbcglobal.net, or by visiting www.bradleydevelopment.com.

Steve Wawruck is first selectman for the Town of Windsor Locks.

New England Real Estate Journal - 17 Accord Park Drive #207, Norwell MA 02061 - (781) 878-4540