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O,R&L Commercial and CB Richard Ellis sell 92 acres in Rocky Hill for \$14.65 million

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O,R&L Commercial and CB Richard Ellis sold 92 acres of land for Winstanley Enterprises as part of WinBrook Business Park to Burris Logistics. The sale, co-brokered by Jay Morris and Phil Gagnon, CCIM, SIOR of O,R&L Commercial and Bill Bronson, SIOR and Pat Mulready of CB Richard Ellis, with the assistance of Sandra Johnson at MetroHartford Alliance, totaled \$14.65 million, and is one of the largest industrial land sales in the state of Connecticut.

The site, located on the west end of Brook St., one mile from Exit 23 on I-91, will be developed by The Stellar Group for Burris Logistics as a 500,000 s/f refrigerated warehouse and distribution center to serve BJ's Wholesale Club in the northeast. The project's first phase of 250,000 s/f is scheduled for completion in September 2008. Construction of the project's second phase, a 250,000 s/f expansion, is slated to begin in another 2-3 years. This project will be one of the state's largest refrigerated distribution centers and will create over 200 new jobs to the Rocky Hill area.

WinBrook Business Park is a speculative commercial development being constructed in phases by Winstanley Enterprises. The first phase, completed in late October 2007, is situated on a 17.8 acre parcel located across from 777 Brook St., and consists of three single-story flex buildings, two at 58,500 s/f and one at 54,000 s/f. All three buildings are similarly configured to those at Winstanley's Inwood Business Park, also located in Rocky Hill, and are designed to readily accommodate 100% office, office/flex or light manufacturing uses. The project features parking ratios up to 5 cars per 1,000 s/f.

WinBrook Business Park, located in the Corporate Ridge area of Rocky Hill, offers a high-quality, suburban campus environment just off I-91, and boasts several prestigious corporate neighbors including Nationwide Insurance, Henkel, WFSB Channel 3's new broadcast headquarters, United Healthcare, GMAC, MetLife, Cingular Wireless, Paychex, MCI, Sonitrol, Fiserv and The Marriott.

Winstanley Enterprises' mission is to provide high-quality leased and build-to-suit space for its tenants, at or below market rates. With the flexibility to accommodate an office suite for a 5,000 s/f start-up or a 2 million s/f industrial complex for a Fortune 500 company, Winstanley Enterprises offers a variety of leasing options to meet nearly any tenant's space needs. Winstanley Enterprises' current portfolio includes office, biotech, flexible research & development, manufacturing, warehouse and retail properties.

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