



# nerej

## **ARCO National Construction and Scannell Properties partner on 487,200 s/f industrial project**

January 20, 2023 - Construction Design & Engineering



Windsor, CT ARCO National Construction has partnered with repeat client Scannell Properties to bring a two-building industrial development to the area. The 268,800 s/f and 218,400 s/f distribution facilities are located on a 40.8-acre site and are connected via a 20' wide freight connector. While initially designed to be built on a speculative basis, both facilities were leased to LifeScience Logistics – an end-to-end supply chain solutions provider for the healthcare industry – prior to the beginning of construction.

The strong demand for industrial space combined with speed-to-market prioritization from end-users has led to increased development throughout Connecticut due to its land availability and access to labor. ARCO National Construction and Scannell Properties have partnered on both build-to-suit and speculative projects totaling more than 1.5 million s/f throughout the state.

“We continue to see a strong pipeline of industrial projects throughout New England, with an increasing number of developments taking place in less land-constrained markets west of Boston like those throughout Connecticut,” said Jason Grant, principal at ARCO National Construction. “ARCO is proud to add this exciting development to our portfolio of successfully completed projects with Scannell Properties throughout Connecticut, as well as nationwide.”

“Our investment in the Windsor area, and in the state of Connecticut, is very strong, with nearly 6 million s/f developed or in development over the past 6 years. This latest project was successful because it came at the right time in the best location in the market, and because of our positive working relationships with ARCO, local officials and the business community,” said Daniel Madrigal, director of development, Scannell Properties.

Construction details include 32’ clear heights, BACnet with carrier RTU automation systems, tilt-up concrete exteriors, 20 total dock positions, a ballistic room, more than 275,000 s/f of warehouse space, and more than 9,000 s/f of office space.

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