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## **Maugel DeStefano completes base building at Condylne's Baker Hollow Logistics Center**

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Windsor, CT Maugel DeStefano Architects has completed the base building at Condylne Capital Partners' Baker Hollow Logistics Center. Located on a 15-acre site, 105 Baker Hollow Rd. is a 165,625 s/f class A high-bay facility constructed using tilt-up concrete walls. The design provides flexibility in the interior to accommodate varying tenant demands such as column layout, office square footage, and sortation equipment. Maugel DeStefano began working on the overall design of the facility with longtime clients Condylne Capital and Polar Design Build in late 2021.

Maugel DeStefano is currently designing the tenant fit-out for the Safelite Group, the sole occupant of the building. Safelite will use the facility for the company's windshield replacement operations and support office. The property features a 5,000 s/f office, fully racked warehouse space, 32' clear height, 38 dock doors, four EV charging stations, 100,000-gallon fire storage tank, and 25% of the

roof reserved for solar. The Safelite fit-out is scheduled for completion in April.

Located 12 miles from the Massachusetts border and 45 miles from Rhode Island, Baker Hollow offers the most high-tech consumption mitigation strategies in the state of Connecticut, including the lowering of greenhouse gases, free electric car charging stations, and reduced natural gas and electric energy consumption.

Project team members include Condyne Capital Partners (owner), Polar Design Build (construction), Mangel DeStefano Architects (design), Flood Consulting (structural), and Quieto Consulting Engineers (MEP/FP).

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