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Condyne Capital Partners to expand Baker Hollow Logistics Center at 205 Baker Hollow Road

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Windsor, CT With a 20.6-acre parcel under agreement, Condyne Capital Partners, LLC is expanding Baker Hollow Logistics Center at 205 Baker Hollow Rd. This parcel, which is set to become a 185,600 s/f modern high-bay industrial building, will be constructed using tilt-up concrete walls. The building will feature 32' clear heights, 36 dock doors, one drive-in door and 45 trailer parking spaces with an option to add an additional 58 trailer spots.

The Baker Hollow Logistics Center will be constructed in a business-friendly section of town and will provide a strong regional labor base. Situated 12 miles from the Massachusetts border and 45 from the Rhode Island border, this location provides tenants the ability to service a very dense population while maintaining the business advantages of the Connecticut economy and its location in a vibrant real estate market. According to StatsAmerica, nearly 1.4 million people live within 25 miles of the

town, giving it a competitive advantage with respect to both commuter and logistical transit needs. In addition to easy drive time, there are two major airports located nearby: Bradley International Airport and Worcester Regional Airport, both accessible by major highways.

Baker Hollow Rd. is adjacent to Rte. 91 with an exit less than two miles from the site. 205 Baker Hollow Rd. also has access to Rte. 84 (10 miles) and Rte. 90 (30 miles). This connection offers a competitive advantage with respect to both commuter and logistical transit needs coming from both MA and CT. The area has attracted many like-minded companies such as Amazon, Trader Joes, Pepperidge Farms, Tire Rack and Home Goods due to its favorable location and pool of highly skilled workers.

The project will break ground in late 2023 and will look to be completed by Q2, 2024. Polar Design Build has been contracted for the construction of the building. The design will provide ample flexibility in the interior to accommodate varying tenant demands such as column layout, office s/f and sortation equipment. Condyne Capital Partners and Polar Design Build teamed up with Mangel DeStefano Architects for the building design.

Located in Braintree, Mass., Condyne Capital Partners is a fully integrated real estate development firm providing a single source for all development needs in the New England market, including consultation, design, construction, and property management. Condyne develops, acquires, and invests in modern multi-tenanted industrial real estate assets. Over the past ten years, Condyne and affiliated entities have acquired and developed in excess of 20 million s/f and invested in excess of \$650 million of investment capital.

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