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Condyne Capital begins expansion of 185,600 s/f logistics center

April 19, 2024 - Connecticut



Windsor, CT 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 with architectural façade and glass store front entryways. The building will feature 32' clear heights, 36 dock doors, one drive in door and 45 trailer parking spaces and an additional out parcel to accommodate another 58 trailer spots. The facility is designed to be multi-tenant with four entryways, underground plumbing, and conduit throughout. Separate metering provides the ability to attract one single tenant or multiple tenants and demising walls. The building is designed with a Ductilcrete slab, insulated tilt up concrete walls, sidewall natural glass, Cambridge air systems, fire pump and 120,000-gallon fire storage tank all serviced by 3,000 AMPs of power. 12 EV charging stations will be included and the roof will be delivered solar-ready.

The project has broken ground and sitework is well underway and expected to deliver in fall 2024. Polar Design Build, a construction management firm that offers design build services to clients in the

New England region, has been selected 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 square footage and sortation equipment. Condyne Capital Partners and Polar Design Build teamed up with Mangel DeStefano Architects for the building design and Pierce Builders for the site construction.

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