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## Condyne Capital and Polar Design to begin phase II at Baker Hollow Logistics Center

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Windsor, CT Condyne Capital Partners and Polar Design Build are ready to install tilt up walls for phase II at Baker Hollow Logistics Center. All site work has been completed including the laying of utilities, foundation poured, and ground has been leveled. The tilt up panels have been framed, insulated, cured, and are now ready for installation.

205 Baker Hollow Rd. will feature 185,600 s/f, 32' clear heights, (36) 9'x10' insulated dock doors, 35,000 lb. hydraulic dock levelers, and one drive-in ramp. The exterior will feature a glass storefront entrance, full landscaping with well irrigation and 120,000 gallon fire storage tank, and 45 trailer spots with an additional 58 trailer spaces provided on an additional outparcel behind the building.

The project is expected to be delivered 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.

Condyne Capital Partners and Polar Design Build teamed up with Mangel DeStefano Architects for the building design, Pierce Builders for the site construction and Turner Brothers, LLC for their concrete contractor.

Baker Hollow Rd. is adjacent to Rte. 91 with an exit less than 3 miles from the site, in the Hartford submarket. Baker Hollow Logistics Center is Condyne's newest development comprised of over 770,000 s/f of modern high bay fulfillment and industrial warehouse serving the E-Commerce and distribution market. This connection offers a competitive advantage with respect to both commuter

and logistical transit needs coming from both Mass. and Conn. 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.

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