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Maugel DeStefano Architects completes Baker Hollow Logistics Center tenant fit-outs for Safelite and Marvin

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Windsor, CT Maugel DeStefano Architects has completed two tenant fit-outs for national brands Safelite Group and Marvin located at the Baker Hollow Logistics Center.

Developed by Condyne Capital Partners, the Baker Hollow Logistics Center is a newly constructed, ground-up industrial warehouse campus currently comprising two class A buildings totaling 351,225 s/f. Located on a 39 acre site off I-91, the center provides connectivity to all major New England markets.

“Our design for Baker Hollow prioritized adaptability to meet the evolving needs of national tenants,” said Mike Kunz, principal and industrial & commercial lead at Maugel DeStefano Architects. “The interiors offer customizable options for office s/fage, column spacing, and specialized logistics

equipment — giving tenants flexibility while maximizing operational efficiency.”

The firm partnered closely with longtime clients Condyne Capital Partners and Polar Design Build, beginning site and building design in late 2021. In addition to designing the two base buildings, Mangel DeStefano provided full architectural services for the large-scale tenant fit-outs:

Safelit Group moved into a 165,625 s/f high-bay facility at 105 Baker Hollow Rd., supporting its windshield replacement operations and administrative offices. The space features a 5,000 s/f office, 32 ft. clear heights, 38 dock doors, a fully racked warehouse, EV charging stations, and infrastructure for rooftop solar energy and fire protection systems.

Marvin opened its newest distribution center at 205 Baker Hollow Rd., designed for efficiency and sustainability. The build-out includes LED lighting enhanced by natural daylight, electric vehicle chargers, and electric forklifts, contributing to reduced air pollution and operational costs. The facility is designed to streamline Marvin’s growing logistics and fulfillment operations.

“Each tenant had distinct functional and sustainability goals,” said Kunz. “It was rewarding to deliver custom solutions that met their operational needs while aligning with the larger environmental goals of the development.”

Located 12 miles from the Massachusetts border and 45 miles from Rhode Island, the Baker Hollow campus is a benchmark for sustainable logistics design in Connecticut. It incorporates leading energy-efficient strategies, including greenhouse gas reduction measures, free EV charging stations, and low-impact energy systems to reduce both natural gas and electricity consumption.

Project Team:

- Owner/Developer: Condyne Capital Partners;
- Architect: Mangel DeStefano Architects;
- Construction: Polar Design Build;
- Structural Engineering: Flood Consulting; and
- MEP/FP Engineering: Quiet Consulting Engineers.

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