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NorthPoint Development with JLL acquires 105 Baker Hollow Rd. for \$25.3m

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Windsor, CT JLLCapital Markets completed the \$25.3 million sale of 105 Baker Hollow Rd., a class A, 165,625 s/f warehouse facility.

JLL represented the seller, a development joint venture between Condyne Capital Partners and an account managed by UBS Realty Investors LLC, in the transaction. NorthPoint Development acquired the property.

Completed in 2022, the property features a 32-ft. clear height, 38 loading docks, one drive-in door, 58 trailer parking spaces and 117 car parking spaces. It is fully leased to Safelite, the largest auto

glass specialist in the United States with more than 850 locations nationwide.

Positioned five miles from Bradley International Airport and with access to I-91 and I-84, the property benefits from its location within Hartford County, a distribution hub serving 41 million people within a four-hour drive.

The JLL Capital Markets team included managing director Michael Restivo and directors David Coffman and Tommy Hovey. Managing director Shawn McMahon provided local leasing and sales support.

“105 Baker Hollow presented a unique opportunity to acquire a stabilized asset in a high-demand location,” said Restivo. “Hartford County’s industrial market is experiencing unprecedented tenant demand, coupled with challenging entitlement processes and a lack of speculative construction, leading to the tightest market in recent history.”

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