

South Windsor Data Set
Warehouse vs Truck Terminal

EXHIBIT BB

Analyzed Data Set

	Address	Occupant	Building Size	Classification	Dock Doors	SF/Door
				Town of South Windsor	(Dock + Drive in)	
1	295 Rye Street	Aldi	489,675	Warehouse	92	5,323
2	301 Governors Highway	Macys	416,640	Warehouse	128	3,255
3	360 Ellington Road	Home Depot	412,152	Warehouse	20	20,608
4	40 Kennedy Road	FedEx Ground	301,011	Truck Terminal	105	2,867
5	135 Sullivan Avenue	Mobis	296,800	Warehouse	29	10,234
6	359 Ellington Road	Coca Cola	209,744	Office/Warehouse	35	5,993
7	240 Ellington Road	Amazon	180,576	Warehouse	22	8,208
8	175 Sullivan Avenue	Performance Foods (Vistar)	168,000	Warehouse	33	5,091
9	455 Sullivan Avenue	Parksite	113,061	Warehouse	11	10,278
10	555 Nutmeg Road	Max Finkelstein	112,000	Warehouse	12	9,333
11	625 Nutmeg Road	HPC Food Service	110,000	Warehouse	16	6,875
12	150 Strong Road	Old Dominion	75,953	Truck Terminal	79	961
13	220 Strong Road	Capital Moving	48,000	Warehouse	17	2,824
14	540 Sullivan Avenue	R & L Carriers	25,480	Truck Terminal	71	359
15	710 Nutmeg Road	Dattco	23,660	Truck Terminal	41	577
16	160 Nutmeg Road	Frito-Lay	19,590	Warehouse	18	1,088
	Subject	TBD	359,640	Warehouse	54	6,660

Information Source: South Windsor Assessor Records and visual inspection for dock/door counts

Warehouse only - Ranked by SF/Door

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Information Source: South Windsor Assessor Records and visual inspection for dock/door counts

ALDI NEW ENGLAND REGIONAL HQ/
DISTRIBUTION CENTER
LOCATED IN
SOUTH WINDSOR, CONNECTICUT

295 Rye Street

South Windsor, Connecticut

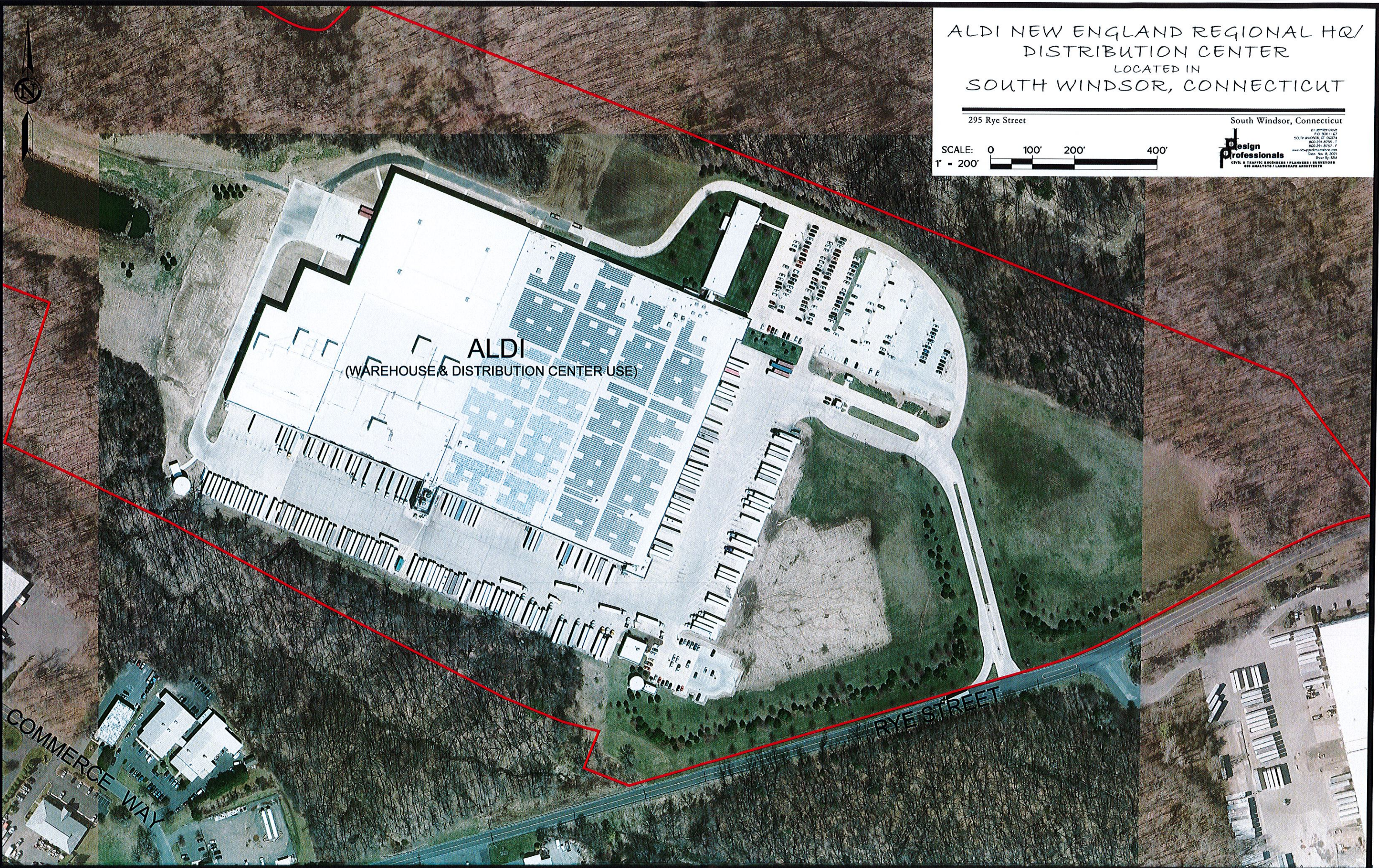
SCALE: 0 100' 200' 400'
1" = 200'

Design Professionals
CIVIL & TRAFFIC ENGINEERS / PLANNERS / SURVEYORS
GIS ANALYSTS / LANDSCAPE ARCHITECTS

ALDI
(WAREHOUSE & DISTRIBUTION CENTER USE)

RYE STREET

COMMERCE WAY



HYUNDAI MOBIS DISTRIBUTION CENTER & VISTAR DISTRIBUTION CENTER LOCATED IN SOUTH WINDSOR, CONNECTICUT

135 Sullivan Avenue & 175 Sullivan Avenue

South Windsor, Connecticut

SCALE: 0 100' 200' 400'
1" = 200'

Design Professionals
CIVIL & TRAFFIC ENGINEERS / PLANNERS / SURVEYORS
GIS ANALYSTS / LANDSCAPE ARCHITECTS



**HYUNDAI
MOBIS**
(WAREHOUSE & DISTRIBUTION
CENTER USE)

VISTAR
(WAREHOUSE & DISTRIBUTION
CENTER USE)

U.S. ROUTE 5

JOHN FITCH BOULEVARD

SULLIVAN AVENUE (ROUTE 194)

RYE STREET

PATRIA ROAD

HOME DEPOT DISTRIBUTION CENTER
& COCA COLA NORTHEAST SALES
AND DISTRIBUTION CENTER
LOCATED IN
SOUTH WINDSOR, CONNECTICUT

360 Ellington Road & 359 Ellington Road

South Windsor, Connecticut



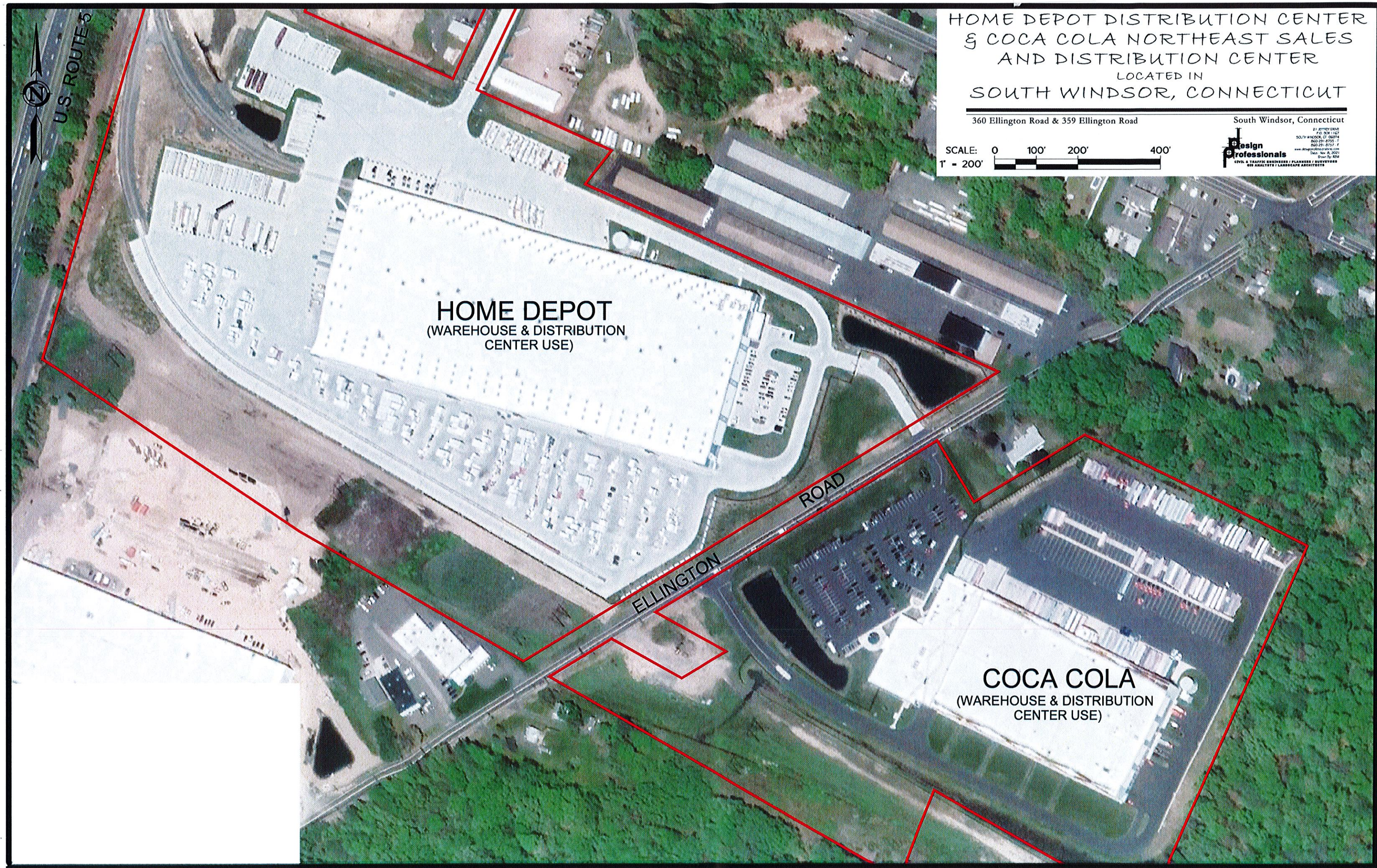
Design Professionals
CIVIL & TRAFFIC ENGINEERS / PLANNERS / SURVEYORS
GIS ANALYSTS / LANDSCAPE ARCHITECTS



HOME DEPOT
(WAREHOUSE & DISTRIBUTION
CENTER USE)

ELLINGTON
ROAD

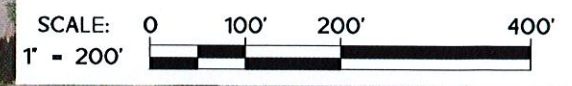
COCA COLA
(WAREHOUSE & DISTRIBUTION
CENTER USE)



MACY'S WAREHOUSE LOCATED IN SOUTH WINDSOR, CONNECTICUT

301 Governor's Highway

South Windsor, Connecticut



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 CIVIL & TRAFFIC ENGINEERS / PLANNERS / SURVEYORS
 AND ANALYSTS / LANDSCAPE ARCHITECTS

21 JEFFERY DRIVE
 P.O. BOX 1167
 SOUTH WINDSOR, CT 06074
 860-291-8755, T
 860-291-8757, F
 www.designprofessionals.com
 Date: Nov. 8, 2021
 Draw No: 1024



MACY'S
 (WAREHOUSE & DISTRIBUTION
 CENTER USE)

GOVERNOR'S
 HIGHWAY

U.S. ROUTE 5
 JOHN FITCH BOULEVARD

BIDWELL
 ROAD

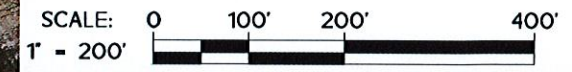
SOUTH
 ROAD
 NUTMEG

COLONY
 ROAD

R&L CARRIERS TRUCK TERMINAL LOCATED IN SOUTH WINDSOR, CONNECTICUT

540 Sullivan Avenue

South Windsor, Connecticut



Design Professionals
CIVIL & TRAFFIC ENGINEERS / PLANNERS / SURVEYORS
LSP ANALYSTS / LANDSCAPE ARCHITECTS

21 BOND STREET
P.O. BOX 1127
SOUTH WINDSOR, CT 06074
860.291.8755 F
860.291.8757 T
www.designprosllc.com
Date: 8/2/2011
Drawn By: RZA



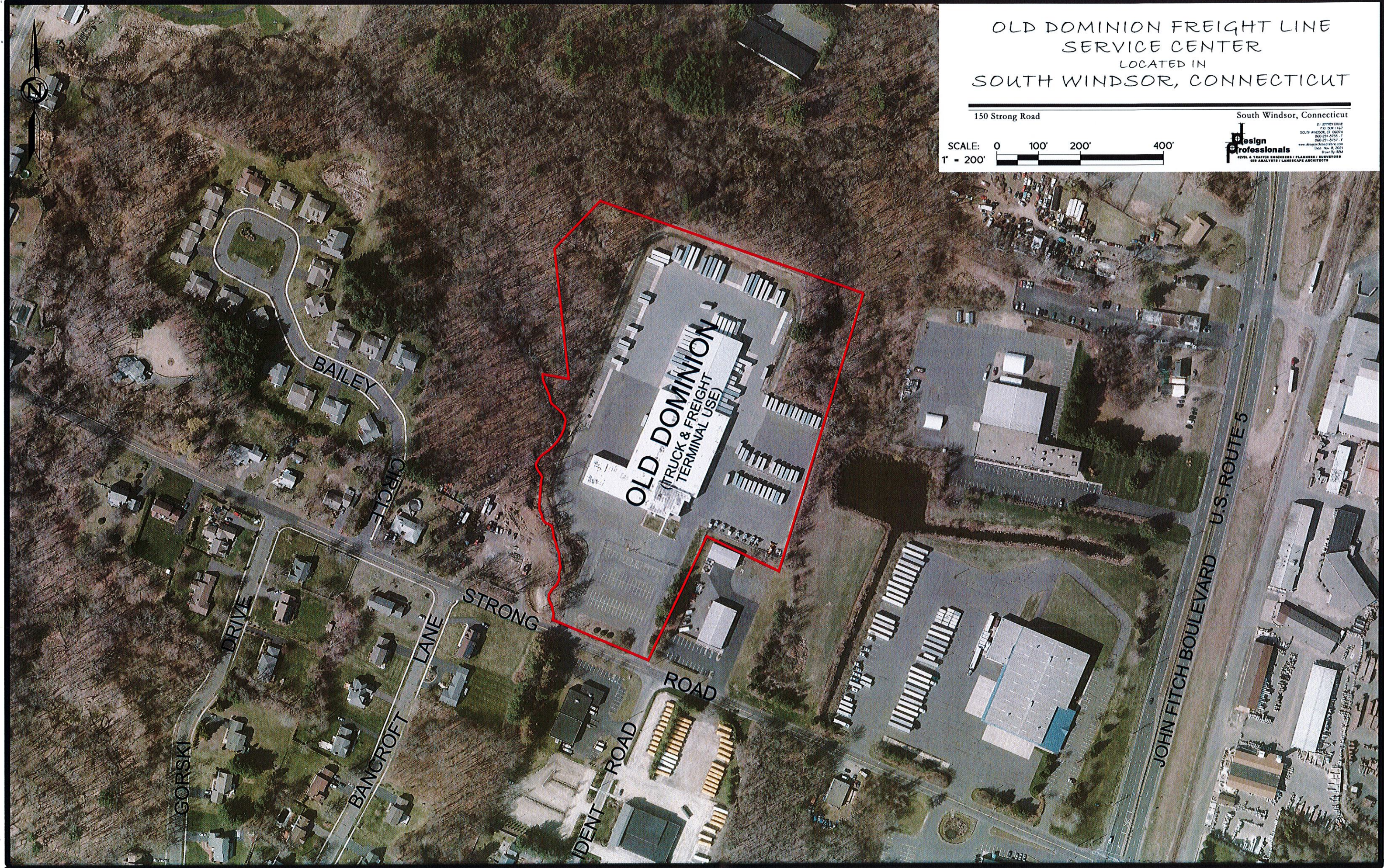
OLD DOMINION FREIGHT LINE
SERVICE CENTER
LOCATED IN
SOUTH WINDSOR, CONNECTICUT

150 Strong Road

South Windsor, Connecticut



Design Professionals
CIVIL & TRAFFIC ENGINEERS / PLANNERS / SURVEYORS
GIS ANALYSTS / LANDSCAPE ARCHITECTS



OLD DOMINION
(TRUCK & FREIGHT
TERMINAL USE)

GORSKI DRIVE

BANCROFT LANE

STRONG ROAD

IDENT ROAD

JOHN FITCH BOULEVARD U.S. ROUTE 5

DATTCO SCHOOL BUS YARD
LOCATED IN
SOUTH WINDSOR, CONNECTICUT

710 Nutmeg Road North

South Windsor, Connecticut



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AND ANALYSTS / LANDSCAPE ARCHITECTS

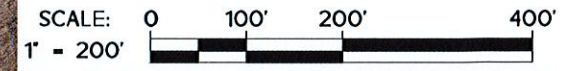
21 JEROME DRIVE
P.O. BOX 1167
SOUTH WINDSOR, CT 06074
603.291.6755, F
603.291.6753, F
www.designprofessionals.com
Date: Nov. 8, 2021
Drawn By: RM



PROPOSED 25 TALBOT LANE DISTRIBUTION CENTER LOCATED IN SOUTH WINDSOR, CONNECTICUT

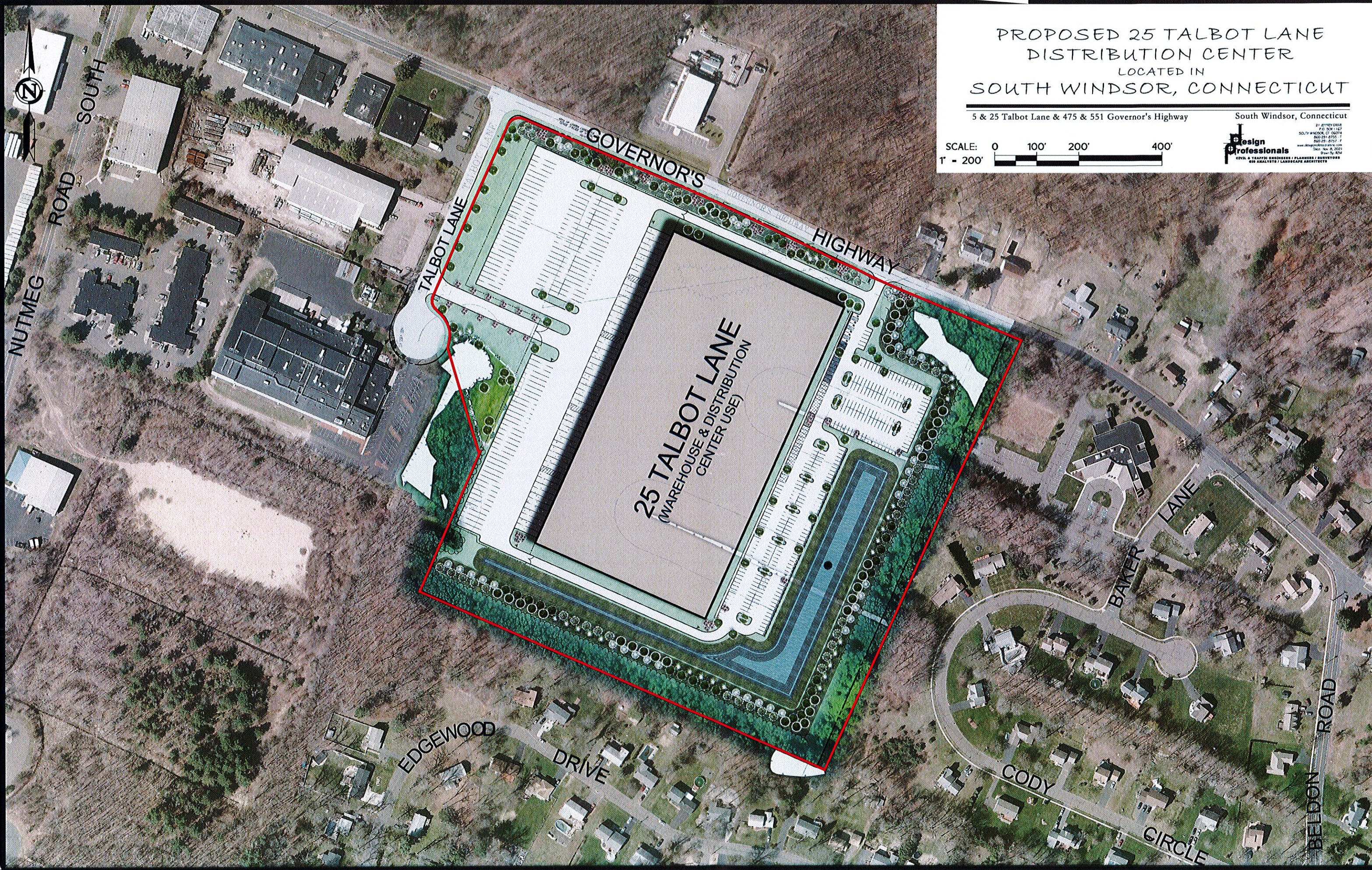
5 & 25 Talbot Lane & 475 & 551 Governor's Highway

South Windsor, Connecticut



Design Professionals
 CIVIL & TRAFFIC ENGINEERS / PLANNERS / SURVEYORS
 AND ANALYSTS / LANDSCAPE ARCHITECTS

21 JEROME DRIVE
 SOUTH WINDSOR, CT 06074
 860.291.8751
 860.291.8752
 www.designprofessionals.com
 Date: Nov. 8, 2011
 Drawn By: RHM



25 TALBOT LANE
 (WAREHOUSE & DISTRIBUTION
 CENTER USE)

NUTMEG ROAD
 SOUTH ROAD

TALBOT LANE
 GOVERNOR'S HIGHWAY

EDGEWOOD DRIVE

BAKER LANE
 CODY GIRCLE
 BELDON ROAD