INDUSTRIAL

IRG
Industrial Realty Group, LLC

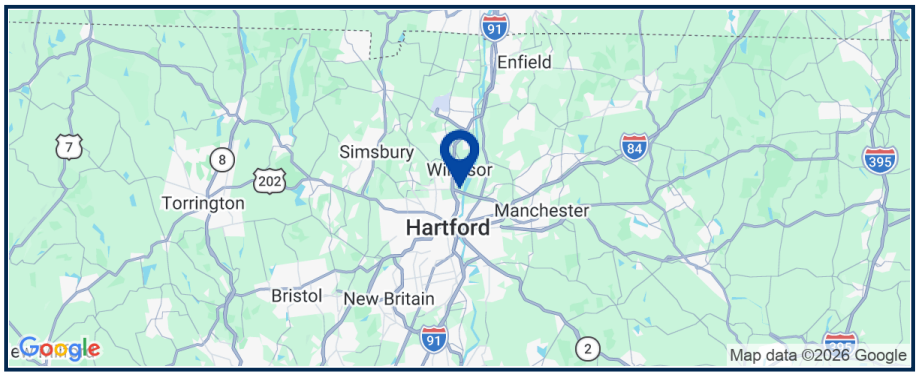
FOR LEASE

92 Deerfield Road, Windsor CT 6095



Connecticut River Business Park

92 Deerfield Rd in Windsor, CT is a 562,182-square-foot industrial manufacturing complex situated on a 52.71-acre site in the Windsor submarket. Formerly the Stanadyne campus, the property has been rebranded as the Connecticut River Business Park following its acquisition by IRG Industrial Realty Group in 2023. The new ownership has committed at least $5 million to renovations and site improvements. The complex includes three distinct buildings: Building 1 offers 334,000 square feet of industrial space with 20,000 square feet of office build-out and 7 loading docks; Building 2 provides 78,344 square feet of updated industrial space featuring epoxy floors, LED lighting, 3 loading docks, and 1 drive-in bay; and Building 3 comprises 82,950 square feet of fully built-out office, lab, R&D, and flex space with 1 loading dock and 7 drive-in bays. Zoned I-1, the property is eligible for flexible leasing options and has recently benefited from a $2 million state brownfields grant for environmental remediation. Its strategic location near major transportation corridors makes it an attractive site for manufacturing, industrial, and research-oriented tenants.



Property Details

Total Sq. Ft.	223,256
Avail. Sq. Ft.	102,478
No. of Buildings	2
Acres	20
Zoning	Industrial (I)
Dock Doors	5

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