

**OR
&L**

COMMERCIAL

Ranked in Top 50
Commercial Firms in U.S.



FOR SALE OR LEASE

66 Granby Street, Bloomfield, CT 06002

13,839± SF INDUSTRIAL BUILDING ON 1.39 ACRES

SALE PRICE \$1,099,000 | LEASE RATE \$7.25/SF NNN

HIGHLIGHTS

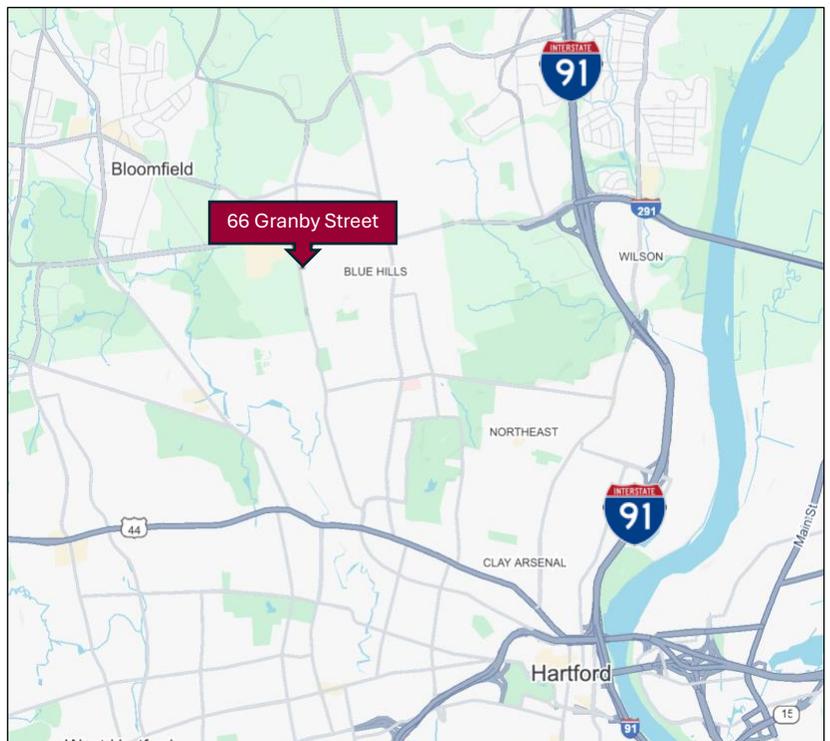
- 13,839± SF Industrial Building
- 2 Drive-In Doors
- 1 Loading Dock
- Less than 3 miles from I-91
- 15 minutes from Bradley International Airport
- Close proximity to area amenities
- Authorized Uses by Site Plan/Special Permit Approval include Manufacturing, Warehousing, Retail Stores, Restaurants, Banks, Medical Clinics, Cannabis Dispensary, etc.

CONTACTS

Mark Berkowitz

(860) 761-6009 | (860) 874-8421

mberkowitz@orlcommercial.com



2 Summit Place, Branford, CT 06405 | ☎ (203) 488-1555 | 📠 (203) 315-4046

2430 Silas Deane Highway, Rocky Hill, CT 06067 | ☎ (860) 721-0033 | 📠 (860) 721-7882

Broker of Record: Jay Morris | (860) 721-0033 | jmorris@orlcommercial.com | License: REB.0755257

While the information contained herein has been obtained from sources deemed to be reliable, no guarantee is made as to its accuracy. | PAGE 1 OF 2



FOR SALE OR LEASE

SALE: \$1,099,000 | LEASE: \$7.25/SF NNN

66 Granby Street, Bloomfield, CT
13,839± SF INDUSTRIAL BUILDING

BUILDING INFORMATION

GROSS BLD. AREA: 13,839± SF
AVAILABLE AREA: 13,839± SF
OFFICE SF: 6,070± SF
FLOORS: 2
DRIVE-IN DOORS: 2 (9' x 10' and 8' x 10')
LOADING DOCK: 1 (8' x 10')
CLEAR HEIGHT: 9'
CONSTRUCTION: Masonry
ROOF TYPE: Flat, Rolled Compos
YEAR BUILT: 1957

MECHANICAL EQUIPMENT

AIR CONDITIONING: 100%
HEAT: Forced Air
SPRINKLERED: None
ELECTRIC/POWER: 400A, 120/480V
LIGHTING: LED

SITE INFORMATION

SITE AREA: 1.39± Acres
ZONING: I-1
PARKING: 27 Spaces
SIGNAGE: Monument
VISIBILITY: Excellent
HWY ACCESS: I-91, I-291
ADT: 11,100±

UTILITIES

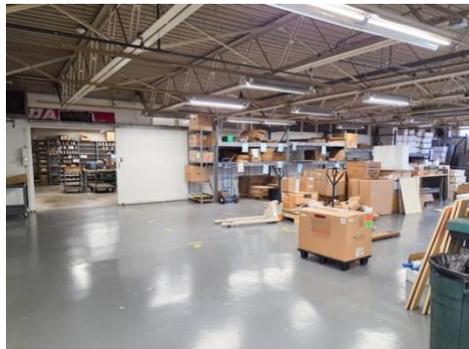
SEWER/WATER: City
GAS: Yes

TAXES

ASSESSMENT: \$453,548
MILL RATE: 35.64
FIRE DISTRICT: B (1.86)
TAXES: \$17,570.46/year (\$1.27/SF)

EXPENSES

RE TAXES: Tenant Landlord
UTILITIES: Tenant Landlord
INSURANCE: Tenant Landlord
MAINTENANCE: Tenant Landlord



CONTACTS

Mark Berkowitz

(860) 761-6009 | (860) 874-8421

mberkowitz@orlcommercial.com



2 Summit Place, Branford, CT 06405 | ☎ (203) 488-1555 | 📠 (203) 315-4046

2430 Silas Deane Highway, Rocky Hill, CT 06067 | ☎ (860) 721-0033 | 📠 (860) 721-7882

Broker of Record: Jay Morris | (860) 721-0033 | jmorris@orlcommercial.com | License: REB.0755257