



331 Cottage Grove Rd - Copaco Shopping Center

Bloomfield, CT 06002 (Hartford County) - Bloomfield Submarket



Retail



Property Summary

Center Type	Power Center	GLA (% Leased)	10,913 SF (100%)
Built/Renovated	1971/2003	Tenancy	Single
Available	10,913 SF	Max Contiguous	10,913 SF
Asking Rent	\$18.00 SF/year/NNN	Parking Spaces	30 (2.75/1,000 SF)
Frontage	153' on Cottage Grove Rd		

Amenities

Air Conditioning, Bus Line, Dedicated Turn Lane, Pylon Sign, Signage, Signalized Intersection

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/year	Occupancy	Term
P 1	-	Retail	Sublet	10,913	10,913	10,913	\$18.00 NNN	Vacant	Thru Jan 2027



522 Cottage Grove Rd - Cottage Grove Road Business Park

Bloomfield, CT 06002 (Hartford County) - Bloomfield Submarket



Manufacturing



Property Summary

RBA (% Leased)	20,000 SF (100%)	Built	1968
Tenancy	Multiple	Available	10,000 SF
Max Contiguous	10,000 SF	Asking Rent	\$6.75 SF/year/NNN
Clear Height	16'	Drive Ins	1 total
Docks	2 exterior	Levelers	None
Parking Spaces	14 (0.70/1,000 SF)		

Amenities

Signage

Available Spaces

Suite	Use	Type	SF Available	Building Contiguous	Rent/SF/year	Occupancy	Term	Docks	Drive Ins
-	Industrial	Direct	10,000	10,000	\$6.75 NNN	30 Days	Negotiable	1	1



Property Summary

RBA (% Leased)	25,075 SF (70.1%)	Built	1977
Tenancy	Multiple	Available	7,500 SF
Max Contiguous	7,500 SF	Asking Rent	\$6.25 SF/year/NNN
Clear Height	15'	Drive Ins	1 total/ 10' w x 14' h
Docks	3 exterior	Levelers	None
Parking Spaces	24 (1.61/1,000 SF)		

Available Spaces

Suite	Use	Type	SF Available	Building Contiguous	Rent/SF/year	Occupancy	Term	Docks	Drive Ins
-	Industrial	Direct	7,500	7,500	\$6.25 NNN	Vacant	Negotiable	-	-



Property Summary

RBA (% Leased)	4,444 SF (0.0%)	Built	1968
Tenancy	Single	Available	4,444 SF
Max Contiguous	4,444 SF	Asking Rent	\$9.25 SF/year/NNN
Clear Height	18'	Drive Ins	3 total/ 15' w x 16' h
Docks	None	Levelers	None
Parking Spaces	20 (4.21/1,000 SF)		

Amenities

Signage

Available Spaces

Suite	Use	Type	SF Available	Building Contiguous	Rent/SF/year	Occupancy	Term	Docks	Drive Ins
-	Industrial	Direct	4,444	4,444	\$9.25 NNN	Vacant	Negotiable	-	3



Property Summary

RBA (% Leased)	12,500 SF (0.0%)	Built	1957
Tenancy	Single	Available	12,500 SF
Max Contiguous	12,500 SF	Asking Rent	\$7.95 SF/year/NNN
Clear Height	12'	Drive Ins	None
Docks	1 exterior	Levelers	None
Parking Spaces	28 (2.24/1,000 SF)		

Amenities

Bus Line

Available Spaces

Suite	Use	Type	SF Available	Building Contiguous	Rent/SF/year	Occupancy	Term	Docks	Drive Ins
-	Industrial	Direct	12,500	12,500	\$7.95 NNN	Vacant	Negotiable	-	-



Property Summary

RBA (% Leased)	22,710 SF (82.0%)	Built	1967
Tenancy	Multiple	Available	4,100 SF
Max Contiguous	4,100 SF	Asking Rent	Withheld
Clear Height	13'	Drive Ins	3 total/ 12' w x 12' h
Docks	4 exterior	Levelers	None
Parking Spaces	50 (0.70/1,000 SF)		

Amenities

24 Hour Access, Air Conditioning, Front Loading, Signage, Wheelchair Accessible

Available Spaces

Suite	Use	Type	SF Available	Building Contiguous	Rent/SF/year	Occupancy	Term	Docks	Drive Ins
2	Industrial	Direct	4,100	4,100	Withheld	Vacant	1 - 10 Years	-	1



204 W Newberry Rd - Griffin Center

Bloomfield, CT 06002 (Hartford County) - Bloomfield Submarket



R&D



Property Summary

RBA (% Leased)	22,331 SF (65.1%)	Built	1988
Tenancy	Multiple	Available	7,799 SF
Max Contiguous	7,799 SF	Asking Rent	Withheld
Clear Height	15'	Drive Ins	4 total/ 10' w x 10' h
Docks	None	Levelers	None
Parking Spaces	90 (4.03/1,000 SF)		

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/year	Occupancy	Term
P 1	-	Flex	Direct	7,799	7,799	7,799	Withheld	Vacant	Negotiable



210 W Newberry Rd

Bloomfield, CT 06002 (Hartford County) - Bloomfield Submarket



Warehouse



Property Summary

RBA (% Leased)	18,432 SF (0.0%)	Built	1988
Tenancy	Single	Available	18,432 SF
Max Contiguous	18,432 SF	Asking Rent	Withheld
Clear Height	16'5"	Drive Ins	2 total/ 12' w x 14' h
Docks	3 exterior	Levelers	None
Parking Spaces	80 (4.34/1,000 SF)		

Available Spaces

Suite	Use	Type	SF Available	Building Contiguous	Rent/SF/year	Occupancy	Term	Docks	Drive Ins
-	Industrial	Direct	18,432	18,432	Withheld	Vacant	Negotiable	3	-



23 Old Windsor Rd

Bloomfield, CT 06002 (Hartford County) - Bloomfield Submarket



Light Manufacturing



Property Summary

RBA (% Leased)	18,000 SF (66.6%)	Built	1984
Tenancy	Multiple	Available	3,000 - 6,004 SF
Max Contiguous	3,004 SF	Asking Rent	\$7.25 SF/year/NNN
Clear Height	16'	Drive Ins	1 total/ 10' w x 10' h
Docks	None	Levelers	None
Parking Spaces	16 (0.89/1,000 SF)		

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/year	Occupancy	Term
P 1	C	Flex	Direct	3,004	3,004	3,004	\$7.25 NNN	Vacant	Negotiable
P 1	D	Flex	Direct	3,000	3,000	3,000	\$7.25 NNN	Vacant	Negotiable



Property Summary

Center Type	Power Center	GLA (% Leased)	20,199 SF (52.5%)
Built/Renovated	1965/2003	Tenancy	Multiple
Available	1,320 - 9,588 SF	Max Contiguous	3,488 SF
Asking Rent	Withheld	Parking Spaces	150 (7.43/1,000 SF)
Frontage	100' on Cottage Grove		

Amenities

Dedicated Turn Lane, Pylon Sign, Signage, Signalized Intersection

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/year	Occupancy	Term
P 1	411	Retail	Direct	3,488	3,488	3,488	Withheld	Vacant	Negotiable
P 1	415A	Retail	Direct	1,823	1,823	1,823	Withheld	Vacant	Negotiable
P 1	401	Retail	Direct	1,601	1,601	1,601	Withheld	Vacant	Negotiable
P 1	413	Retail	Direct	1,356	1,356	1,356	Withheld	Vacant	Negotiable
P 1	419	Retail	Direct	1,320	1,320	1,320	Withheld	Vacant	Negotiable



Property Summary

Center Type	Power Center	GLA (% Leased)	7,200 SF (0.0%)
Built/Renovated	1957/2003	Tenancy	Single
Available	7,200 SF	Max Contiguous	7,200 SF
Asking Rent	Withheld	Parking Spaces	55 (7.64/1,000 SF)
Frontage	431' on Cottage Grove Rd		

Amenities

Bus Line, Signage

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/year	Occupancy	Term
E 1	421	Retail	Direct	7,200	7,200	7,200	Withheld	Vacant	Negotiable



331 Cottage Grove Rd - Copaco Shopping Center

Bloomfield, CT 06002 (Hartford County) - Bloomfield Submarket



Retail

Property Summary

Center Type	Power Center	GLA (% Leased)	10,913 SF (100%)
Built/Renovated	1971/2003	Tenancy	Single
Available	10,913 SF	Max Contiguous	10,913 SF
Asking Rent	\$18.00 SF/year/NNN	Parking Spaces	30 (2.75/1,000 SF)
Frontage	153' on Cottage Grove Rd		



Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/year	Occupancy	Term
P 1	-	Retail	Sublet	10,913	10,913	10,913	\$18.00 NNN	Vacant	Thru Jan 2027

Amenities

- Air Conditioning
- Bus Line
- Dedicated Turn Lane
- Pylon Sign
- Signage
- Signalized Intersection



522 Cottage Grove Rd - Cottage Grove Road Business Park

Bloomfield, CT 06002 (Hartford County) - Bloomfield Submarket



Manufacturing

Property Summary

RBA (% Leased)	20,000 SF (100%)	Built	1968
Tenancy	Multiple	Available	10,000 SF
Max Contiguous	10,000 SF	Asking Rent	\$6.75 SF/year/NNN
Clear Height	16'	Drive Ins	1 total
Docks	2 exterior	Levelers	None
Parking Spaces	14 (0.70/1,000 SF)		



Available Spaces

Suite	Use	Type	SF Available	Building Contiguous	Rent/SF/year	Occupancy	Term	Docks	Drive Ins
-	Industrial	Direct	10,000	10,000	\$6.75 NNN	30 Days	Negotiable	1	1

Amenities

- Signage



14 E Newberry Rd

Bloomfield, CT 06002 (Hartford County) - Bloomfield Submarket



Warehouse

Property Summary

RBA (% Leased)	25,075 SF (70.1%)	Built	1977
Tenancy	Multiple	Available	7,500 SF
Max Contiguous	7,500 SF	Asking Rent	\$6.25 SF/year/NNN
Clear Height	15'	Drive Ins	1 total/ 10' w x 14' h
Docks	3 exterior	Levelers	None
Parking Spaces	24 (1.61/1,000 SF)		



Available Spaces

Suite	Use	Type	SF Available	Building Contiguous	Rent/SF/year	Occupancy	Term	Docks	Drive Ins
-	Industrial	Direct	7,500	7,500	\$6.25 NNN	Vacant	Negotiable	-	-



10 Southwood Dr - Northwood Industrial Park

Bloomfield, CT 06002 (Hartford County) - Bloomfield Submarket



Warehouse

Property Summary

RBA (% Leased)	4,444 SF (0.0%)	Built	1968
Tenancy	Single	Available	4,444 SF
Max Contiguous	4,444 SF	Asking Rent	\$9.25 SF/year/NNN
Clear Height	18'	Drive Ins	3 total/ 15' w x 16' h
Docks	None	Levelers	None
Parking Spaces	20 (4.21/1,000 SF)		



Available Spaces

Suite	Use	Type	SF Available	Building Contiguous	Rent/SF/year	Occupancy	Term	Docks	Drive Ins
-	Industrial	Direct	4,444	4,444	\$9.25 NNN	Vacant	Negotiable	-	3

Amenities

- Signage



237 Weston St

Hartford, CT 06120 (Hartford County) - Hartford Submarket



Warehouse

Property Summary

RBA (% Leased)	12,500 SF (0.0%)	Built	1957
Tenancy	Single	Available	12,500 SF
Max Contiguous	12,500 SF	Asking Rent	\$7.95 SF/year/NNN
Clear Height	12'	Drive Ins	None
Docks	1 exterior	Levelers	None
Parking Spaces	28 (2.24/1,000 SF)		



Available Spaces

Suite	Use	Type	SF Available	Building Contiguous	Rent/SF/year	Occupancy	Term	Docks	Drive Ins
-	Industrial	Direct	12,500	12,500	\$7.95 NNN	Vacant	Negotiable	-	-

Amenities

- Bus Line



9 Britton Dr - Gateway Business Park

Bloomfield, CT 06002 (Hartford County) - Bloomfield Submarket



Manufacturing

Property Summary

RBA (% Leased)	22,710 SF (82.0%)	Built	1967
Tenancy	Multiple	Available	4,100 SF
Max Contiguous	4,100 SF	Asking Rent	Withheld
Clear Height	13'	Drive Ins	3 total/ 12' w x 12' h
Docks	4 exterior	Levelers	None
Parking Spaces	50 (0.70/1,000 SF)		



Available Spaces

Suite	Use	Type	SF Available	Building Contiguous	Rent/SF/year	Occupancy	Term	Docks	Drive Ins
2	Industrial	Direct	4,100	4,100	Withheld	Vacant	1 - 10 Years	-	1

Amenities

- 24 Hour Access
- Air Conditioning
- Front Loading
- Signage
- Wheelchair Accessible



204 W Newberry Rd - Griffin Center

Bloomfield, CT 06002 (Hartford County) - Bloomfield Submarket



R&D

Property Summary

RBA (% Leased)	22,331 SF (65.1%)	Built	1988
Tenancy	Multiple	Available	7,799 SF
Max Contiguous	7,799 SF	Asking Rent	Withheld
Clear Height	15'	Drive Ins	4 total/ 10' w x 10' h
Docks	None	Levelers	None
Parking Spaces	90 (4.03/1,000 SF)		



Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/year	Occupancy	Term
P 1	-	Flex	Direct	7,799	7,799	7,799	Withheld	Vacant	Negotiable

Property Notes

204 West Newberry Road is located within Griffin Center South, a 600-acre master planned business park that was conceived and developed by Griffin Land. Griffin Center's pastoral surroundings provide businesses with a comfortable setting for its employees. Griffin Center is located within easy access to Interstate 91 at Exit 38, just south of Bradley International Airport. Numerous restaurants, hotels and office service businesses are located within minutes of the park.



210 W Newberry Rd

Bloomfield, CT 06002 (Hartford County) - Bloomfield Submarket



Warehouse

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Max Contiguous	18,432 SF	Asking Rent	Withheld
Clear Height	16'5"	Drive Ins	2 total/ 12' w x 14' h
Docks	3 exterior	Levelers	None
Parking Spaces	80 (4.34/1,000 SF)		



Available Spaces

Suite	Use	Type	SF Available	Building Contiguous	Rent/SF/year	Occupancy	Term	Docks	Drive Ins
-	Industrial	Direct	18,432	18,432	Withheld	Vacant	Negotiable	3	-



23 Old Windsor Rd

Bloomfield, CT 06002 (Hartford County) - Bloomfield Submarket



Light Manufacturing

Property Summary

RBA (% Leased)	18,000 SF (66.6%)	Built	1984
Tenancy	Multiple	Available	3,000 - 6,004 SF
Max Contiguous	3,004 SF	Asking Rent	\$7.25 SF/year/NNN
Clear Height	16'	Drive Ins	1 total/ 10' w x 10' h
Docks	None	Levelers	None
Parking Spaces	16 (0.89/1,000 SF)		



Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/year	Occupancy	Term
P 1	C	Flex	Direct	3,004	3,004	3,004	\$7.25 NNN	Vacant	Negotiable
P 1	D	Flex	Direct	3,000	3,000	3,000	\$7.25 NNN	Vacant	Negotiable



397-417 Cottage Grove Rd - Copaco Shopping Center

Bloomfield, CT 06002 (Hartford County) - Bloomfield Submarket



Retail

Property Summary

Center Type	Power Center	GLA (% Leased)	20,199 SF (52.5%)
Built/Renovated	1965/2003	Tenancy	Multiple
Available	1,320 - 9,588 SF	Max Contiguous	3,488 SF
Asking Rent	Withheld	Parking Spaces	150 (7.43/1,000 SF)
Frontage	100' on Cottage Grove		



Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/year	Occupancy	Term
P 1	411	Retail	Direct	3,488	3,488	3,488	Withheld	Vacant	Negotiable
P 1	415A	Retail	Direct	1,823	1,823	1,823	Withheld	Vacant	Negotiable
P 1	401	Retail	Direct	1,601	1,601	1,601	Withheld	Vacant	Negotiable
P 1	413	Retail	Direct	1,356	1,356	1,356	Withheld	Vacant	Negotiable
P 1	419	Retail	Direct	1,320	1,320	1,320	Withheld	Vacant	Negotiable

Amenities

- Dedicated Turn Lane
- Pylon Sign
- Signage
- Signalized Intersection



421 Cottage Grove Rd - Copaco Shopping Center

Bloomfield, CT 06002 (Hartford County) - Bloomfield Submarket



Retail

Property Summary

Center Type	Power Center	GLA (% Leased)	7,200 SF (0.0%)
Built/Renovated	1957/2003	Tenancy	Single
Available	7,200 SF	Max Contiguous	7,200 SF
Asking Rent	Withheld	Parking Spaces	55 (7.64/1,000 SF)
Frontage	431' on Cottage Grove Rd		



Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/year	Occupancy	Term
E 1	421	Retail	Direct	7,200	7,200	7,200	Withheld	Vacant	Negotiable

Amenities

- Bus Line
- Signage

Property Notes

28,600 will be an expansion of the 7,500 s/f already existing. This space will be completed 8/2008. Built next to the Capaco Liquors. Using the address of 421 Cottage right now.

This retail building is part of Copaco Center. Copaco Center is an established landmark and a magnet for retail activity in Greater Hartford. Yet it has never been newer nor more up-to-date in terms of services, support and merchandising options. Founded in 1909 as a family farm market, the Center housed a popular meat packing plant, supermarket and limited retail space. As its popularity grew, so too did Copaco Shopping Center. Over the past several years, the Copaco Center has been home to over three dozen national, regional and local retailing leaders. Plus, careful development planning currently makes available key development sites ranging up to nearly 40,000 square feet.

The Center offers public transit service on site, free customer shuttle service, more than ample parking, and a retailing vitality second to none.

Account #: R01118B