

PYRAMID

- Real Estate Group

OFFERING – FOR LEASE/FOR SALE

95 Granby Street, Bloomfield, CT

Existing and Planned Industrial Buildings

Building Area – 14,162 square feet - existing

Building Area – 3,800 square feet - planned

Building Area – 17,962 square feet - existing

Land Area- 2.0-acres



Kenneth Labbe - Associate Real Estate Broker
Pyramid Real Estate Management (PREM)
Direct (203) 391-6805;
Cell Phone = 860-891-8551
Email – klabbe@pyramidregroup.com

OFFERING - FOR LEASE/FOR SALE - 95 Granby Street, Bloomfield, CT
Existing Industrial Building plus Excess Land

For Lease: Existing Industrial Building – Suite Sizes and Occupancy Status
Existing Front Suite - Vacant – 2,480 square foot suite
Existing Middle Suite - Vacant – 6,682 square foot suite
Existing Rear Suite - Occupied – 5,000 square foot suite
Total Existing Building Space – 14,162 square feet
Pad Site Available – 3,800 square feet
Total Existing Building Space Available – 14,162 square feet

For Sale: Category Amounts \$
Please call to discuss or make an offer please \$ Market



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Subject Property – Front View



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95 Granby Street, Bloomfield, CT
Existing Commercial/Industrial Space
2,480 square feet



Front Suite – 2,480 square feet
Base Rent plus RE Tax plus CAM – Best Offer

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Offices

Front Section – 3 offices

Middle Section – 2 offices

Rear Section – 1 large office/warehouse subsuite

Building Features

Electrical – 3 phase, 1200 amp electrical service

Overhead Doors

Dock High Door 1 – 8x10 overhead door mid-building

Dock High Door 2 - 8x8 overhead door towards the back of the building

Dock High Door 3 – Grades are favorable for a drive-in door at south side of the building
Or front

Windows

Single pane and dual pain windows

Restrooms

1 mens restroom

1 wown's restroom

Roof

Roof replaced 2024; Solar installed for power generation owned and used by third parties

Roof is insulation board with white membrane

Ceiling Height

Ceiling Height – Exterior Wall – 15 feet

Clear Height – Interior to Rafters - 13 feet; Some lighting and electric bus systemss
assumed to be removed if required.

Beam Separation at Ceiling – 5' to 6 ` separation

Life/Safety

Standard Doors

Overhead Doors

See Emergency Ingress/Egress

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95 Granby Street, Bloomfield, CT
Existing Commercial/Industrial Space
6,982 square feet



Front Suite – 6,682 square feet
Base Rent plus RE Tax plus CAM – Best Offer

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Rear Suite – 5,000 square feet
Base Rent plus RE Tax plus CAM – Best Offer

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Overhead Door Locations



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Commercial Suite 1 – Bakery/Pita Production – Overhead Door From Indoors – 8x8 – Rear of Property



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Main Loading Dock – Mid Building – South Side – 8x10 Loading Dock



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Potential Drive In Door Install – East Side of Building



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Storage – Forklift Shelter



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Subject Property – Front View



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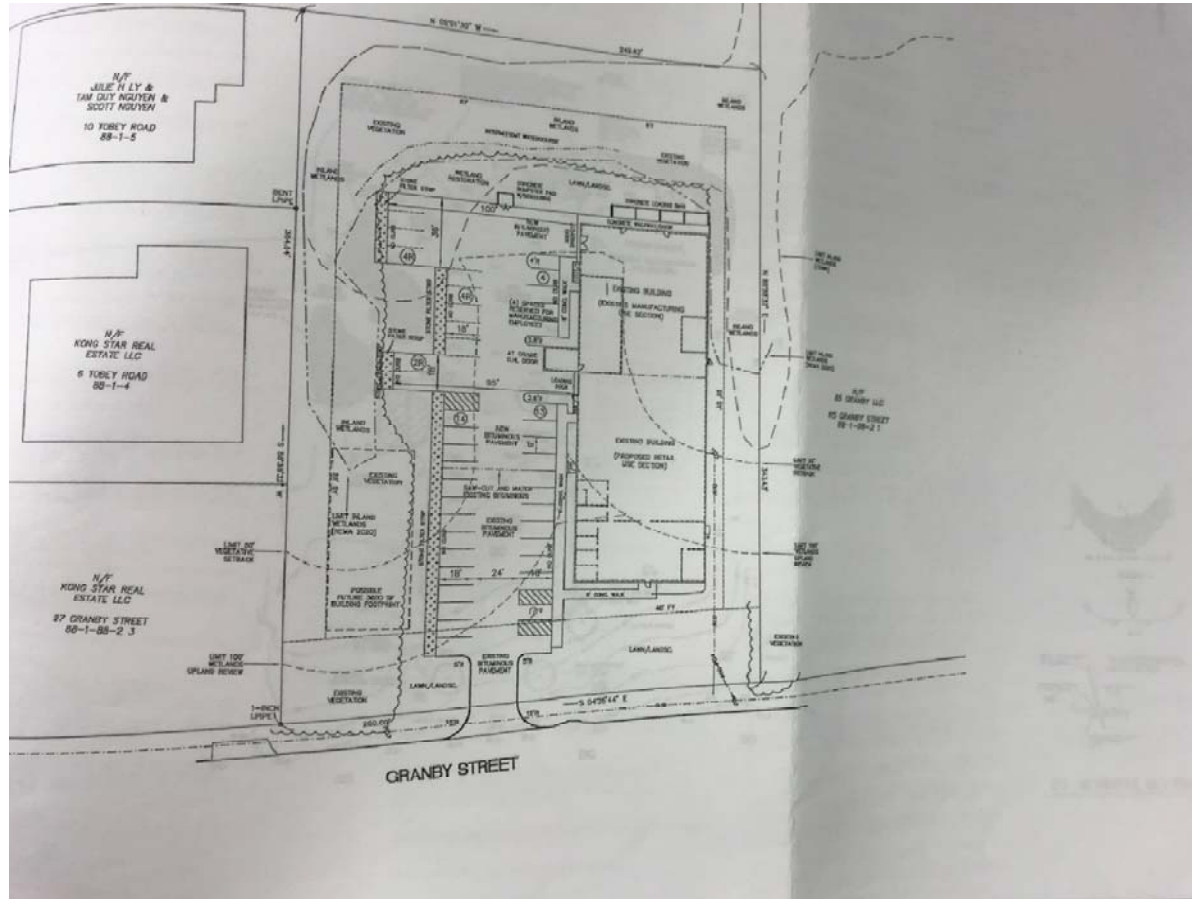
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Subject Property – Site Plan



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Property Listing Report

Map Block Lot

88-1 88-2 6-C

Building # 1

PID

2775

Account

R02832

Valuation Summary (Assessed value = 70% of Appraised Value)			Sub Areas		
Item	Appraised	Assessed	Subarea Type	Gross Area (sq ft)	Living Area (sq ft)
Buildings	422400	295680	Office Area	2480	2480
Extras	500	350	First Floor	11682	11682
Improvements			Utility Storage	260	0
Outbuildings	21900	15330			
Land	133000	93100			
Total	577800	404460			

Outbuilding and Extra Features

[illegible]

Total Area	14422	14182

Sales History

Owner of Record	Book/ Page	Sale Date	Sale Price
95 GRANBY LLC	1967/197	2018-11-08	1
YOUSSEF MARWAN &	1906/0120	2017-04-28	70000
GRAY & PRIOR MACHINE CO	0162/0219	1900-01-01	0

Report Created On 2/26/2025

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Property Listing Report

Map Block Lot

88-1 88-2 6-C

Building # 1

PID 2775

Account

R02832

Outbuilding and Extra Features

Total Area	14422	14162

Sales History

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YOUSSEF MARWAN &	1906/0120	2017-04-28	70000
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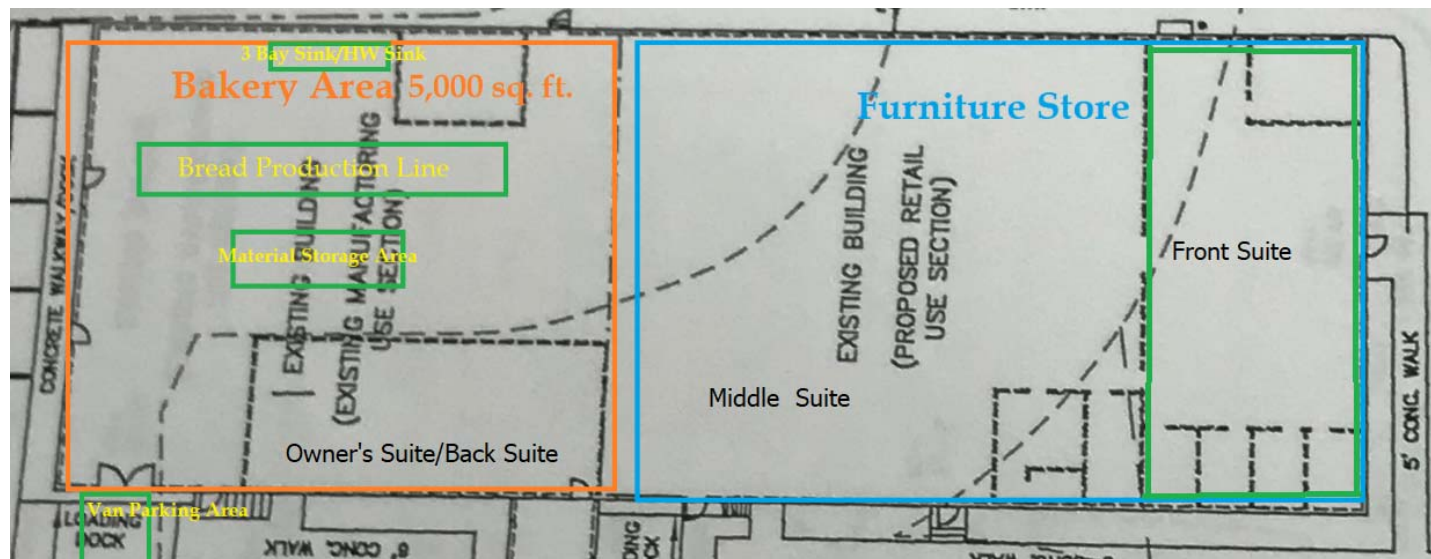
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Subject Property – Interior Layout



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Owner User Business – New Generation Bread



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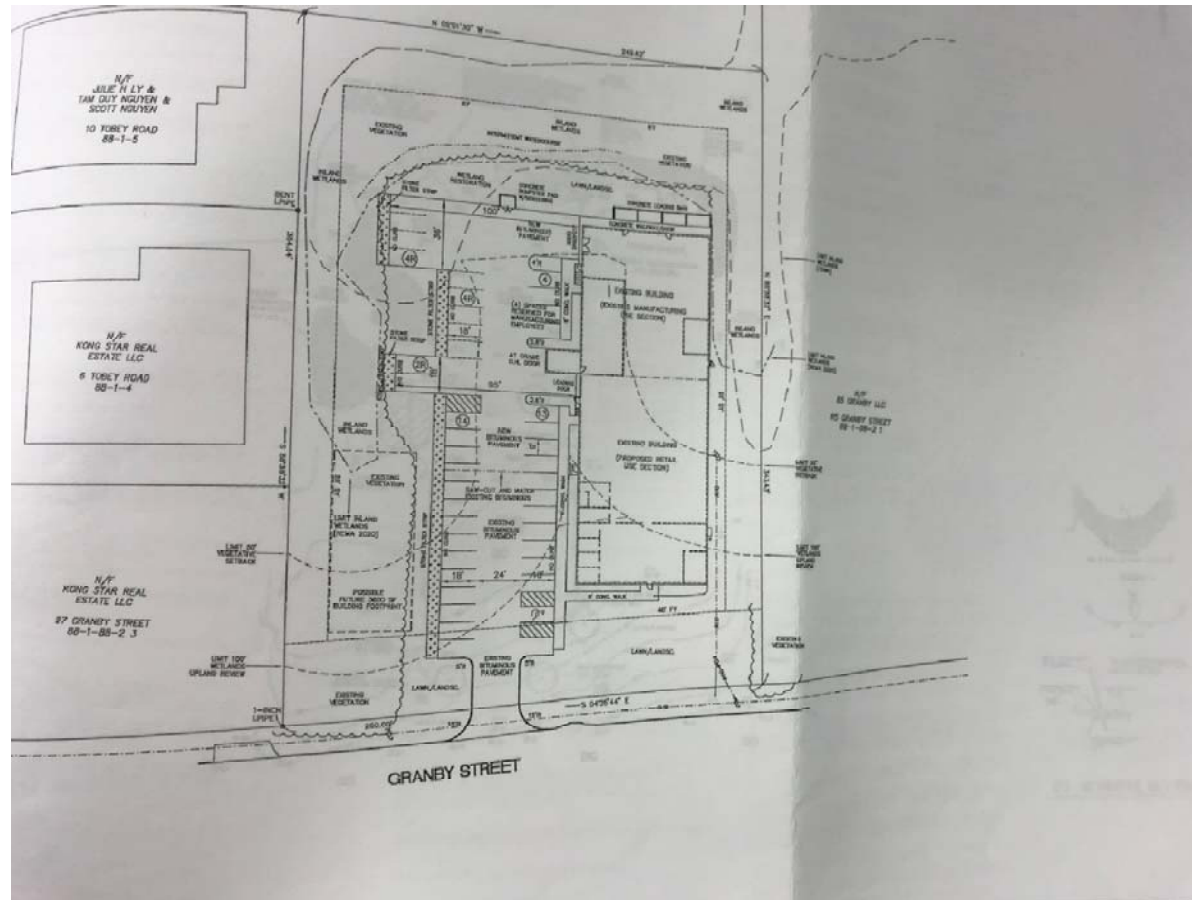
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Subject Property – Site Plan



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Subject Property – Front of Building – View West



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Subject Property – Front of Building – View North



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Subject Property – Amperage – 1200 amps; 3-phase



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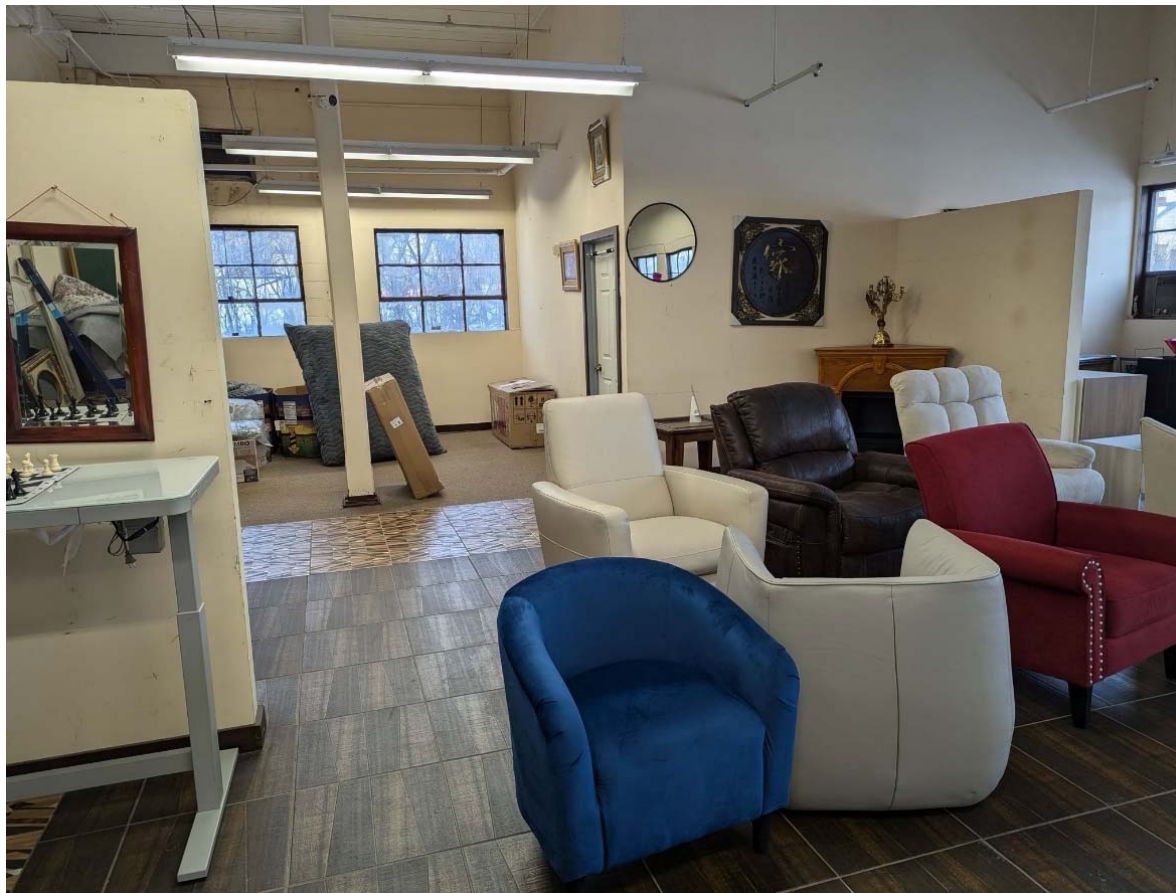
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Subject Property – Interior Photo – Commercial Suite 3 - Front Suite – View North



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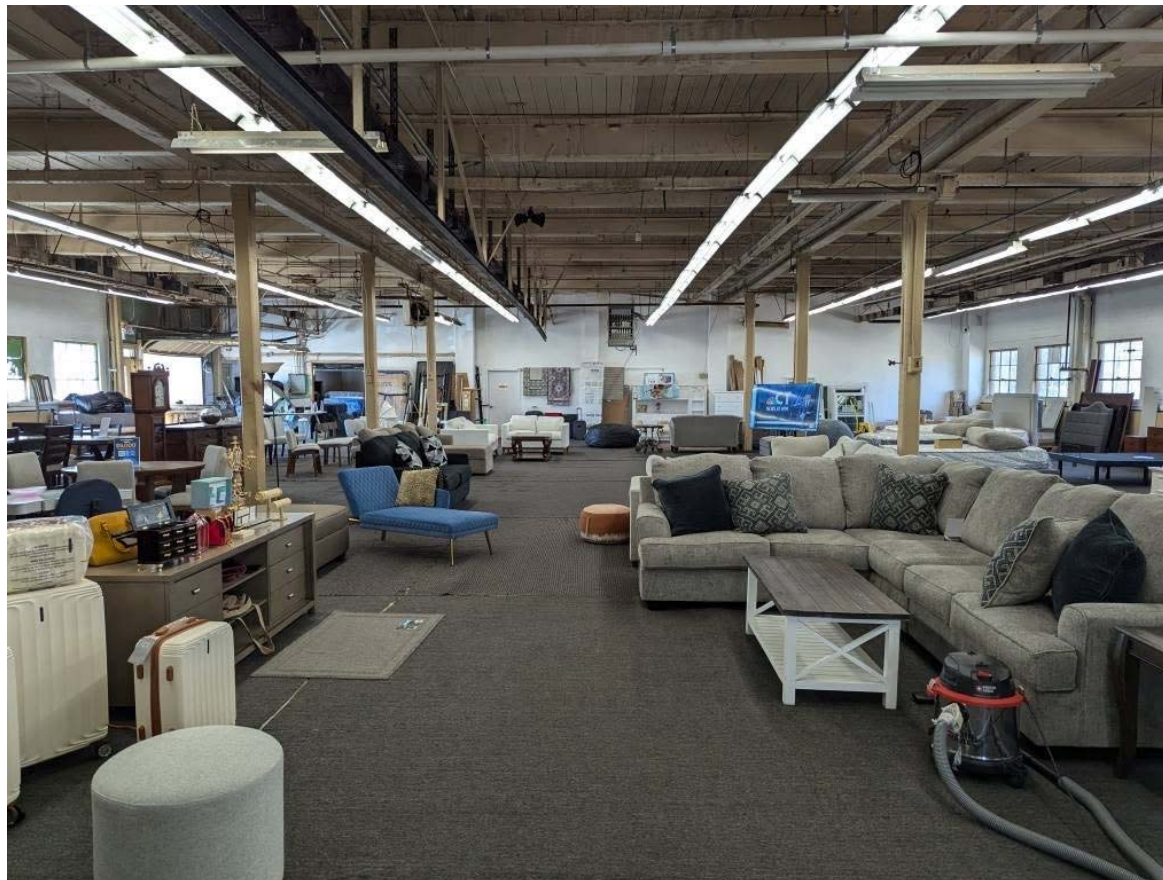
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Subject Property – Front of Building – View North



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Subject Property – Interior Photo – Commercial Suite 3 - Front Suite – View South



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Subject Property – Interior Photo – Commercial Suite 2 - Middle Suite – View West/Back



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Subject Property – Interior Photo – Commercial Suite 2 - Middle Suite at Back – View North



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Subject Property – Interior Photo – Commercial Suite 1 – Bakery/Pita Production



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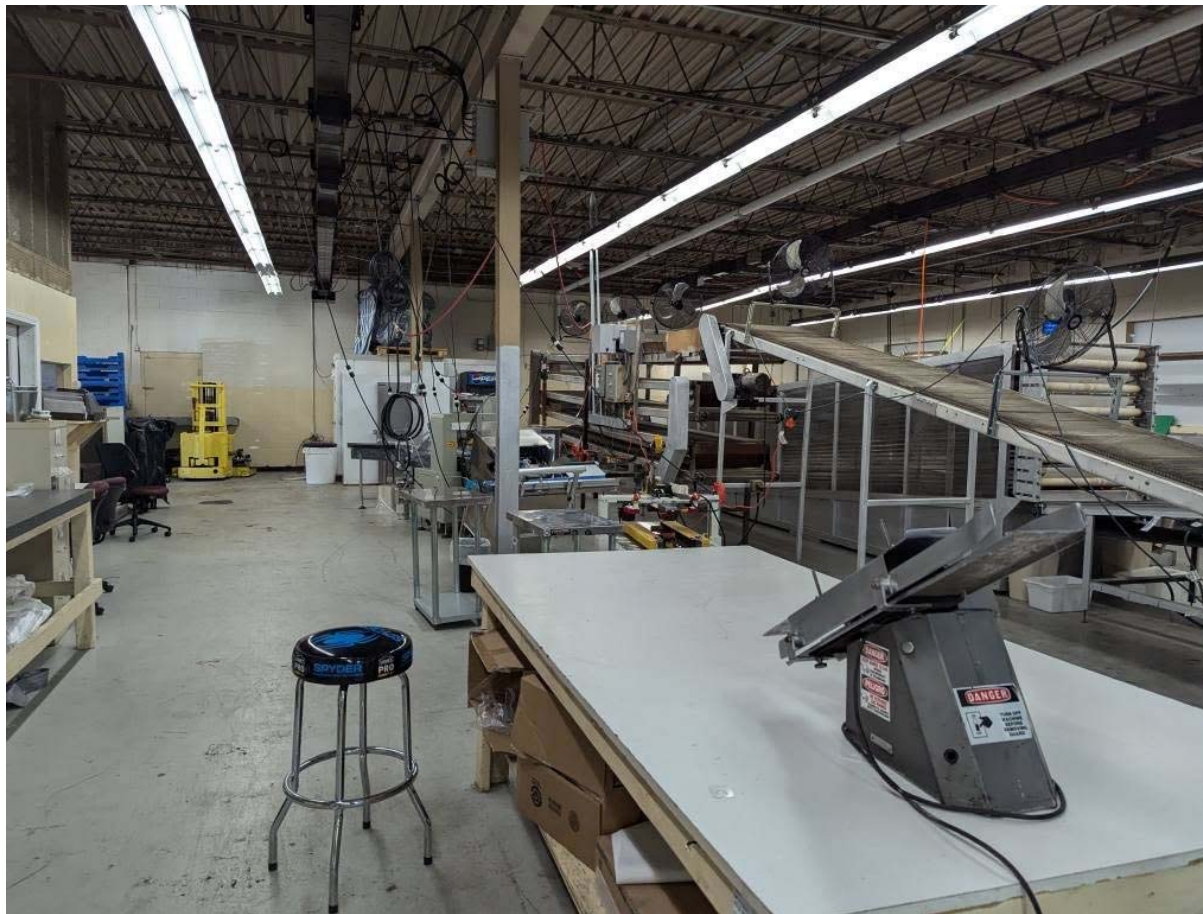
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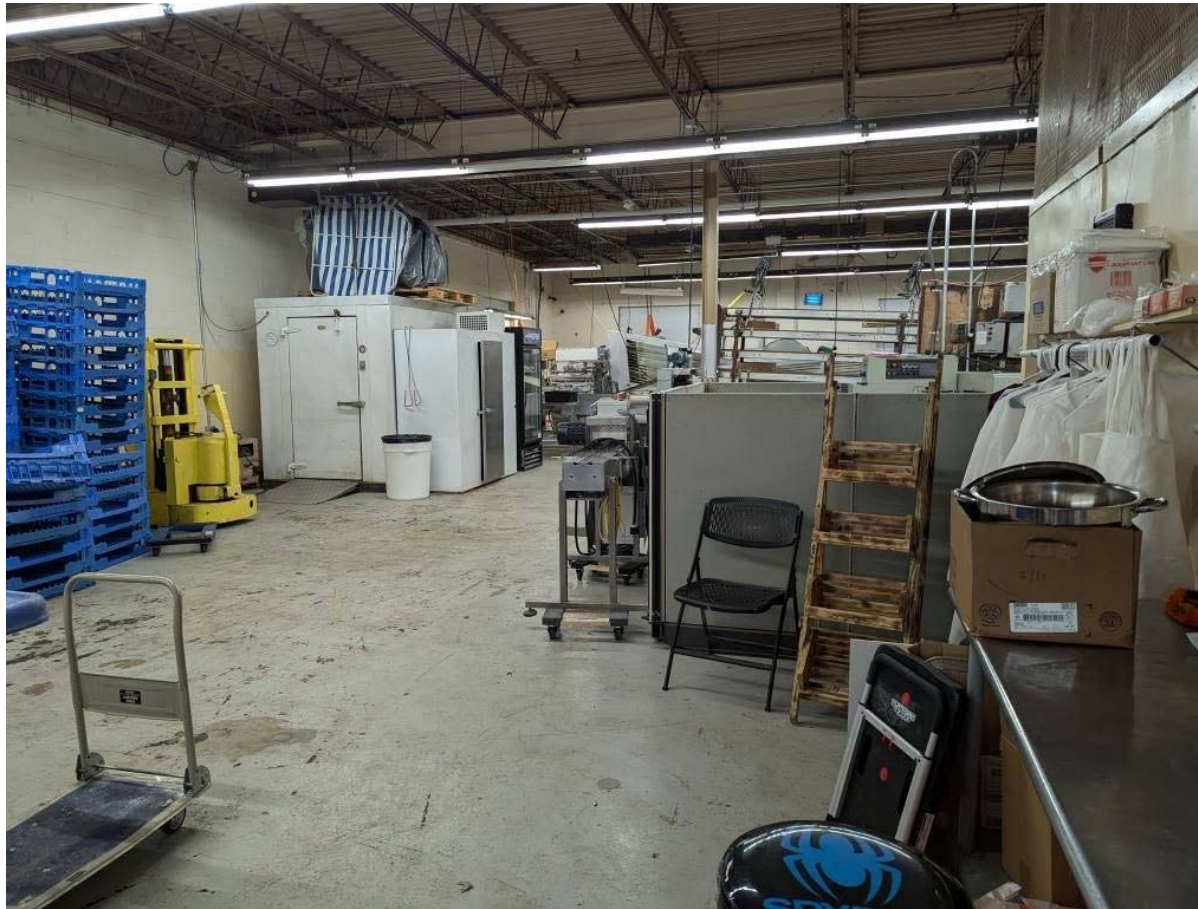
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Evacuation Plan



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NEIGHBORHOOD – PHOTOS OF ABUTTERS

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Driveway Exit from Subject Property



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Abutter to North – Self Storage



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Abutter to Northeast – Pre-owned Auto Sales – Bloomfield Motors



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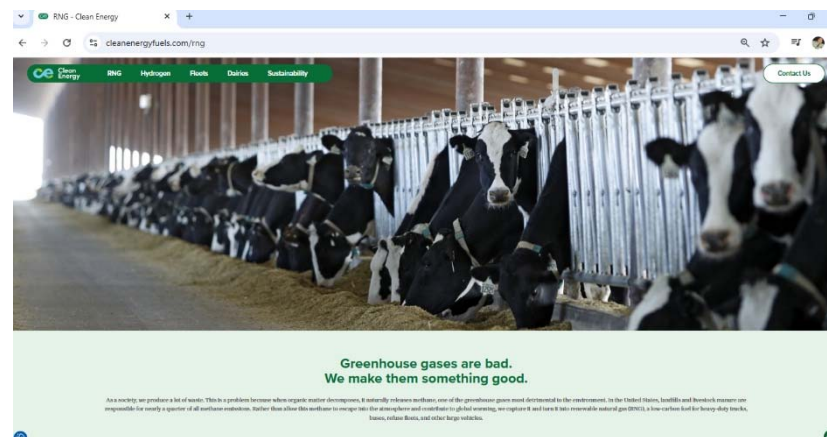
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Abutter to Northeast Across Granby Street – Clean Energy

Web - <https://www.cleanenergyfuels.com/rng>



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Abutter Across Granby Street - Henry L. Fuqua – Funeral Service



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Abutter South – Logistics Company



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Photographs – Subject Property – View of Stop and Shop Grocery Store from Subject Property

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Abutter South – Bloomfield Business Park



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Traffic Counts and Statistics

Status: OK North Combined South Class Speed

BL00-137 - Combined - n/s

[78]-Granby Street - .60 mi South of Tobey Road

Town.....	Bloomfield	14-Sep Wed	15-Sep Thu	16-Sep Fri
Station.....	137			
Location.....	41.808596,-72.708277	12:00am	58	49
Posted Speed Limit.....	25 MPH	01:00am	47	43
2015-Minor Arterial 4.....	2015-Urban	02:00am	28	19
Start Report.....	14-Sep-2022 10:00AM	03:00am	28	29
End Report.....	16-Sep-2022 11:00AM	04:00am	43	45
Annualized ADT.....	11100	05:00am	123	107
24-Hour Count...11286 * G4(0.96) = 10834.6		06:00am	271	261
Day 1.....+11844 * G4(0.96) = 22204.8		07:00am	600	593
UnRounded AADT.....22204.8 / 2 = 11102.4		08:00am	658	683
OK 2022 Wed 14-Sep -this report-...11100		09:00am	x	606
OK 2019 Thu 18-Jul10400		10:00am	583	582
OK 2016 Thu 03-Nov10300		11:00am	625	667
Dataset Details.....2		12:00pm	731	771
		01:00pm	799	724
		02:00pm	785	834
		03:00pm	914	946
		04:00pm	985	1032
		05:00pm	932	1006
		06:00pm	791	929
		07:00pm	615	662
		08:00pm	484	595
		09:00pm	291	303
		10:00pm	193	209
		11:00pm	96	122
		Totals	8824	11844
				3095

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Traffic Counts and Statistics

Status: OK North Combined South

BL00-137 - Combined - n/s

[78]-Granby Street - .60 mi South of Tobey Road

Town.....Bloomfield
 Station.....137
 Location..... 41.808596,-72.708277
 Posted Speed Limit.....25 MPH
 2015-Minor Arterial 4.....2015-Urban
 Start Report.....14-Sep-2022 10:00AM
 All Vehicle Peak Hour.....15-Sep-2022 04:00PM
 End Report.....16-Sep-2022 11:00AM
Annualized ADT.....11100
 24-Hour Count.....11286 * G4(0.96) = 10834.6
 Day 1.....+11844 * G4(0.96) = 22204.8
 UnRounded AADT.....22204.8 / 2 = 11102.4
OK 2022 Wed 14-Sep -this report-.....11100
OK 2019 Thu 18-Jul10400
OK 2016 Thu 03-Nov10300
 Dataset Details.....2

	Count	Percent	Veh.Feet
Motorcycles.....	163	0.69%	>0-8
Passenger Cars.....	22833	96.09%	>8-25
Single-Unit Trucks...	759	3.19%	>25-50
Combination Trucks...	8	0.03%	>50
Total Vehicles.....	23763		

	Single	Combo
Peak Hour Truck Volume.....	31	0
% Total Peak Hour Volume.....	3.0%	0.0%
24 Hour Truck Volume.....	401	2
All-Vehicle Annualized ADT.....	11100	11100
24Hour T-Vol % of A-V AADT.....	3.6%	0.0%
PeakHr T-Vol % of A-V AADT.....	0.3%	0.0%
K-Factor (Peak/AADT).....	9.3%	9.3%
(AADT & Legacy AADT match)		

Hour	Motor Cycle	Pass Cars	Single Unit	Combo Unit	Day Total
14-Sep Wed					
12:00am					0
01:00am					0
02:00am					0
03:00am					0
04:00am					0
05:00am					0
06:00am					0
07:00am					0
08:00am					0
09:00am	x	x	x	x	0
10:00am	8	563	12	.	583
11:00am	5	601	19	.	625
12:00pm	7	702	22	.	731
01:00pm	9	769	21	.	799
02:00pm	9	742	34	.	785
03:00pm	7	887	20	.	914
04:00pm	12	938	35	.	985
05:00pm	9	905	17	1	932
06:00pm	3	775	13	.	791
07:00pm	3	598	12	2	615
08:00pm	2	477	5	.	484
09:00pm	1	284	6	.	291
10:00pm	1	190	2	.	193
11:00pm	.	93	3	.	96
Totals	76	8524	221	3	8824
Percent	0.86	96.60	2.50	0.03	
15-Sep Thu					
12:00am	.	57	1	.	58

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Subject Property – Granby Street at Tobey Road - View North



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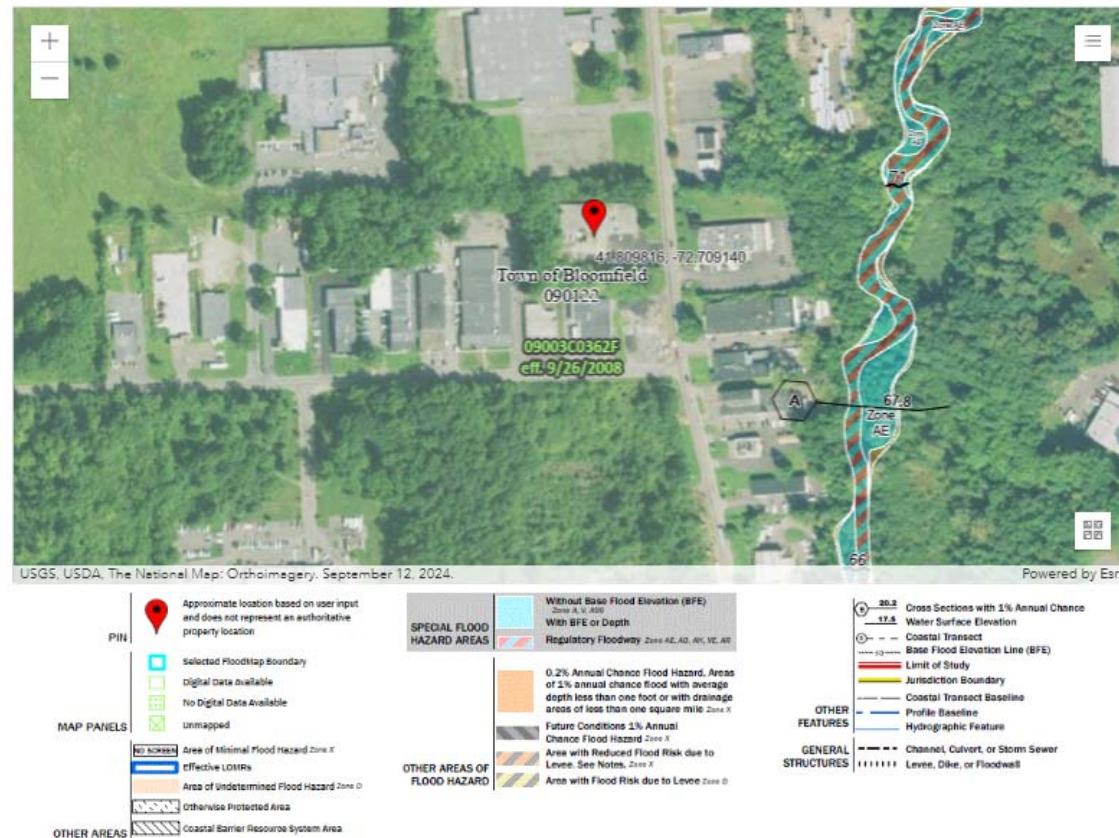
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Flood Plain



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TOBEY ROAD TERMINATES AT THE RAILROAD TO BLOOMFIELD JUST NORTH OF UNIVERSITY OF HARTFORD WITH NO THROUGH TRAFFIC



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Kenneth R. Labbe
Business Development Manager (BDM)/Owner's Rep



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Geographic Expertise – National

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Conference – 605-313-4818 x775876

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