



WAREHOUSE AVAILABLE FOR LEASE - Scenario A -- Planned Warehouse Rental "As Is", 39,784 square feet of circa 1940's industrial; Clear Height – 12-14 feet

Lease Offering – Existing Property - Adaptive Reuse Plans

Suite 1a – (Map #22-#25):	1,256 square feet	Retail/Office/Academic/Industrial
Suite 1b – (Map #26-#30):	2,382 square feet	Retail/Office/Academic/Industrial-\$4,680/mo
Suite 2 - (Map #1):	9,319 square feet	Warehouse/Industrial - \$5,370/mo
Suite 3 - (Map #2):	6,359 square feet	Warehouse/Industrial - \$4,307/mo
Suite 4a - (Map #3):	754 square feet	Warehouse/Industrial
Suite 4b - (Map #4-#5 (6)):	5,315 square feet	Warehouse/Industrial - \$4,072/mo
Suite 5 - (Map #7):	1,594 square feet	Service Garage/Industrial - \$2,439/mo
Suite 6 - (Map #8):	1,343 square feet	Quonset Hut/Industrial - \$1,007/mo
Suite 7 - (Map #9-#12):	5,343 square feet	Retail/Office/Academic/Industrial-\$3,294/mo
Suite 8 - (Map #13-#21):	2,413 square feet	Retail/Office/Academic/Industrial- \$1,488/mo
Suite 9 - (Map #22) See #2:	703 square feet	Retail/Office/Academic/Industrial-See Suite 2
Total Rentable Area-	36,777 square feet	
Load	3,007 square feet	
Gross Building Area:	39,784 square feet	

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 Kenneth R. Labbe - Direct (203) 391-6805;
 Cell-860-891-8551
 Cell Phone = 860-891-8551;
 EM- klabbe@pyramidregroup.com

Land - 3.0-acres
 Original Date of Construction – 1940
 Business Plan is to Lease-up "As Industrial/Warehouse" – 2024-2027

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EXISTING BUILDING – FRONT – VIEW EAST



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EXISTING BUILDING – REAR – VIEW WEST



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Estimate of Rents - 770 Wethersfield Ave, Hartford, CT - Gross Rental Basis Excluding Tenant Utilities, Including Landlord Utilities

Reference 1	Reference 2	Use	Gross Rent \$/Mo	Sq. Ft.	\$/SF Land
Suite 4a (Map #3-#6)	Suite 4b (Map #4-#6)	Warehouse	\$ 4,072	6,069	\$ 8.05
Suite 3 (Map #2)		Warehouse	\$ 4,307	6,389	\$ 8.09
Suite 2 (Map #1)		Warehouse	\$ 5,370	9,319	\$ 6.91
Suite 5 (Map #7)		Garage	\$ 2,439	1,594	\$ 18.36
Suite 7 (Map #9-#12)		Warehouse	\$ 3,294	5,343	\$ 7.40
Suite 8 (Map #13-#21)		Warehouse	\$ 1,488	2,413	\$ 7.40
Suite 1a (Map #22-#25)	Suite 1b (Map #26-#30)	Office	\$ 4,680	3,638	\$ 15.44
Suite 6 (Map #8)		Warehouse	\$ 1,007	1,343	\$ 9.00
Totals			\$ 26,657	36,108	\$ 8.86
			Load SF	3,676	
			Gross SF	39,784	
			<u>Gross Rent \$/Yr</u>		
			\$ 319,884		

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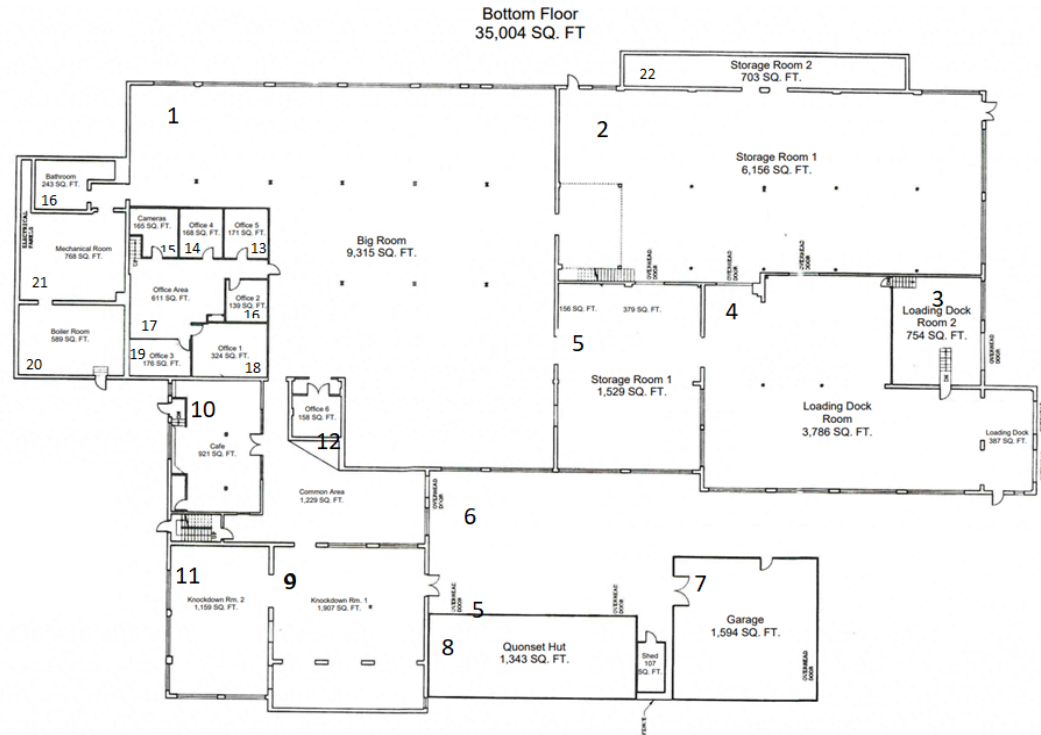
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ADAPTIVE REUSE AS INDUSTRIAL – SUITE NUMBERING
FLOOR PLANS – BOTTOM FLOOR



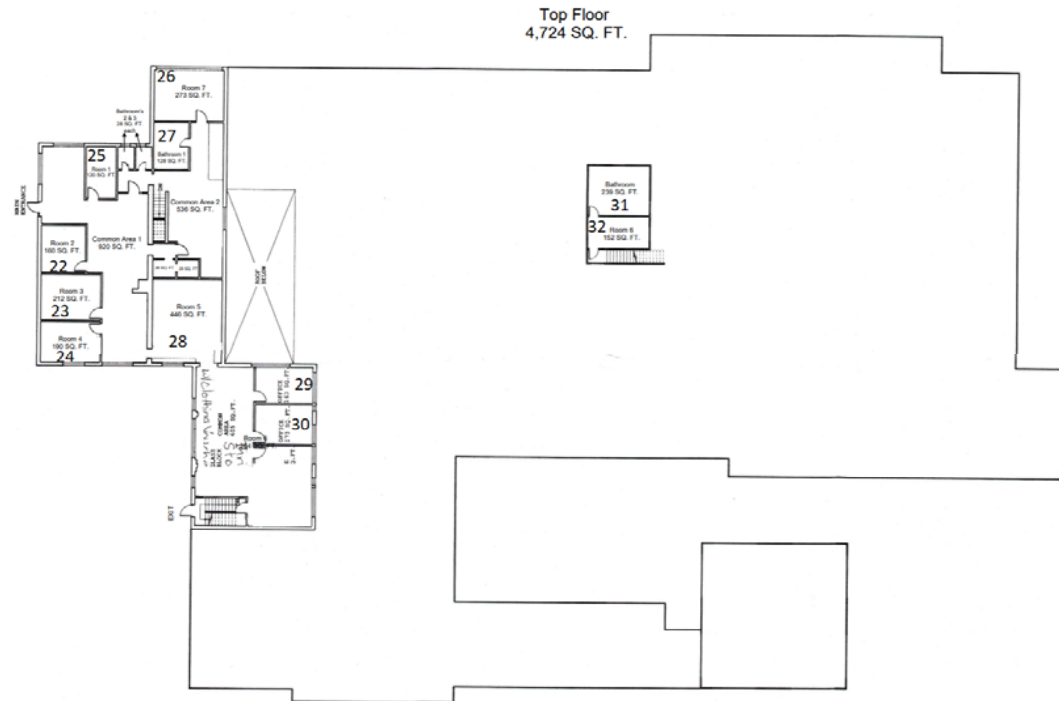
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ADAPTIVE REUSE AS INDUSTRIAL – SUITE NUMBERING
FLOOR PLANS – UPPER FLOOR



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Aerial Photo Brand Logos Map – Competitive Set – Restaurants



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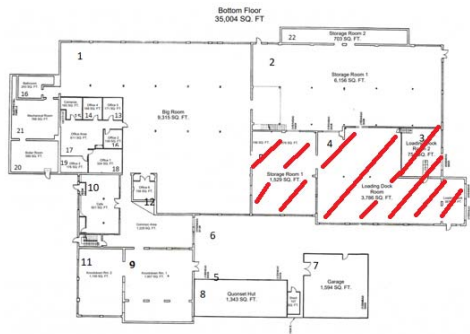
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 EM- klabbe@pyramidregroup.com

Scenario B - FOR LEASE – Interim Use or Long-term Use - Planned Warehouse Rental “As Is”, 39,728 square feet of circa 1940’s industrial; Clear Height – 12-14 feet

The following estimates are general estimates for your review. More specific estimates will be made with a defined area of the buildings and budget.

Suite 4a, 4b (Map References – 3, 4, 5, (6)) – LOWER FLOOR

Warehouse Space “As Is” – 6,069 square feet = 5-year Term – Comes with two dock high doors in working-order requiring only minor maintenance say \$15,000 to full function; Additional dock high doors may be built, either one- or two, which can be added at a cost of say \$200,000. Warehouse and southern two dock high doors are adequate for industrial uses “as is”.

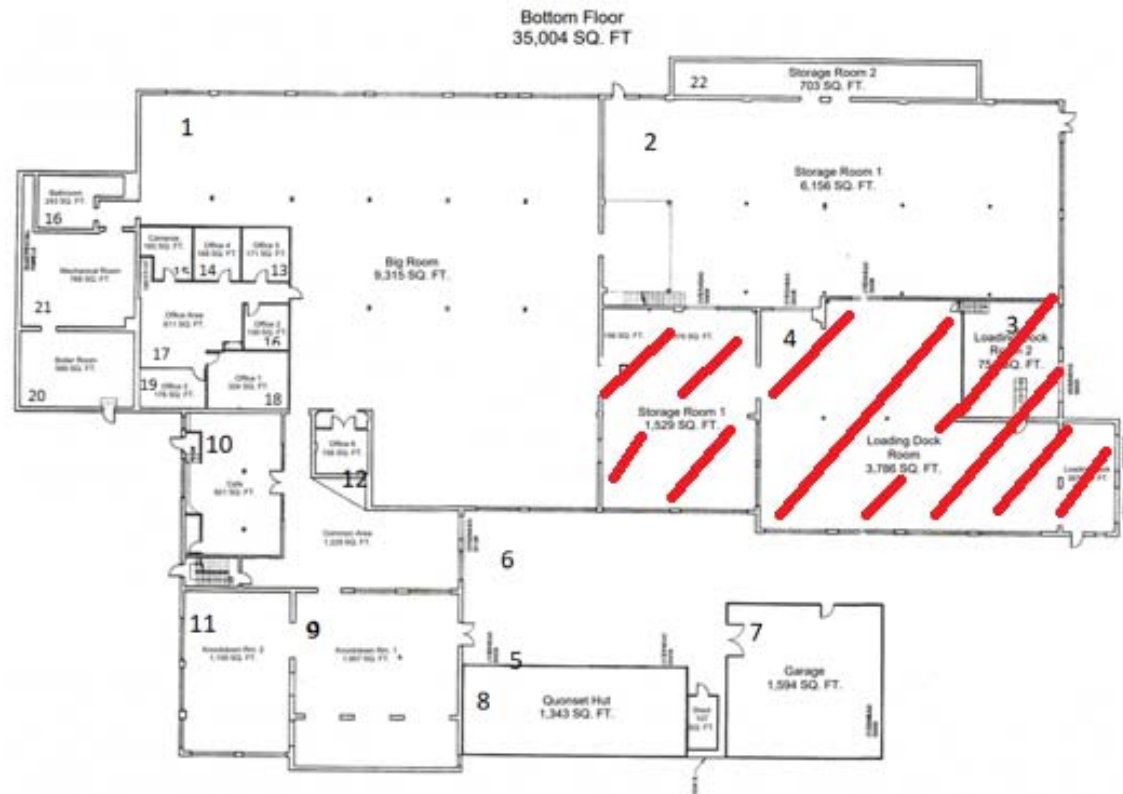
Category	Amounts PSF	Total Occupancy/Mo
Base Rent	\$ 5.50 /sf	\$ 2,782 /mo
Commission	\$ 0.28 /sf	\$ 139 /mo
Utilities	\$ 0.27 /sf	\$ 138 /mo
Real Estate Tax	\$ 0.73 /sf	\$ 367 /mo
Set=up/Mobilization	\$ 1.28 /sf	\$ 646 /mo
Total Occupancy Cost	\$ 8.05 /sf	\$ 4,072 /mo

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EXISTING BUILDING – FRONT – VIEW WEST FROM REAR – UNITS 3, 4, 5



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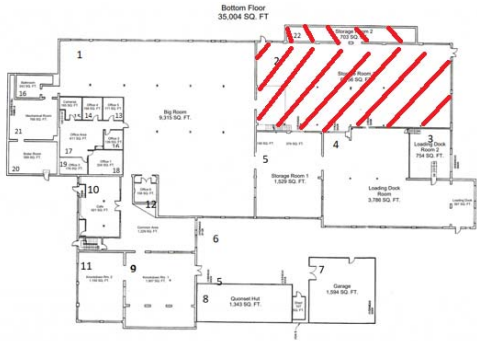
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Scenario B - FOR LEASE

Suite 3 (Map References – 2, 22) – LOWER FLOOR

Warehouse Space “As Is” – 6,359 square feet = 5-year Term

Category	Amounts PSF	Total Occcupancy/Mo
Base Rent	\$ 5.50 /sf	\$ 2,915 /mo
Commission	\$ 0.28 /sf	\$ 146 /mo
Utilities	\$ 0.27 /sf	\$ 144 /mo
Real Estate Tax	\$ 0.72 /sf	\$ 382 /mo
Set-up/Mobilization	\$ 1.36 /sf	\$ 782 /mo
Total Occupancy Cost	\$ 8.13 /sf	\$ 4,307 /mo

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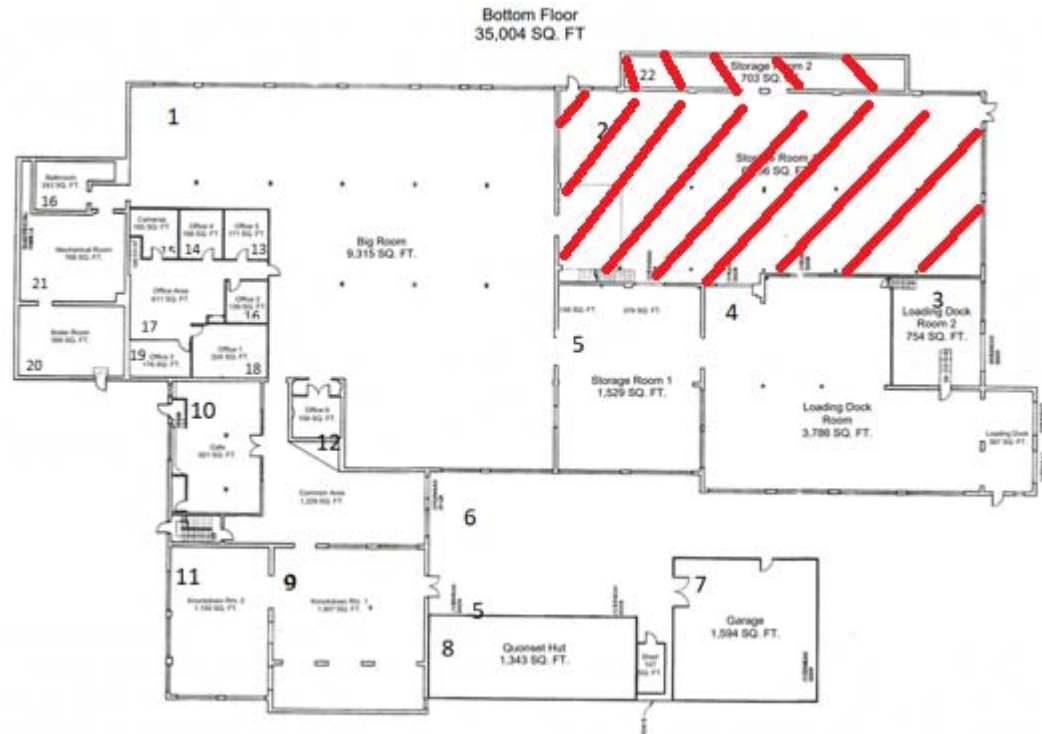
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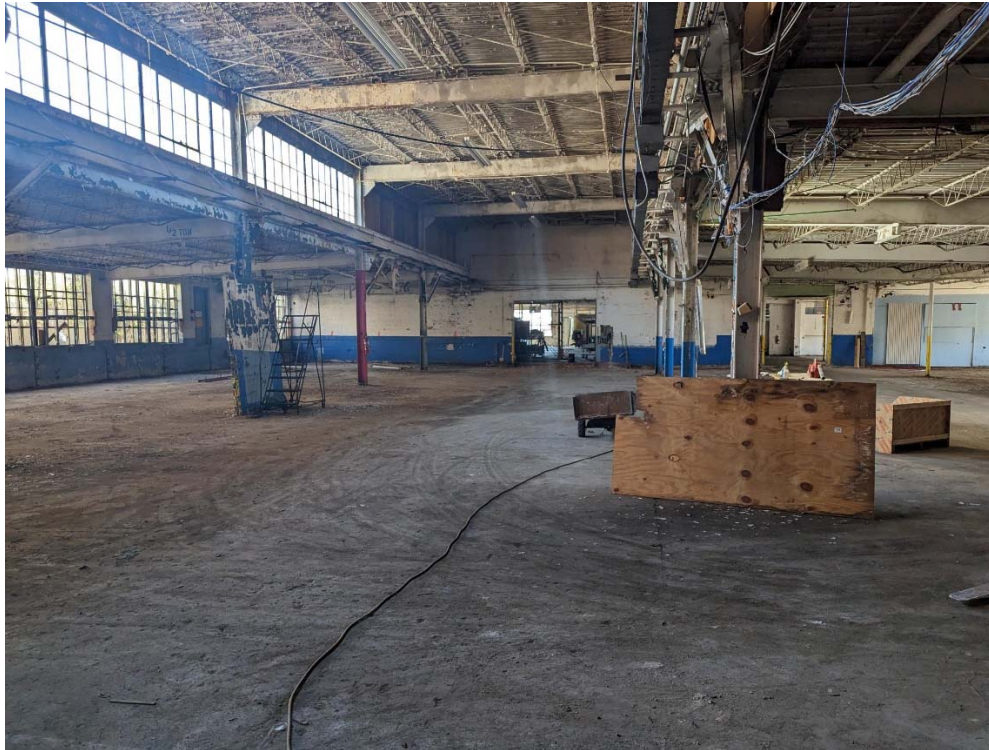
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INDUSTRIAL/WAREHOUSE INTERIOR – LOWER LEVEL - UNDER CONSTRUCTION



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 Cell Phone = 860-891-8551;
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Scenario B - FOR LEASE

Suite 2 – (Map References – 1) – LOWER FLOOR

Warehouse Space “As Is” – 9,315 square feet = 5-year Term

Category	Amounts PSF	Total Occupancy/Mo
Base Rent	\$ 4.00 /sf	\$ 3,105 /mo
Commission	\$ 1.00 /sf	\$ 776 /mo
Utilities	\$ 0.27 /sf	\$ 211 /mo
Real Estate Tax	\$ 0.72 /sf	\$ 560 /mo
Set-up/Mobilization	\$ 0.92 /sf	\$ 718 /mo
Total Occupancy Cost	\$ 6.92 /sf	\$ 5,370 /mo

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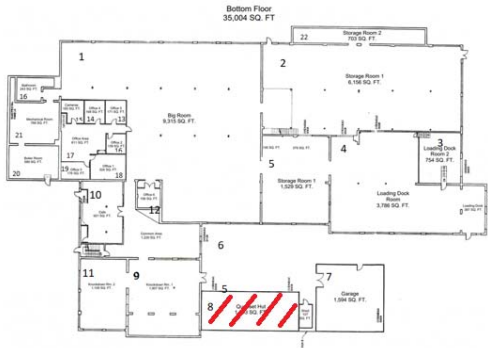
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Scenario B - FOR LEASE

Suite 6 – (Map References – 8) – LOWER FLOOR

Warehouse Space “As Is” – 1,343 square feet = 5-year Term

Category	Amounts PSF	Total Occupancy/Mo
Base Rent	\$ 6.25 /sf	\$ 699 /mo
Commission	\$ 0.31 /sf	\$ 35 /mo
Utilities	\$ 0.27 /sf	\$ 30 /mo
Real Estate Tax	\$ 0.72 /sf	\$ 81 /mo
Set-up/Mobilization	\$ 1.44 /sf	\$ 162 /mo
Total Occupancy Cost	\$ 9.00 /sf	\$ 1,007 /mo

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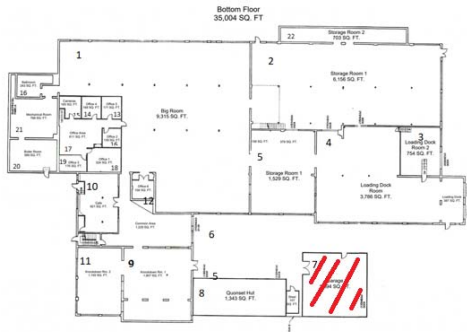
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Scenario B - FOR LEASE

Suite 5 – (Map References – 7) – LOWER FLOOR

Warehouse Space “As Is” – 1,594 square feet = 5-year Term

Category	Amounts PSF	Total Occupancy/Mo
Base Rent	\$ 13.55 /sf	\$ 1,800 /mo
Commission	\$ 0.68 /sf	\$ 90 /mo
Utilities	\$ 0.27 /sf	\$ 36 /mo
Real Estate Tax	\$ 0.72 /sf	\$ 96 /mo
Set-up/Mobilization	\$ 3.13 /sf	\$ 416 /mo
Total Occupancy Cost	\$ 18.35 /sf	\$ 2,438 /mo

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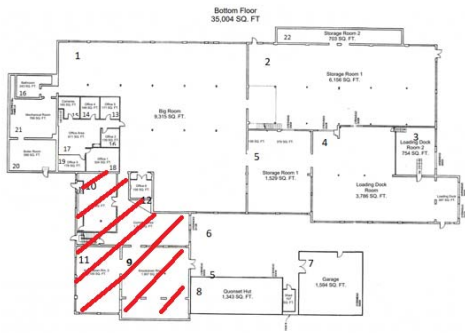
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Scenario B - FOR LEASE

Suite 7 – (Map References – 9, 10, 11, 12) – LOWER FLOOR

Warehouse Space “As Is” – 5,343 square feet = 5-year Term

Category	Amounts PSF	Total Occupancy/Mo
Base Rent	\$ 5.00 /sf	\$ 2,226 /mo
Commission	\$ 0.25 /sf	\$ 111 /mo
Utilities	\$ 0.27 /sf	\$ 121 /mo
Real Estate Tax	\$ 0.72 /sf	\$ 321 /mo
Set-up/Mobilization	\$ 1.16 /sf	\$ 514 /mo
Total Occupancy Cost	\$ 7.40 /sf	\$ 3,294 /mo

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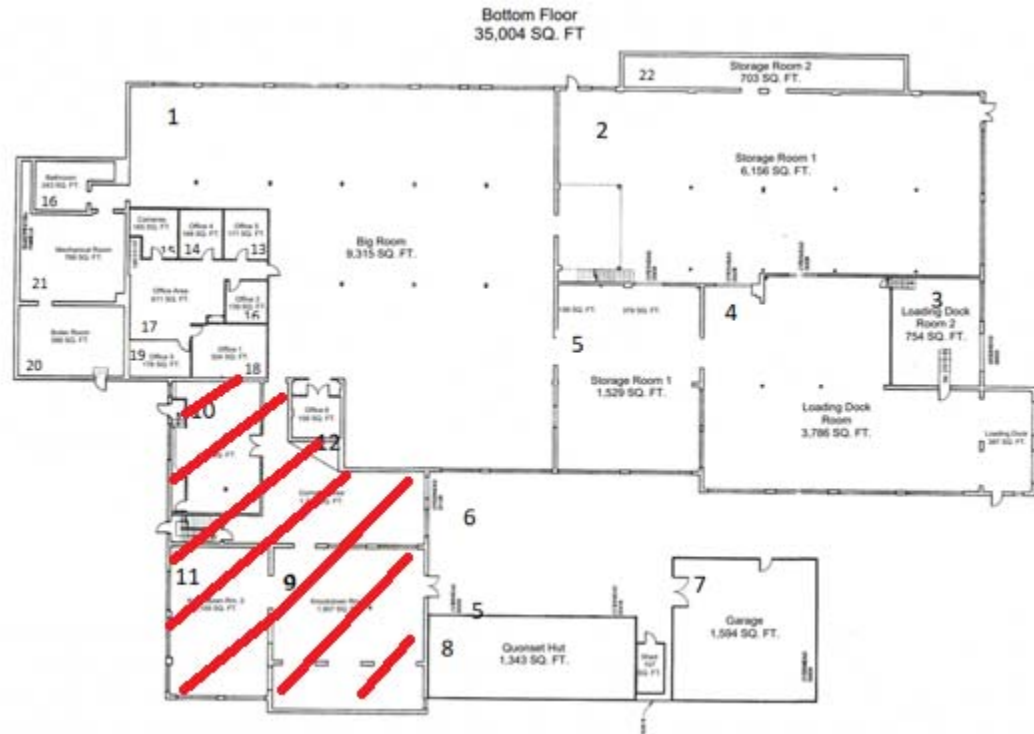
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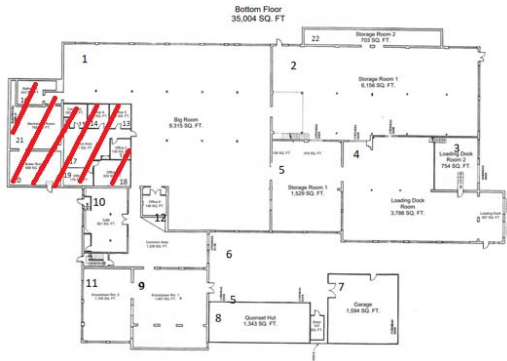
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Scenario B - FOR LEASE

Suite 8 – (Map References – 13-21) – LOWER FLOOR

Warehouse Space “As Is” – 2,413 square feet = 5-year Term

Category	Amounts PSF	Total Occupancy/Mo
Base Rent	\$ 5.00 /sf	\$ 1,005 /mo
Commission	\$ 0.25 /sf	\$ 50 /mo
Utilities	\$ 0.27 /sf	\$ 55 /mo
Real Estate Tax	\$ 0.72 /sf	\$ 145 /mo
Set-up/Mobilization	\$ 1.16 /sf	\$ 232 /mo
Total Occupancy Cost	\$ 7.40 /sf	\$ 1,488 /mo

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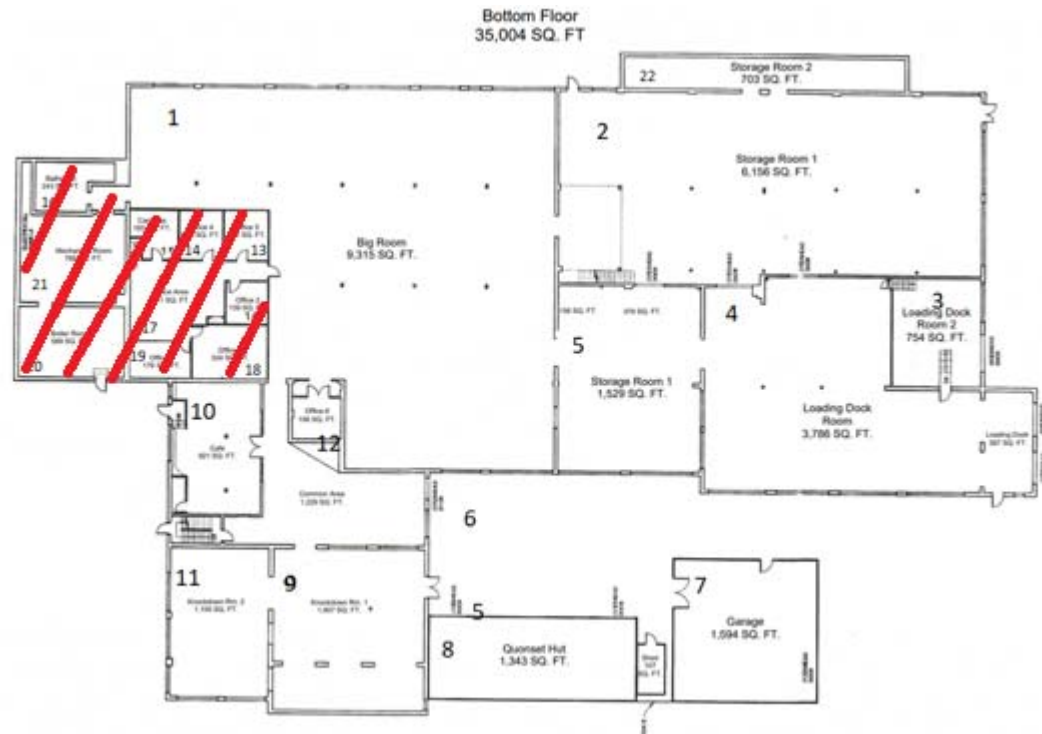
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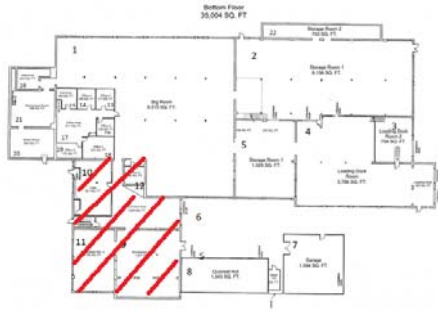
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Scenario B - FOR LEASE

Suite 7 – (Map References – 9-12) – LOWER FLOOR

Warehouse Space “As Is” – 5,343 square feet = 5-year Term

Category	Amounts PSF	Total Occupancy/Mo
Base Rent	\$ 5.00 /sf	\$ 2,226 /mo
Commission	\$ 0.25 /sf	\$ 111 /mo
Utilities	\$ 0.27 /sf	\$ 121 /mo
Real Estate Tax	\$ 0.72 /sf	\$ 321 /mo
Set-up/Mobilization	\$ 1.16 /sf	\$ 514 /mo
Total Occupancy Cost	\$ 7.40 /sf	\$ 3,294 /mo

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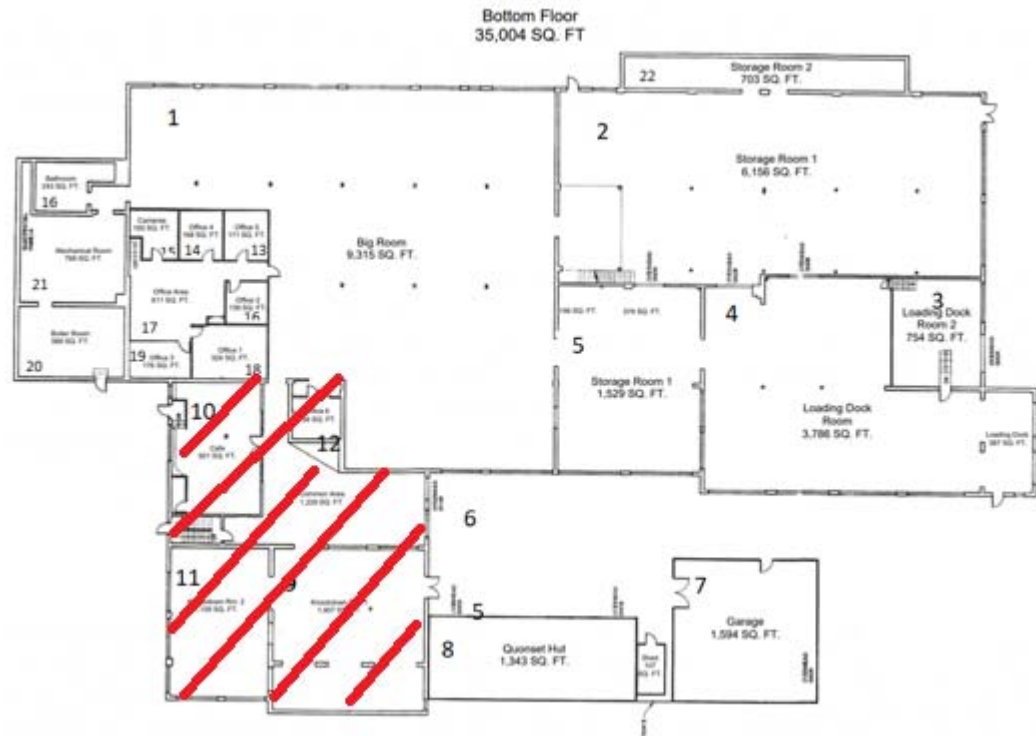
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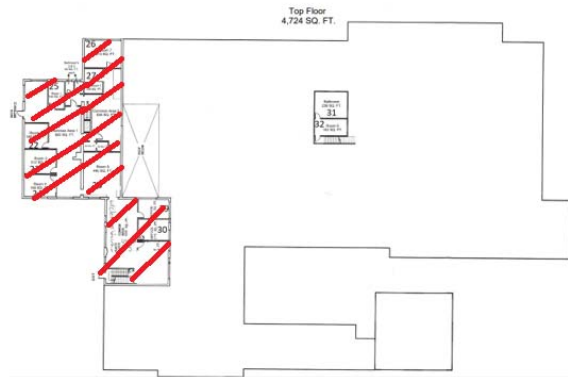
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Scenario B - FOR LEASE

Suite 1a, 1b – (Map References – 22-30) – Upper Floor

Warehouse Space “As Is” – 3,638 square feet = 5-year Term

Category	Amounts PSF	Total Occcupancy/Mo
Base Rent	\$ 11.54 /sf	\$ 3,499 /mo
Commission	\$ 0.58 /sf	\$ 175 /mo
Utilities	\$ 0.27 /sf	\$ 28 /mo
Real Estate Tax	\$ 0.72 /sf	\$ 219 /mo
Set-up/Mobilization	\$ 2.33 /sf	\$ 705 /mo
Total Occcupancy Cost	\$ 15.44 /sf	\$ 4,680 /mo

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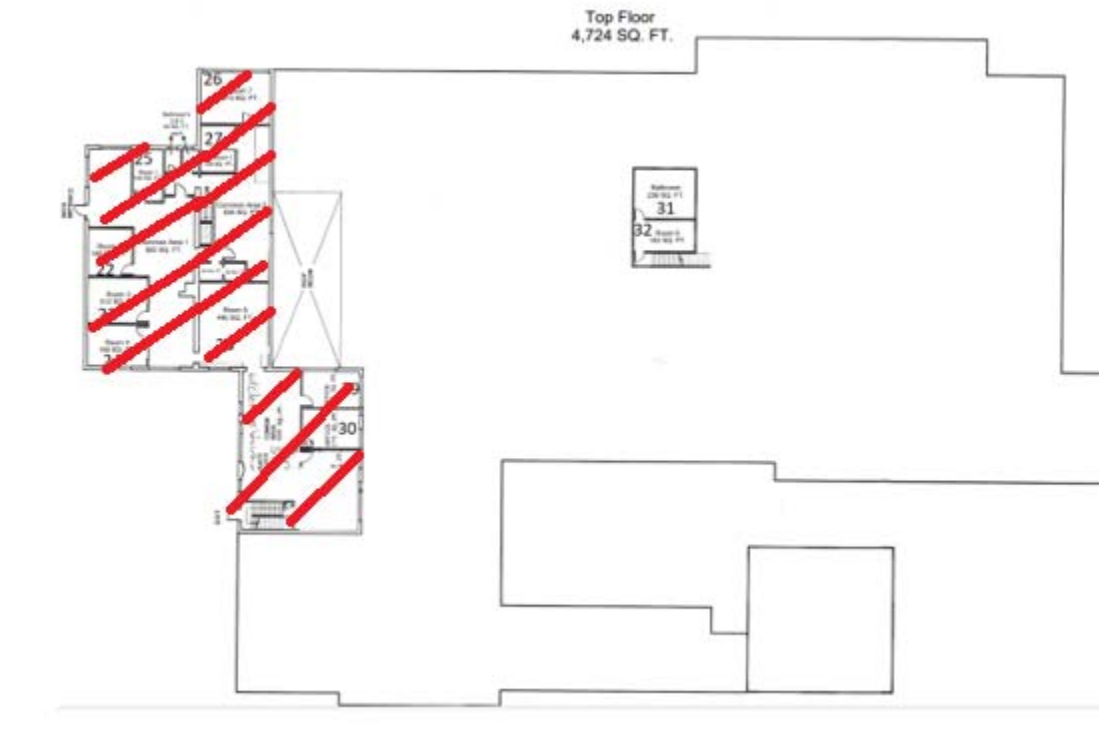
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Scenario B - FOR LEASE

Suite 1a – (Map References – 22-25) – Upper Floor

Warehouse Space “As Is” – 1,256 square feet = 5-year Term

Category	Amounts PSF	Total Occupancy/Mo
Base Rent	\$ 14.33 /sf	\$ 1,500 /mo
Commission	\$ 0.72 /sf	\$ 75 /mo
Utilities	\$ 0.27 /sf	\$ 28 /mo
Real Estate Tax	\$ 0.72 /sf	\$ 76 /mo
Set-up/Mobilization	\$ 3.11 /sf	\$ 347 /mo
Total Occupancy Cost	\$ 19.35 /sf	\$ 2,025 /mo

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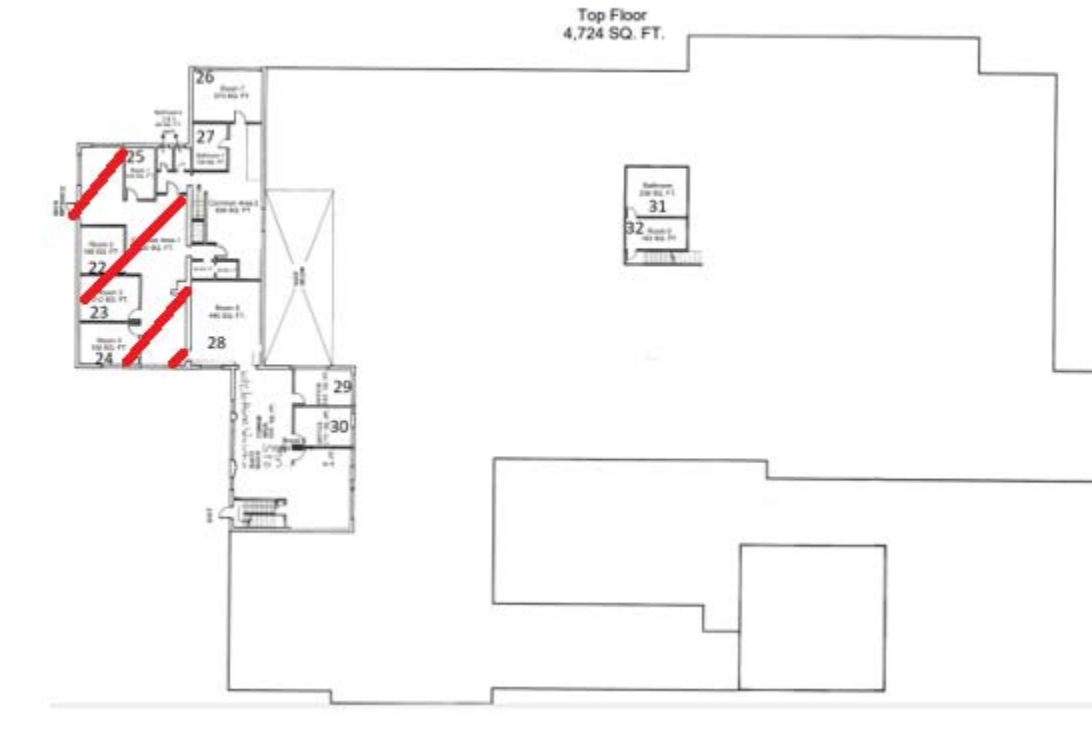
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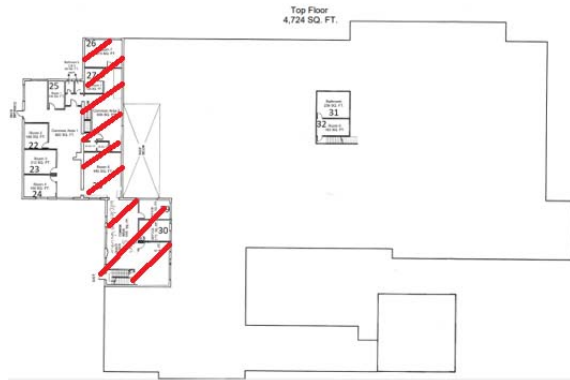
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Scenario B - FOR LEASE

Suite 1b – (Map References – 26-30) – Upper Floor

Warehouse Space “As Is” – 2,382 square feet = 5-year Term

Category	Amounts PSF	Total Occupancy/Mo
Base Rent	\$ 10.07 /sf	\$ 1,999 /mo
Commission	\$ 0.50 /sf	\$ 100 /mo
Utilities	\$ 0.27 /sf	\$ 54 /mo
Real Estate Tax	\$ 0.72 /sf	\$ 143 /mo
Set-up/Mobilization	\$ 2.33 /sf	\$ 462 /mo
Total Occupancy Cost	\$ 13.89 /sf	\$ 2,758 /mo

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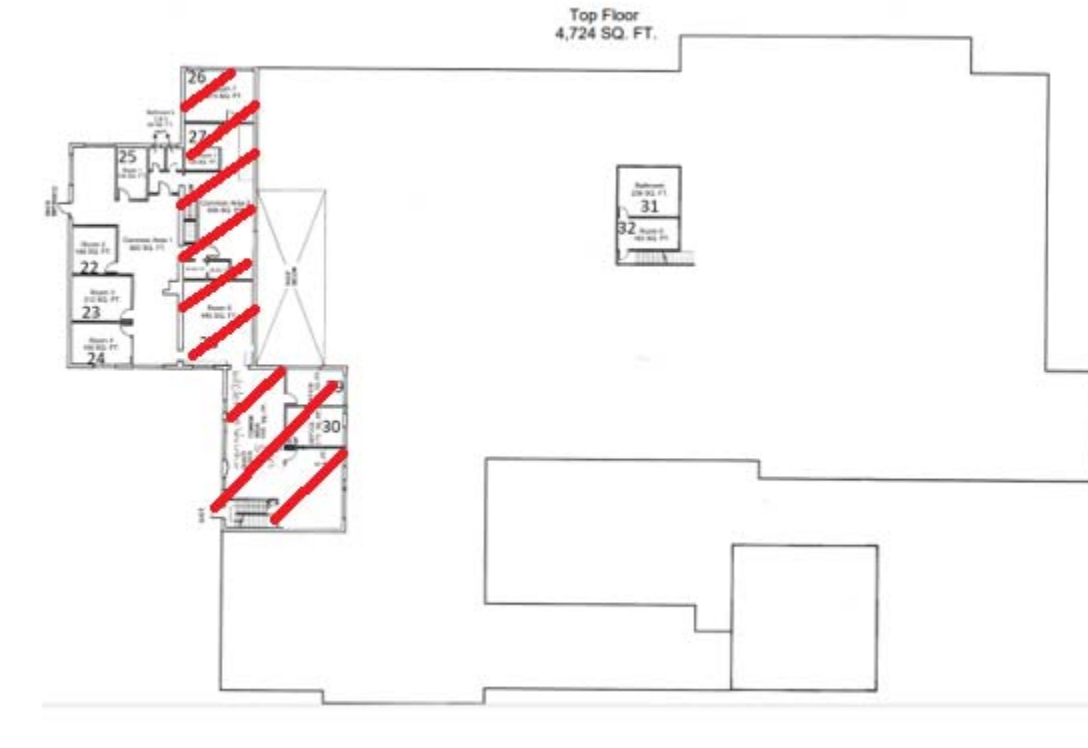
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HIGHEST AND BEST USE ALTERNATIVE CONCEPTS – Developer/Owner In Place – FOR LEASE - Planned Warehouse Rental “As Is”, 40,000 square feet of circa 2024’s industrial – Up to 36-feet

Lease Offering – Existing Property - Adaptive Reuse Plans

Suite 1 – Warehouse:	36,000 square feet	Warehouse
Suite 2 - Office:	4,000 square feet	Office
Gross Rentable Area:	40,000 square feet	

Planned Features: 2 dock high doors; 2 drive in doors

Rent – Cost - \$150/SF x 40,000 sf x Yield 10% = \$15.00 per square foot per year NNN +/-

New Space Available – 5,000 sf = \$15/sf NNN; \$1,250/1,000 sf/mo = \$6,250/mo NNN

New Space Available – 40,000 sf = \$15/sf NNN; ; \$1,250/1,000 sf/mo = \$25,000/mo NNN

Land - 3.0-acres

Original Date of Construction – 2024-2025

Business Plan is to Lease-up “As Industrial/Warehouse” – 2025-2027

Will consider long-term plans for adaptive reuse and redevelopment – 2028-2078

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HIGHEST AND BEST USE ALTERNATIVE CONCEPTS - FOR GROUND LEASE –
 Restaurant and Retail sites available for lease

North Lot Split Ground Lease - 120 FF by 410 feet - 1.129-acre lot at
 Roosevelt Street Northern alignment QSR may be ok = \$125,000 per year or
 \$2.22 per sf/yr NNN OR CONCEPT - FOR GROUND LEASE – South Lot Split
 with Ledyard Ave Access - \$50,000 per pad * 2= \$100,000/yr NNN no QSR.
 Preliminary estimates; Demolition and site prep by owner.

Lease Offering – Existing Property - Adaptive Reuse Plans

Suite 1 – (Map #22-#30):	4,000 square feet	Restaurant
Suite 2 - (Map #1):	4,000 square feet	Restaurant
Suite 3 - (Map #1):	4,000 square feet	Restaurant
Gross Building Area:	12,000 square feet	
Outdoor Storage:	40,000+ square feet	
Land -	3.0-acres	
Original Date of Construction –	2024	
Business Plan is to Lease-up “Restaurant Pads”–	2025-2027	

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HIGHEST AND BEST USE ALTERNATIVE CONCEPTS - FOR GROUND LEASE – Restaurant and Retail sites available for lease



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HIGHEST AND BEST USE ALTERNATIVE CONCEPTS - Concept - Template — 20 Front Street, Hartford, CT = Front Street Lofts – 121 market rate units; 3,200 square feet of retail available. 6-story; 118,955 square feet; 2.53 acres; Year Built - 2015



HIGHEST AND BEST USE ALTERNATIVE CONCEPTS - Apartment Land Sale or Development Project

Lease Offering – Existing Property - Adaptive Reuse Plans

Suite 1: 120,000 square feet Apartment

Gross Building Area: 120,000 square feet

Land - 3.0-acres

Concept - Original Date of Construction – 2025-2027

Concept - Business Plan is to Lease-up “apartment”– 2027-2029

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Prepared by:

Kenneth R. Labbe

Business Development Manager (BDM)/Owner's Rep



Associate Real Estate Broker – State of Connecticut #0795117

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20 Summer Street

Stamford, CT 06901

P: 860.891.8551; P: 203-391-6805; F: 203-872-9023

Geographic Expertise – National

Web - www.linkedin.com/in/kennethlabbe1

Conference– 605-313-4818 x775876

Email – klabbe@pyramidregroup.com

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