



Section of the Building for Lease

Exclusive Agent = Associate Broker:

Kenneth R. Labbe

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Leased to Convenience Store and Fuel - Not for Lease

BUILDING FOR LEASE – 2,354 square foot warehouse - BEST REASONABLE OFFER

Lease or Purchase = Reasonable offers will be considered

36 Tunxis Avenue, Bloomfield, Connecticut

Asking Lease Rate Available/Best offer Available

Available Space to Lease “As Is” or “As Proposed”

Offers to Lease – Lease Offering Available at Grade – 2,354 sf; “As Is” warehouse

“AS IS” – WAREHOUSE WITH OVERHEAD DOOR - 2,354 SQUARE FT

- Overhead Door = 10' x 10'
- East Section of Warehouse - Core – $68.75 \times 27.08 = 1,862$ square feet
- Mid-Section of Warehouse – $12.58 \times 32.83 = 413$ square feet
- West Section of Warehouse – $7.917 \times 9.917 = 79$ square feet
- Total Square Footage – 2,354 square feet of warehouse building
- Total Square Footage – 2,354 square feet of warehouse building

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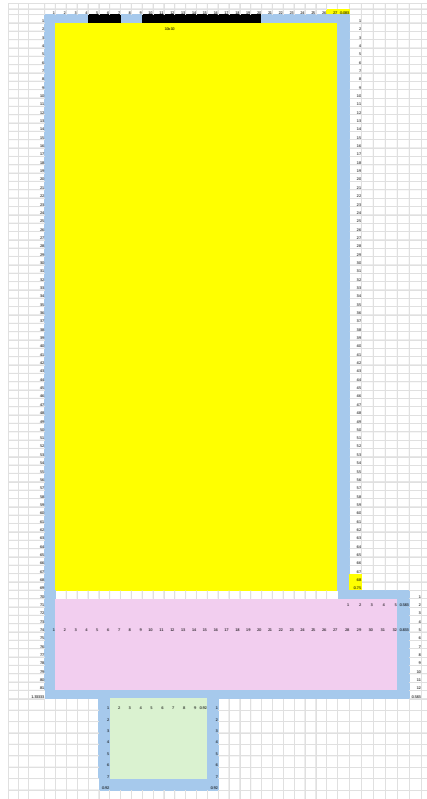
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BUILDING DIMENSIONS – YELLOW CLEAR HEIGHT IS ABOUT 11’ TO 12’ WITH A GRADUAL PITCH

East Wall – Overhead Door, Access via Gessler’s Market Parking Lot



West Wall - Connection to the Convenience Store and Fueling

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Land for Lease

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Available Space to Lease "As Is"

Lease Offering – Lease Offering Available – 0 sf of building; Land Only

"AS PROPOSED" – OUTDOOR STORAGE YARD – 8,470 SQUARE FEET OF LAND; 282 X 30 FEET

- Outside Storage – 30 feet wide by 282 feet deep
- Total Square Footage – 8,470 square feet of land for potential outdoor storage and access

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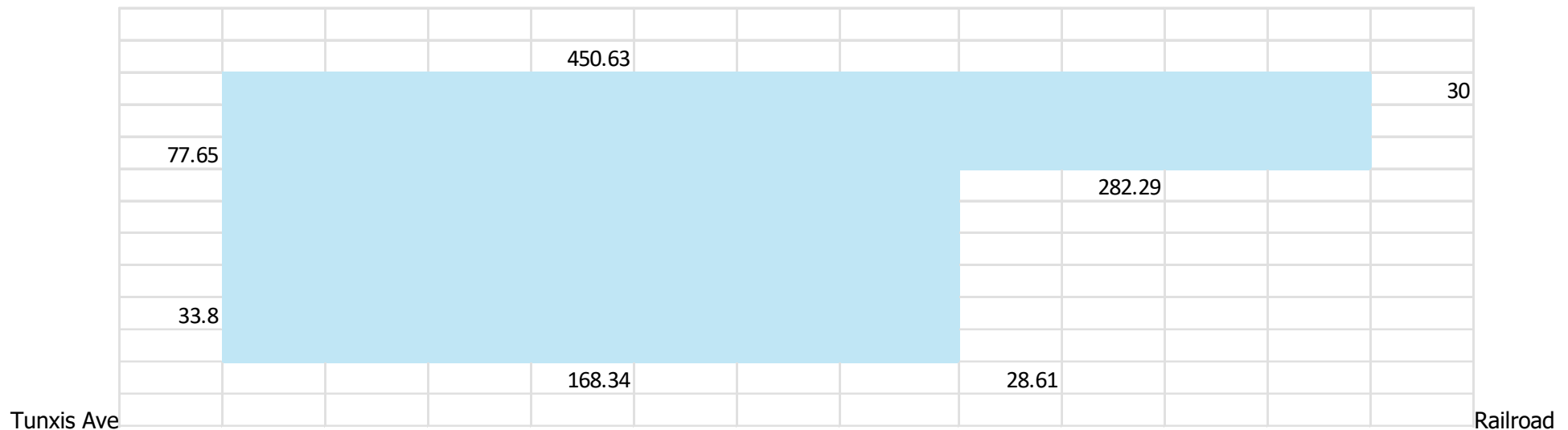
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SITE DIMENSIONS

Northern Border – Border of Subject Property and the Gessler's Market Parcel



Southern Border – Right-of-Way to Back Parcels

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36 Tunxis Avenue-Rear, Bloomfield, CT – 2,464 Sq. Ft. Warehouse and 8,470 Sq. Ft. of Outdoor Storage



Entrance and Right-of-way to the Adjacent Parking Lot that Provides Access to the Back Entrance and Overhead Door to the Subject Warehouse

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Parking Lot to North Utilized for Access

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Aerial View of Subject Property and Abutting Shopping Center to the North; Warehouse at West End of Store and Outdoor Store Extends to Railroad

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Concept for Outdoor Storage Lands

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Ingress from Adjacent Parking Lot

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View of Overhead Door – View West to Overhead Door and Standard Door for Access

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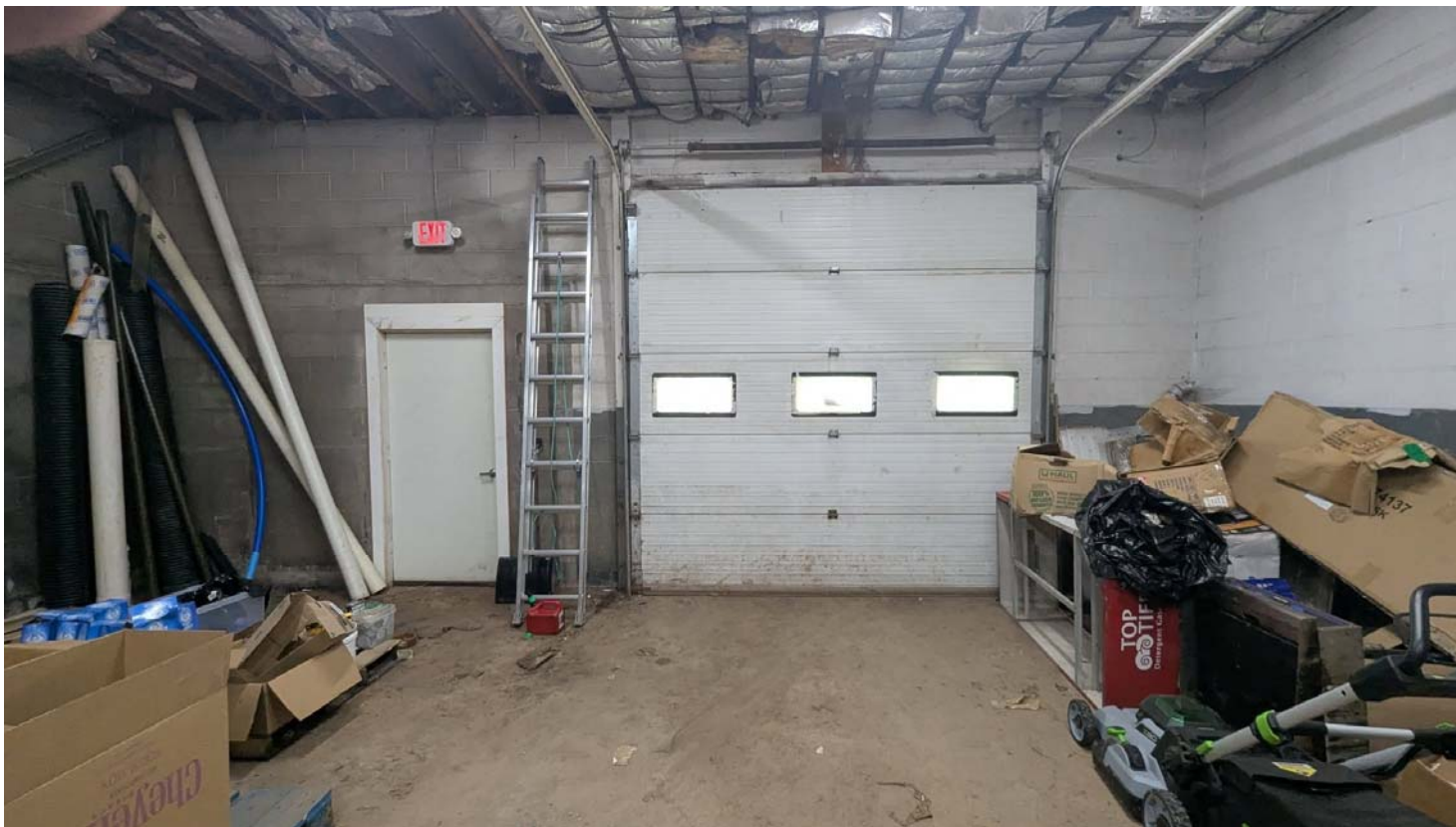
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View of Overhead Door at the Exit to the Outdoor Storage Yard and Egress over Northern Abutter's Parking Lot

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Expansion of the Abutter's Retail via a New Inline Retail Building

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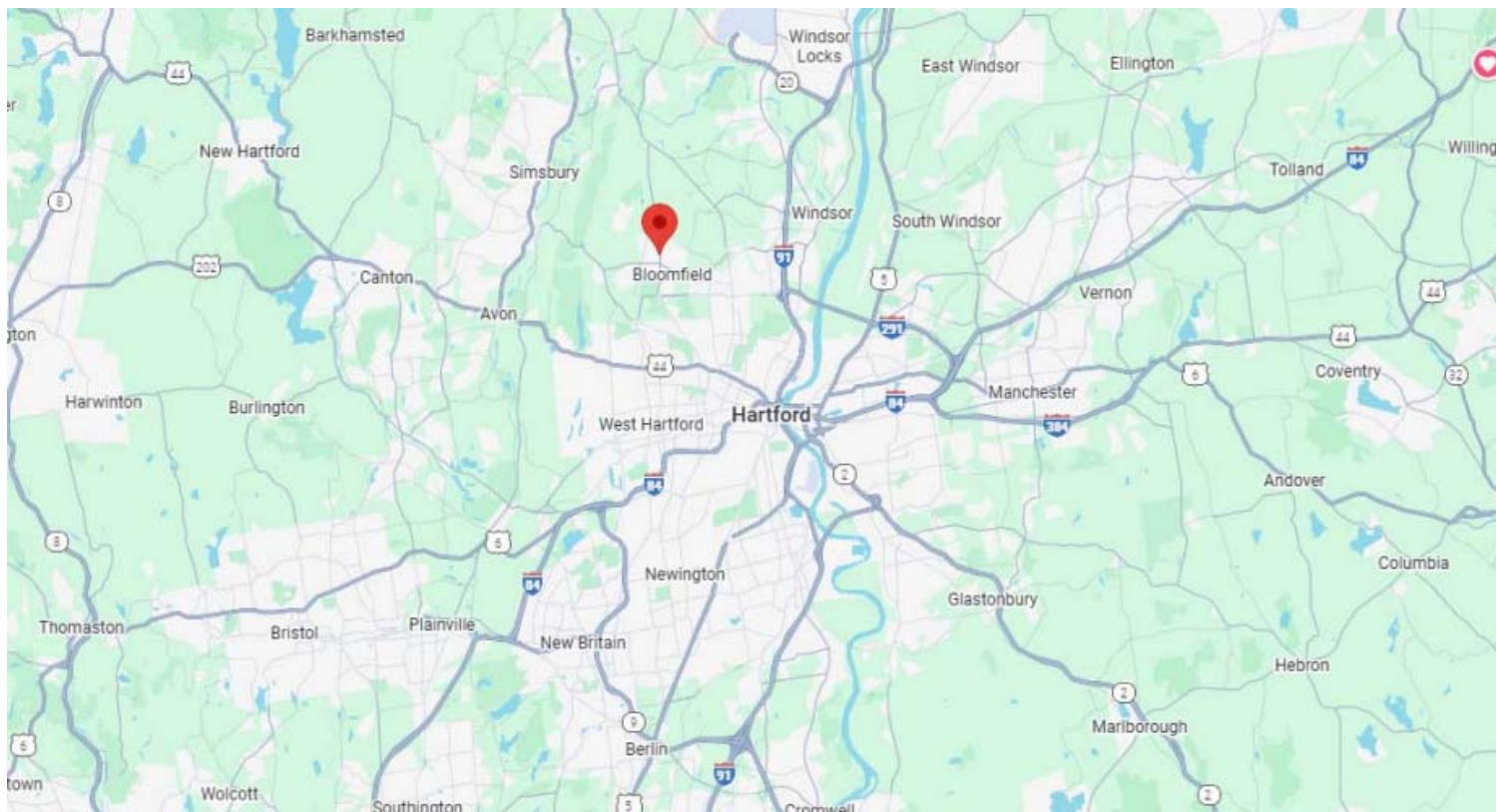
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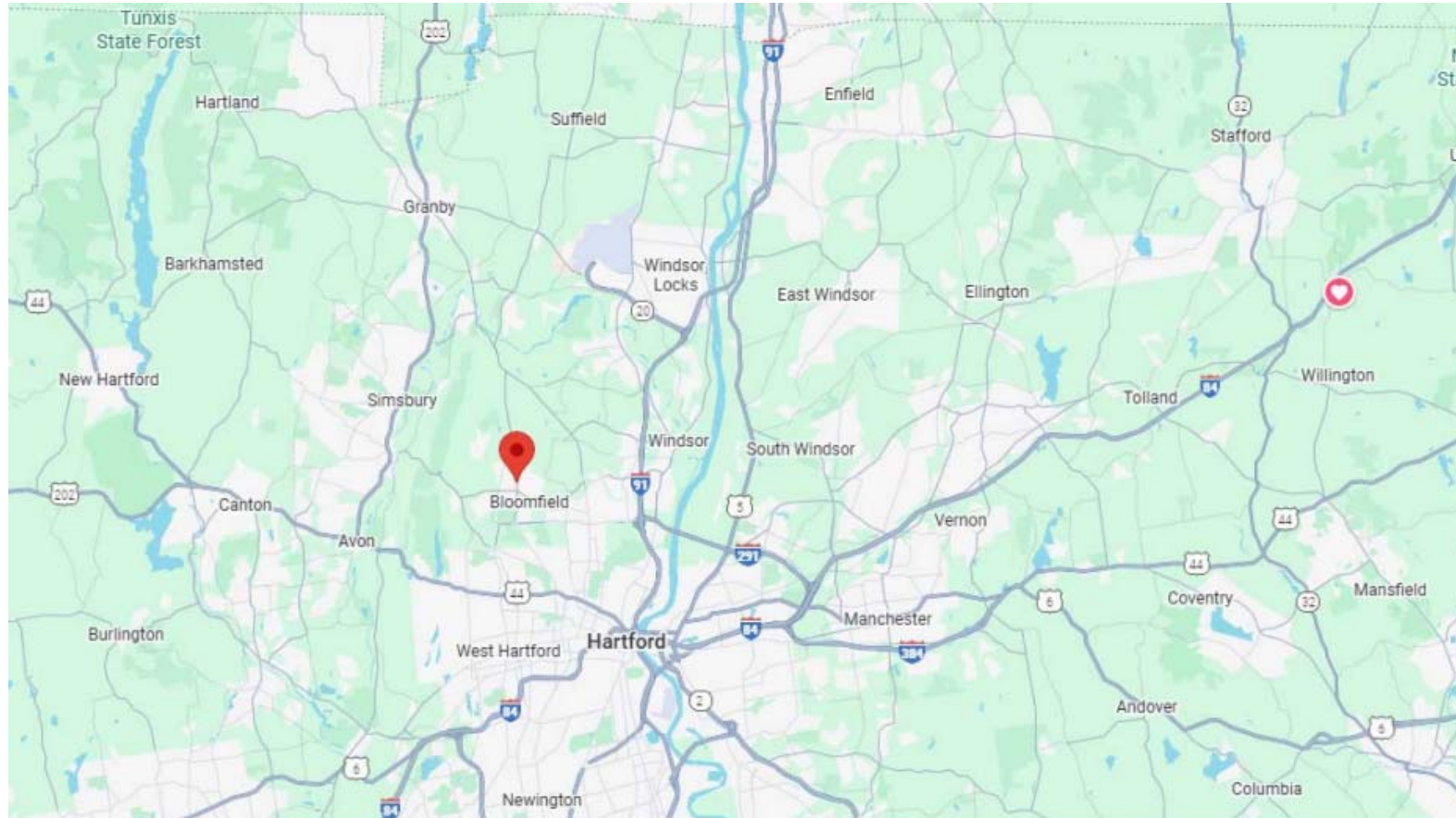
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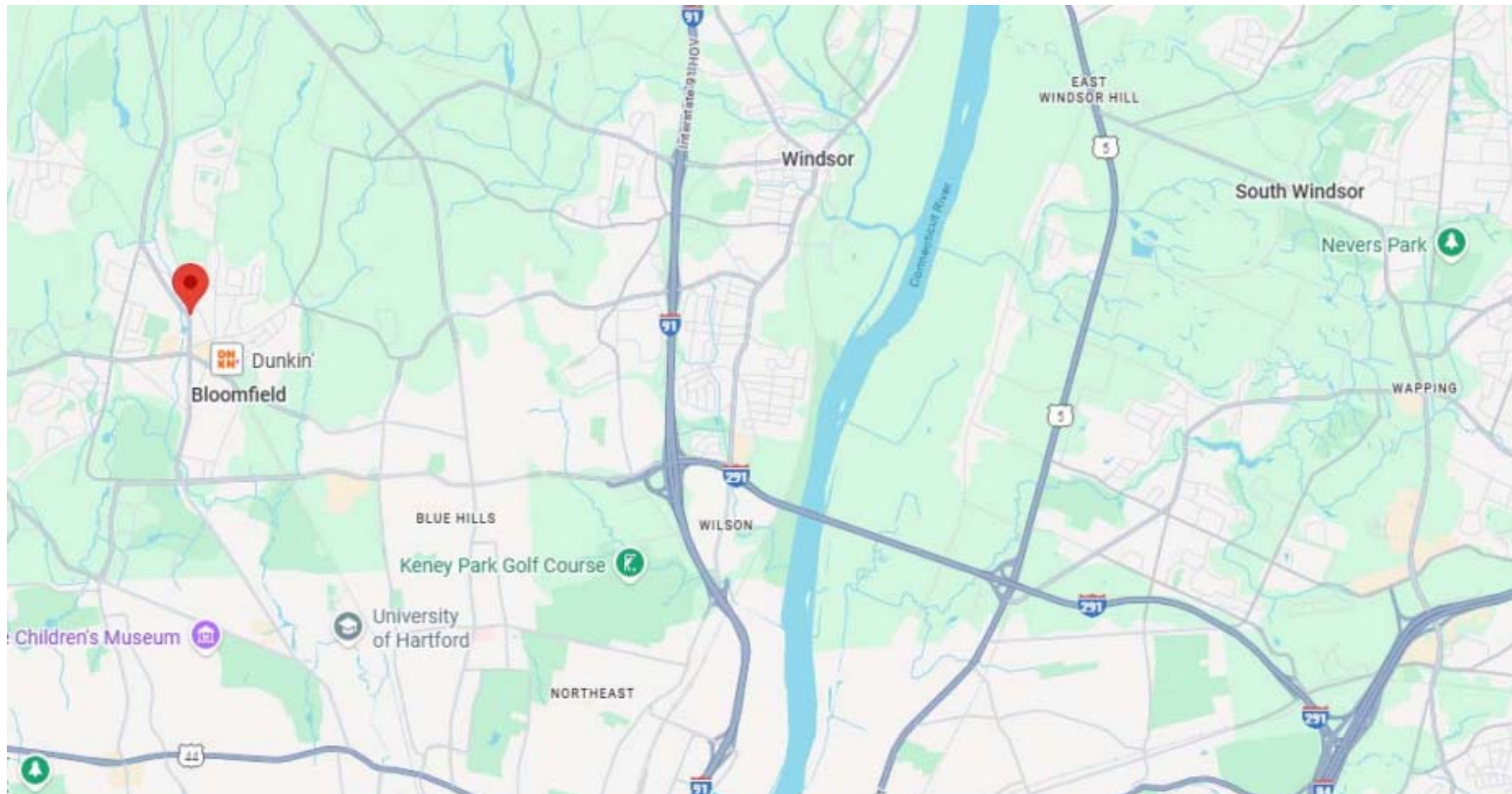
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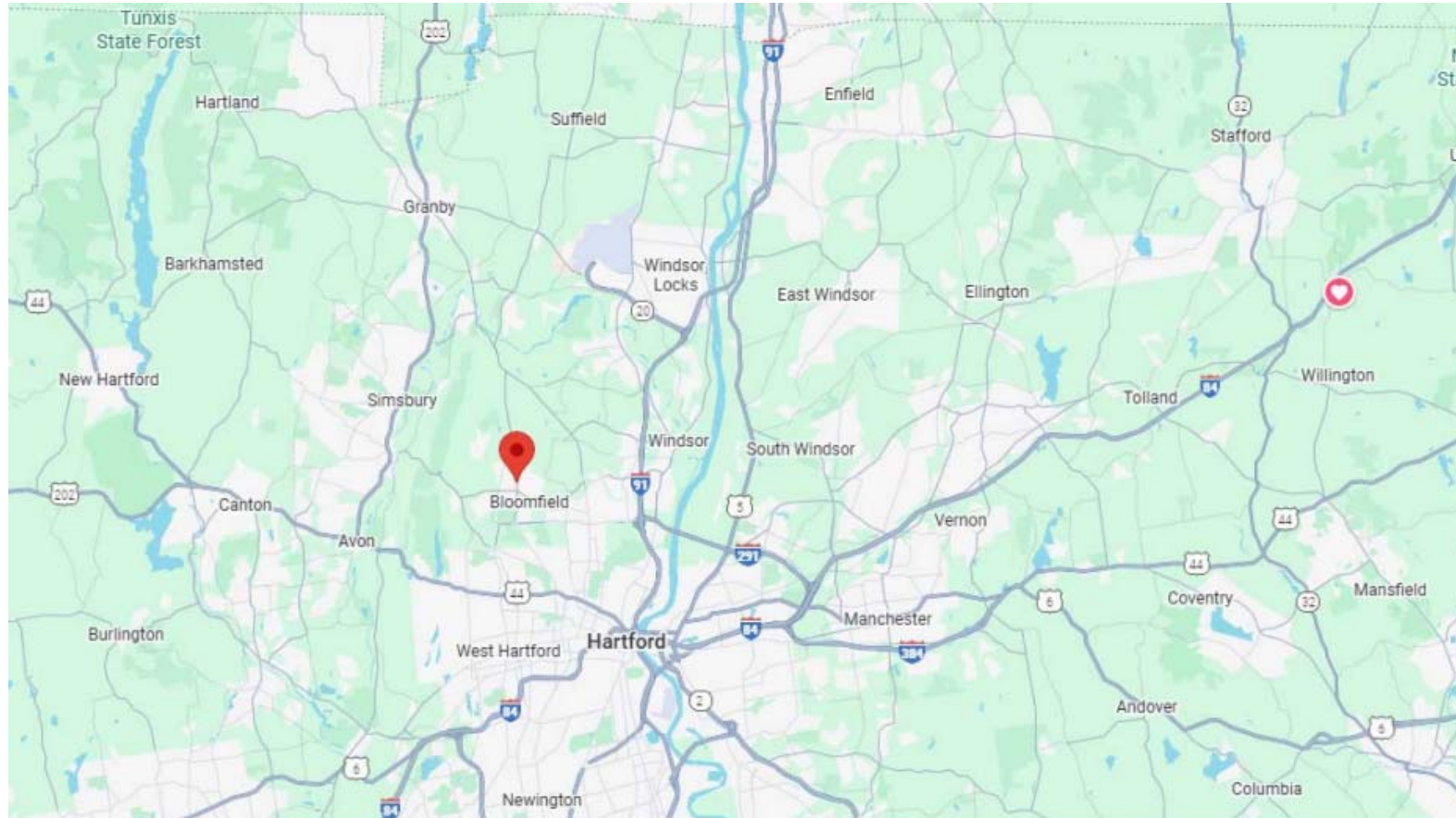
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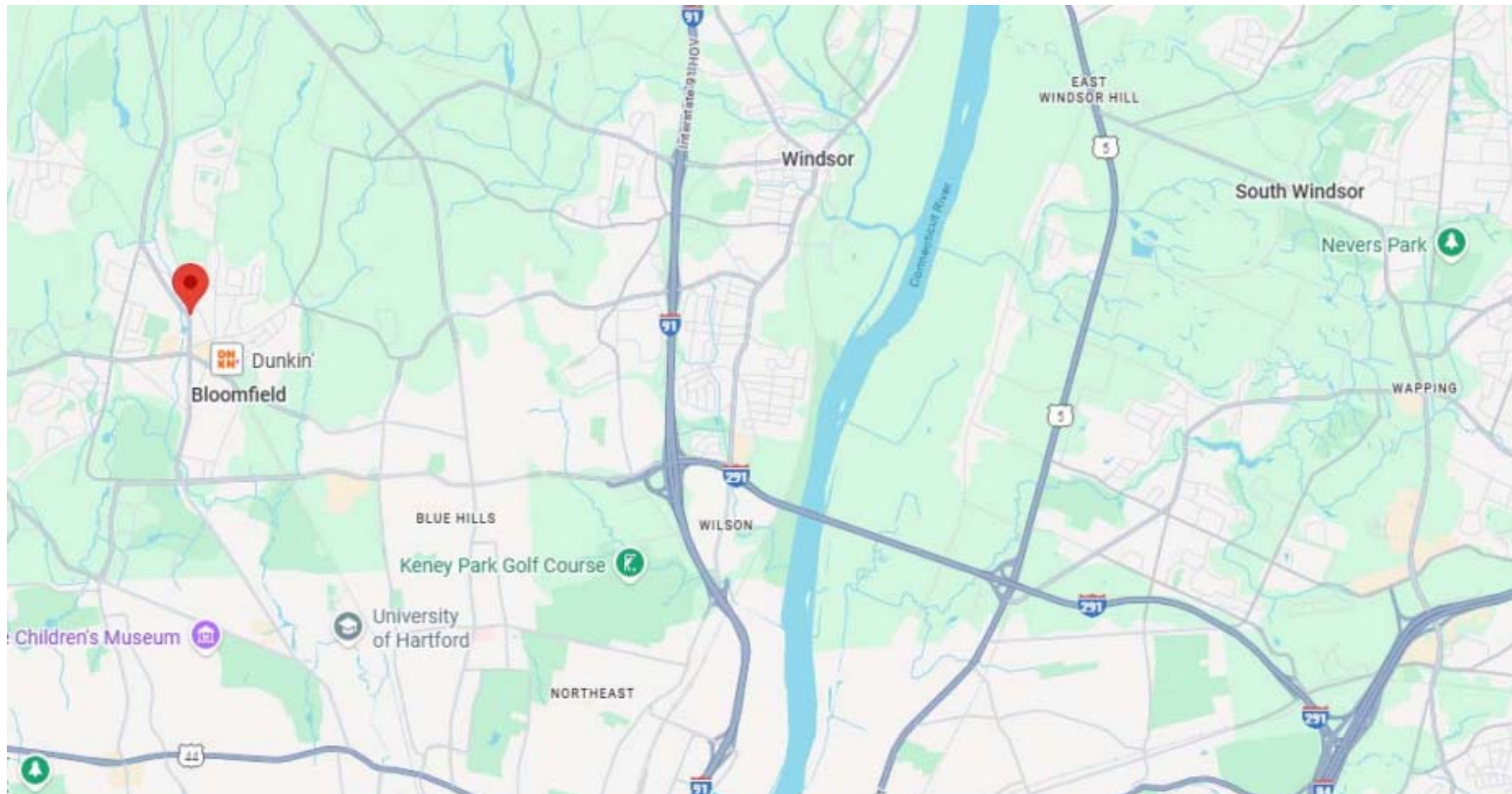
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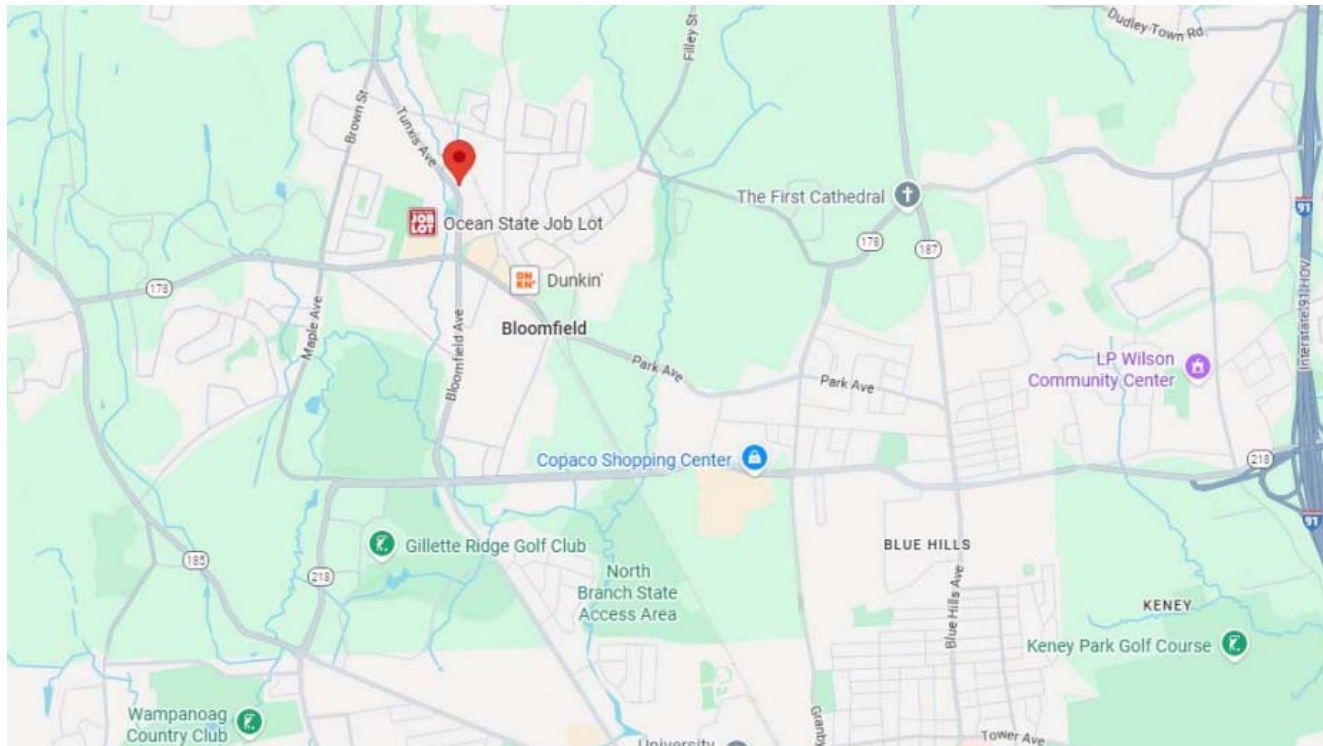
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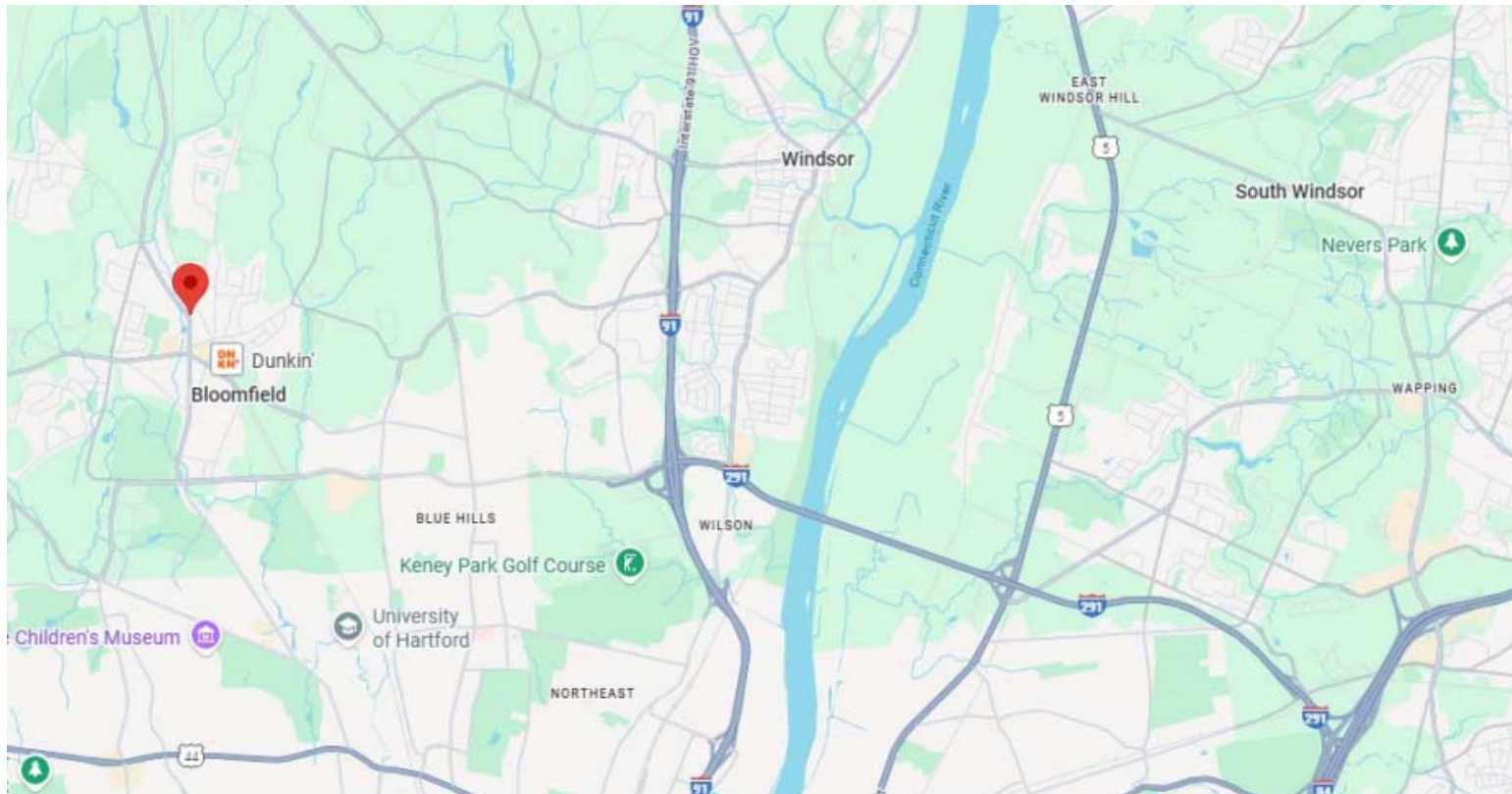
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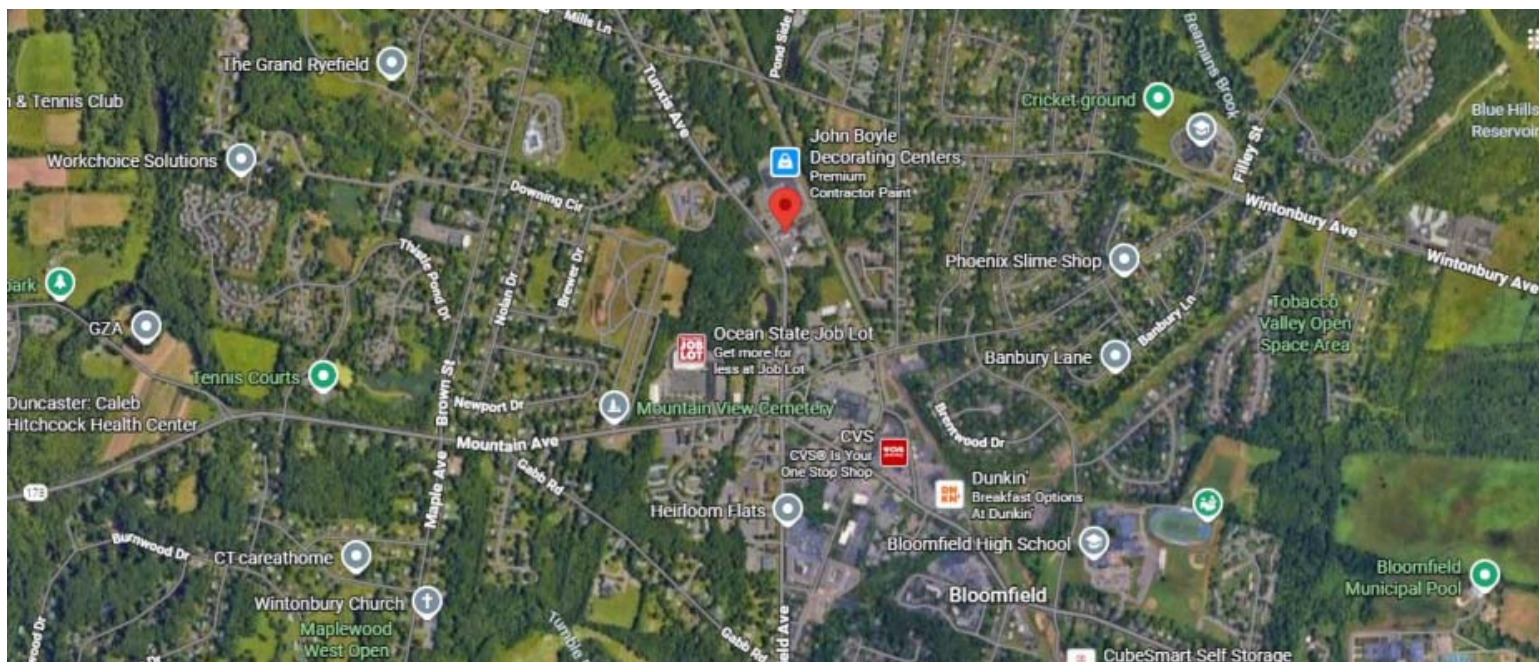
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Aerial Photo – Downtown Bloomfield, CT

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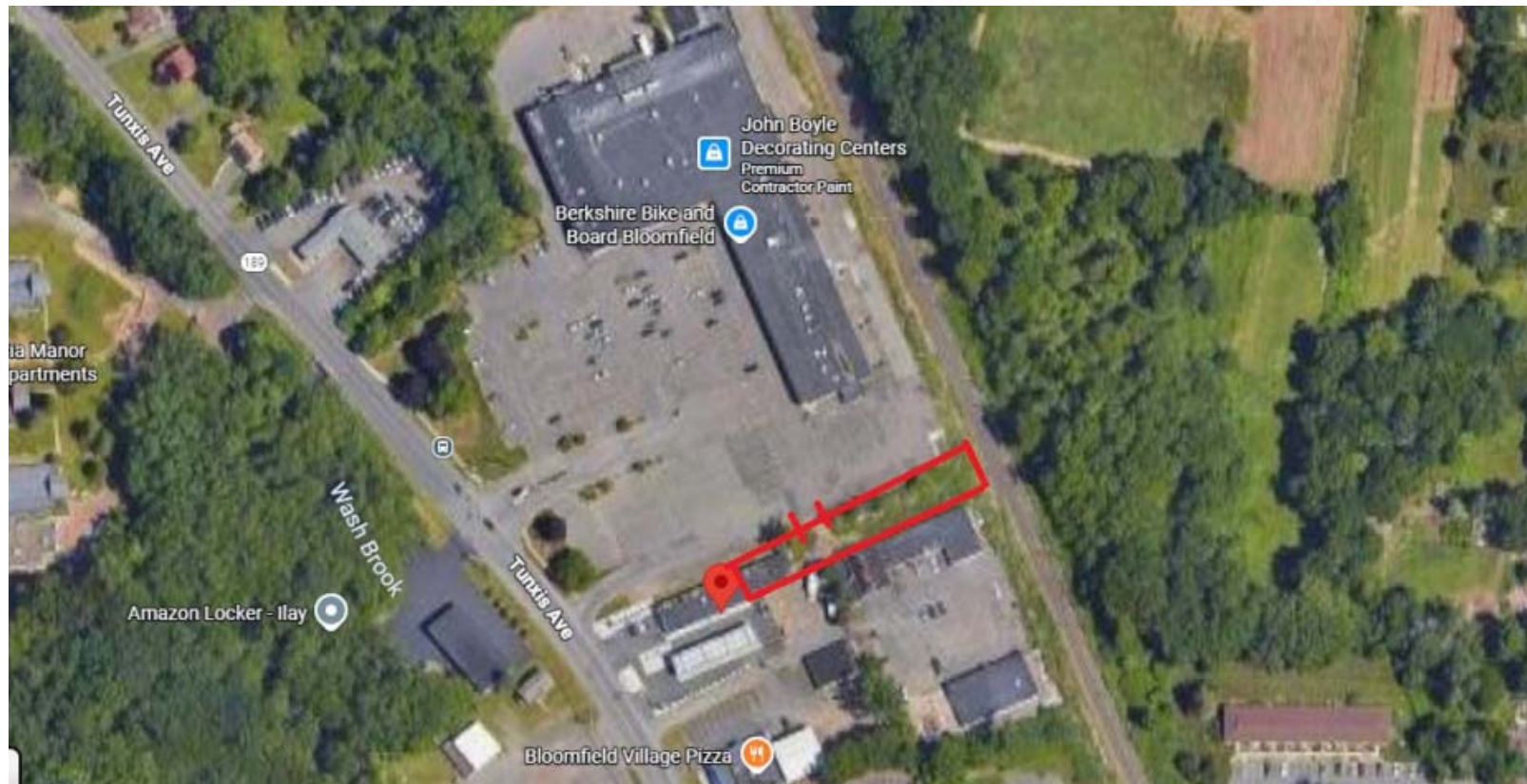
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Aerial Photo –Subject Property

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