

**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;  
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**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



**Pyramid Real Estate Group      20 Summer Street, Stamford, CT 06901      • Telephone: (203) 348-8566      • Fax (203) 358-9763**

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## Subject Property – Front View



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# PYRAMID

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



Front Suite – 2,480 square feet - “As Is” - \$1,895/mo gross  
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 wopen'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 systems 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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ZZ

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



Front Suite – 6,682 square feet - “As Is” - \$4,733/mo gross  
Base Rent plus RE Tax plus CAM – Best Offer

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# PYRAMID

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

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Speculative Pad for Future Development – No assigned Market Price until Concept Validated

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## Summary of Market Pricing – “As Is” – Any

95 Granby Street, Bloomfield, CT  
Due Diligence Review of Rents including Real Estate Tax Comps

Category	Sq Ft	1				2				3							
		Base	RE Tax	CAM * & Other	Expense Reimb.	Utilities	TOC	Base	RE Tax	CAM * & Other	Expense Reimb.	Utilities	TOC				
Front	2,480	\$ 9.17	\$ 19,567	14.7%	\$ 133,089	\$ 2.04	\$ 2.63	\$ 0.75	\$ 0.75	\$ 3.00	\$ 9.17	\$ 1,895	\$ 543	\$ 155	\$ 155	\$ 620	\$ 1,895
Mid	6,682	\$ 8.50	\$ 52,721	14.7%	\$ 358,588	\$ 1.37	\$ 2.63	\$ 0.75	\$ 0.75	\$ 3.00	\$ 8.50	\$ 4,733	\$ 1,462	\$ 418	\$ 418	\$ 1,671	\$ 4,733
Back	5,000	\$ 6.00	\$ 39,450	14.7%	\$ 268,324	\$ 0.37	\$ 2.63	\$ 0.75	\$ 0.75	\$ 3.00	\$ 7.50	\$ 2,500	\$ 1,094	\$ 313	\$ 313	\$ 1,250	\$ 3,125
Subtotal	14,162	7.89	\$ 111,738	14.7%	\$ 760,000	\$ 0.87	\$ 2.63	\$ 0.75	\$ 0.75	\$ 3.00	\$ 8.00	\$ 9,312	\$ 3,099	\$ 885	\$ 885	\$ 3,541	\$ 9,441
Excess Land	-				\$ -												
Total	14,162	\$ 7.89	\$ 111,738	14.7%	\$ 760,000												
Includes \$725,000 net to seller plus																	
<b>Subject Property "As Is" Real Estate Taxes</b>																	
Assessor's Mass Appraisal Value		\$	422,400														
Assessment Ratio			70.0%														
Assessors Assessment		\$	295,680														
Factor		\$	296														
Mil Rate			39.88														
Real Estate Tax		\$	11,792														
Building Square Footage		\$	14,182														
Real Estate Tax Per Square Foot of Building		\$	0.83														
<b>Real Estate Tax Comp 1</b>																	
12 Tobey Road, Bloomfield, CT																	
Assessor's Mass Appraisal Value		\$	1,746,000														
Assessment Ratio			70.0%														
Assessors Assessment		\$	1,222,200														
Factor		\$	1,222														
Mil Rate			39.88														
Real Estate Tax		\$	48,741														
Building Square Footage		\$	14,182														
Real Estate Tax Per Square Foot of Building		\$	3.44														
<b>Real Estate Tax Comp 2</b>																	
16 Tobey Road, Bloomfield, CT																	
Assessor's Mass Appraisal Value		\$	692,300														
Assessment Ratio			70.0%														
Assessors Assessment		\$	484,610														
Factor		\$	485														
Mil Rate			39.88														
Real Estate Tax		\$	19,326														
Building Square Footage		\$	11,400														
Real Estate Tax Per Square Foot of Building		\$	1.70														
<b>Real Estate Tax Comp 3</b>																	
13 Tobey Road, Bloomfield, CT																	
Assessor's Mass Appraisal Value		\$	1,487,800														
Assessment Ratio			70.0%														
Assessors Assessment		\$	1,041,460														
Factor		\$	1,041														
Mil Rate			39.88														
Real Estate Tax		\$	27,466														
Building Square Footage		\$	14,182														
Real Estate Tax Per Square Foot of Building		\$	1.94														
Estimate of Real Estate Tax Comp Base Expense		\$	2.36														

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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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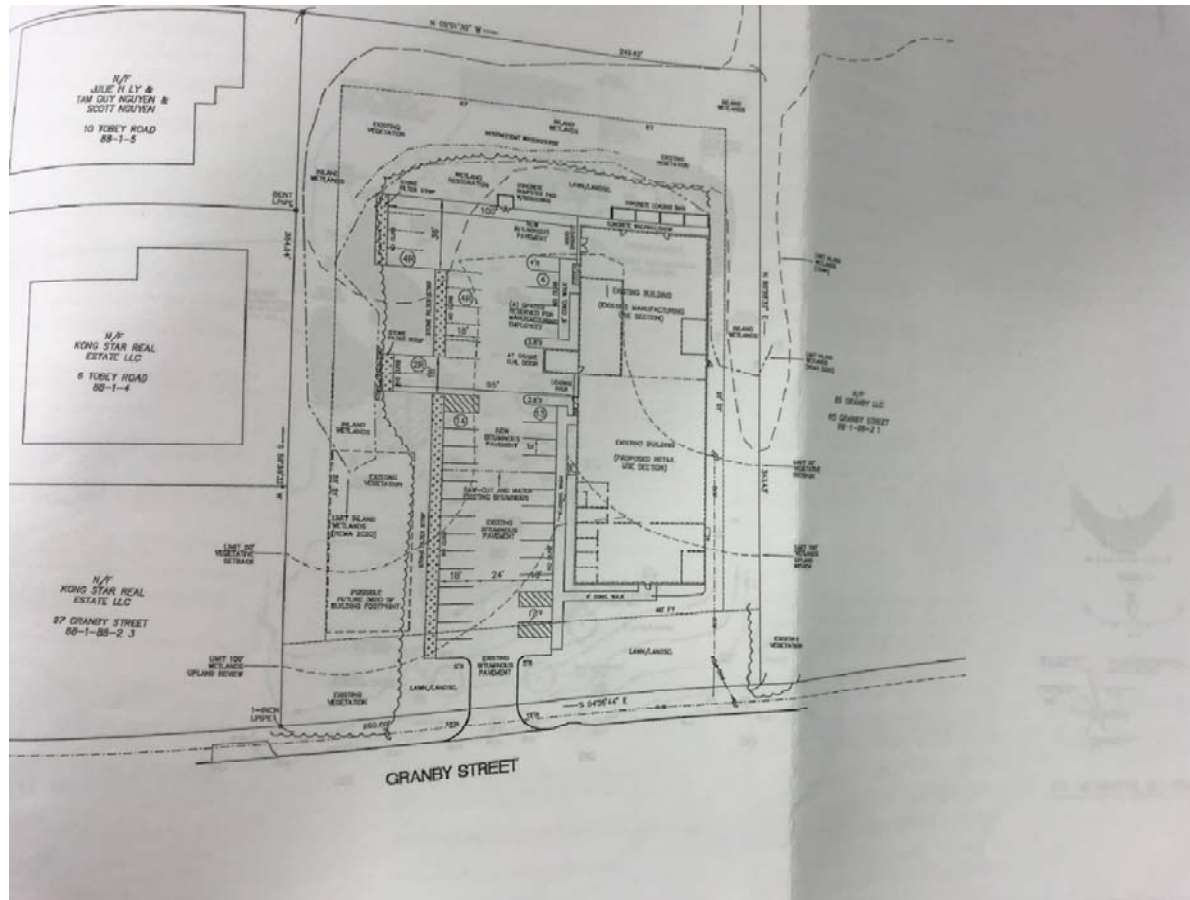
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## Subject Property – Site Plan



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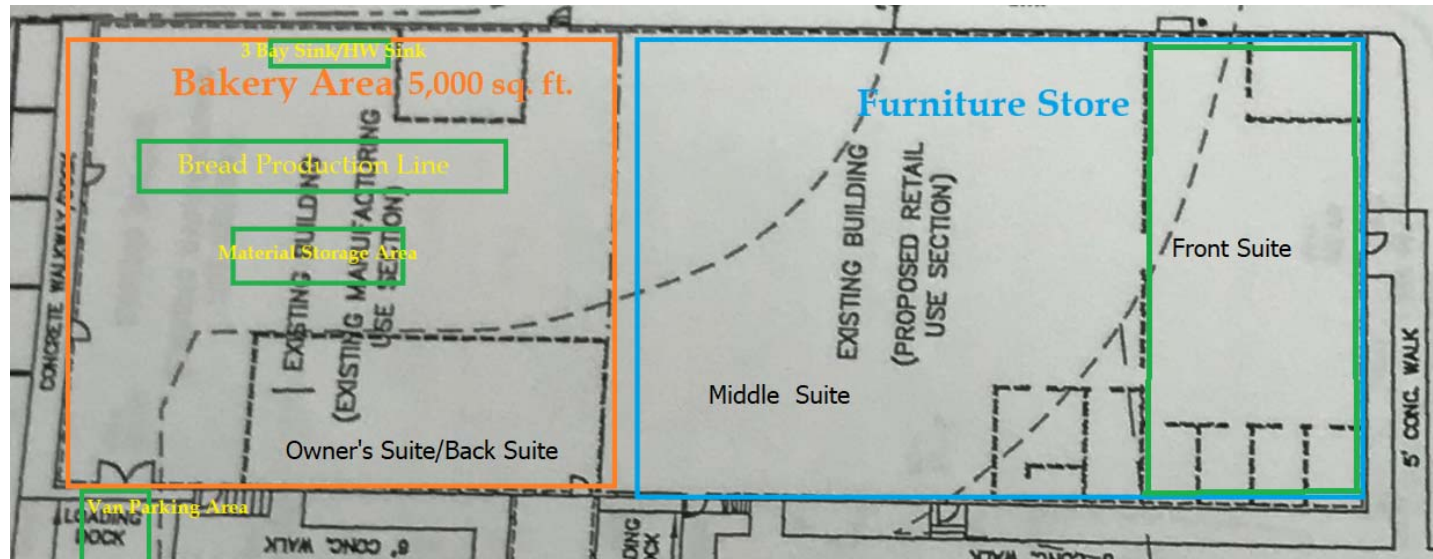
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## Subject Property – Interior Layout



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## Owner User Business – New Generation Bread



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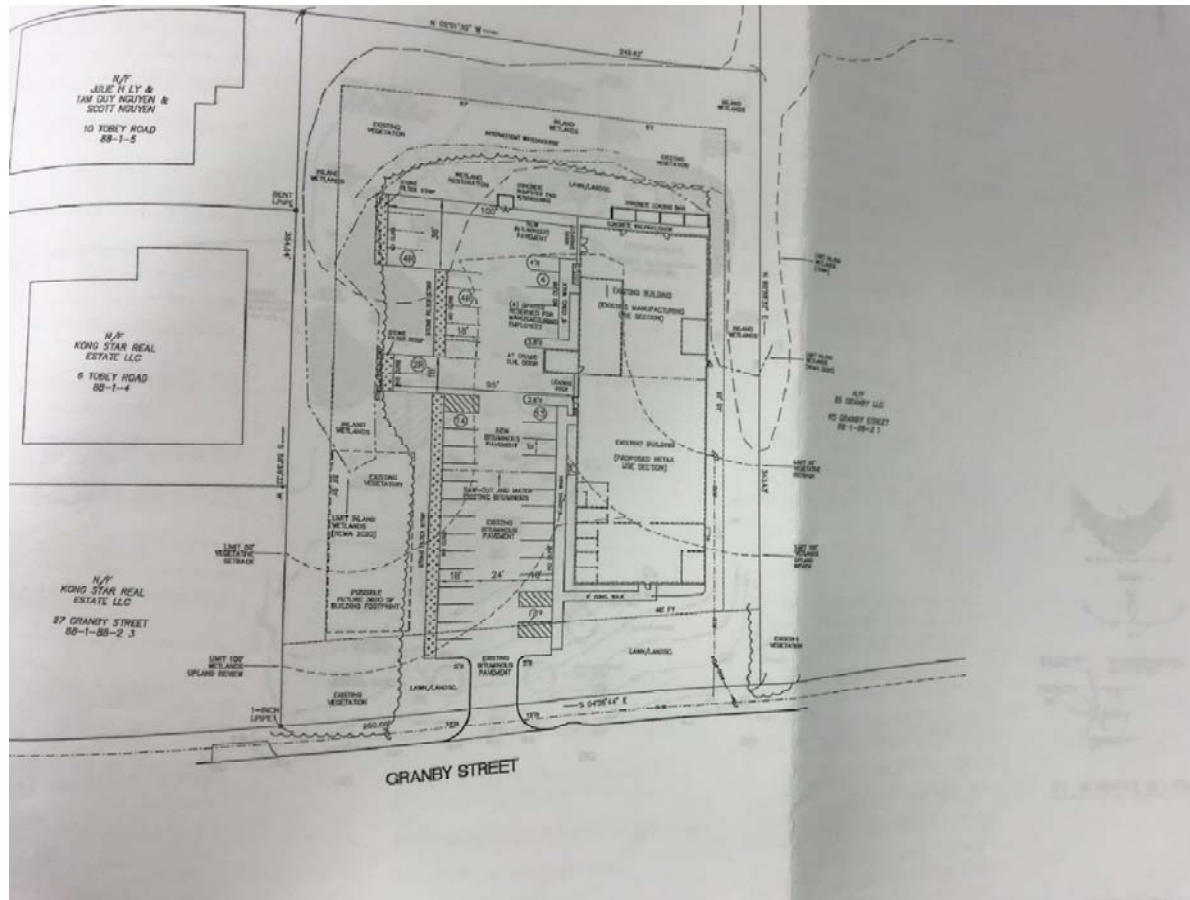
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## Subject Property – Site Plan



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Subject Property – Front of Building – View West



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Subject Property – Front of Building – View North

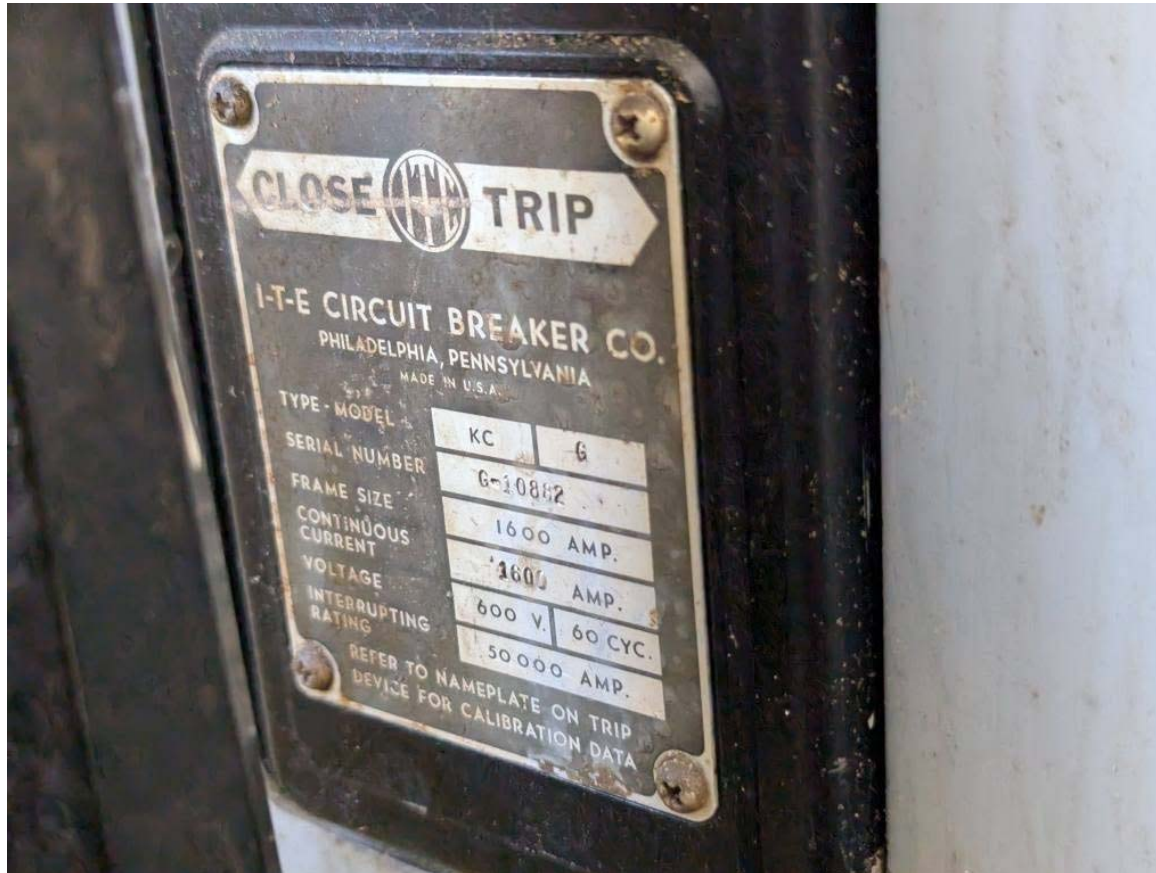


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Subject Property – Amperage – 1200 amps; 3-phase



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



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



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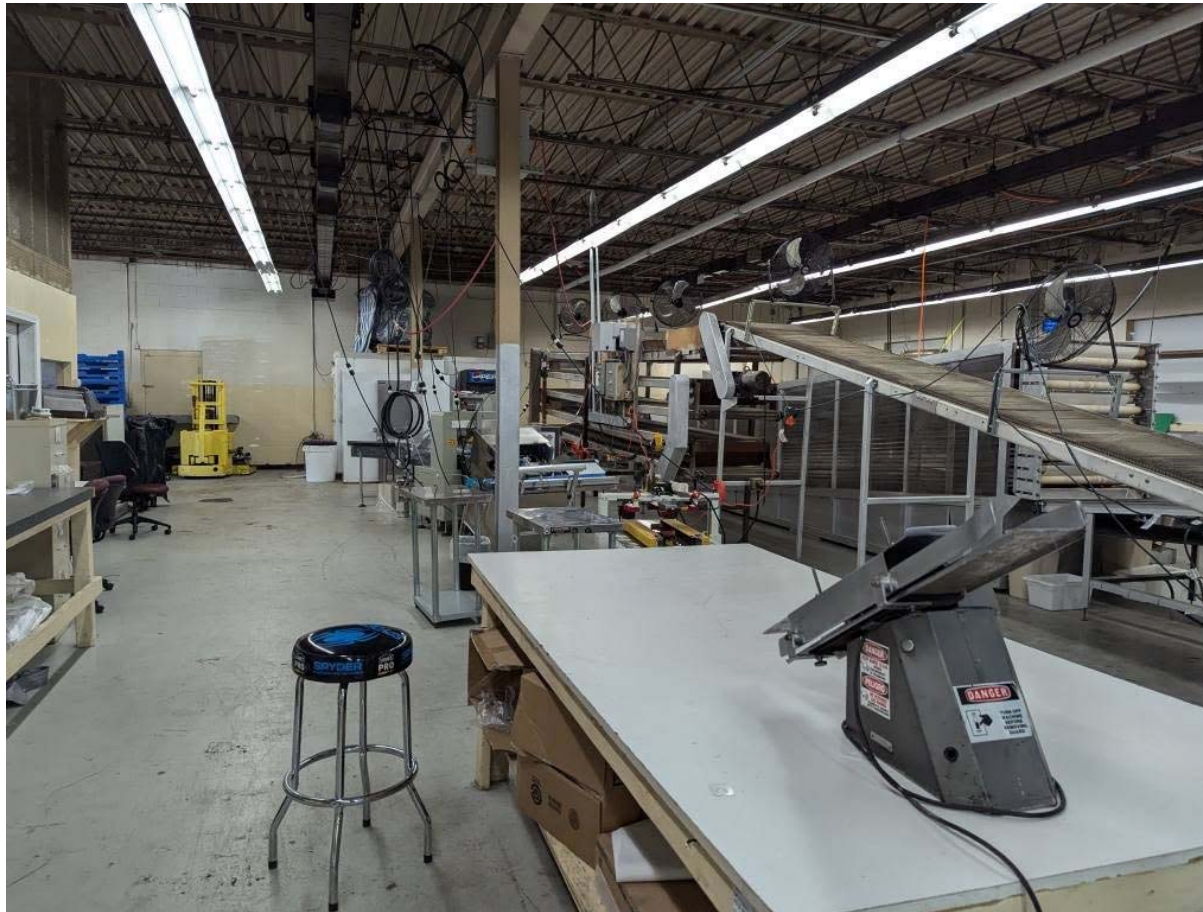
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## Subject Property – Interior Photo – Commercial Suite 1 – Bakery/Pita Production



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



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Subject Property – New Roof and Solar

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## Subject Property – New Roof and Solar



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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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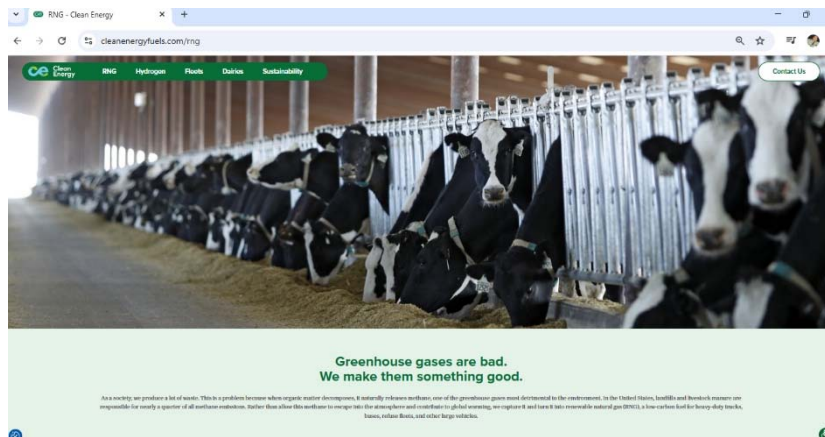
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## Abutter to Northeast Across Granby Street – Clean Energy

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

	14-Sep Wed	15-Sep Thu	16-Sep Fri
Town.....Bloomfield			
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
<span style="background-color: #90EE90;">OK</span> 2022 Wed 14-Sep -this report-...11100	09:00am	x	606
<span style="background-color: #90EE90;">OK</span> 2019 Thu 18-Jul .....10400	10:00am	583	582
<span style="background-color: #90EE90;">OK</span> 2016 Thu 03-Nov .....10300	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

**BLOO-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-Jul .....10400  
OK 2016 Thu 03-Nov .....10300  
 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
<b>Total Vehicles.....</b>	<b>23763</b>		

	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
<b>14-Sep Wed</b>					
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
<b>Totals</b>	<b>76</b>	<b>8524</b>	<b>221</b>	<b>3</b>	<b>8824</b>
<b>Percent</b>	<b>0.86</b>	<b>96.60</b>	<b>2.50</b>	<b>0.03</b>	
<b>15-Sep Thu</b>					
12:00am	.	57	1	.	58

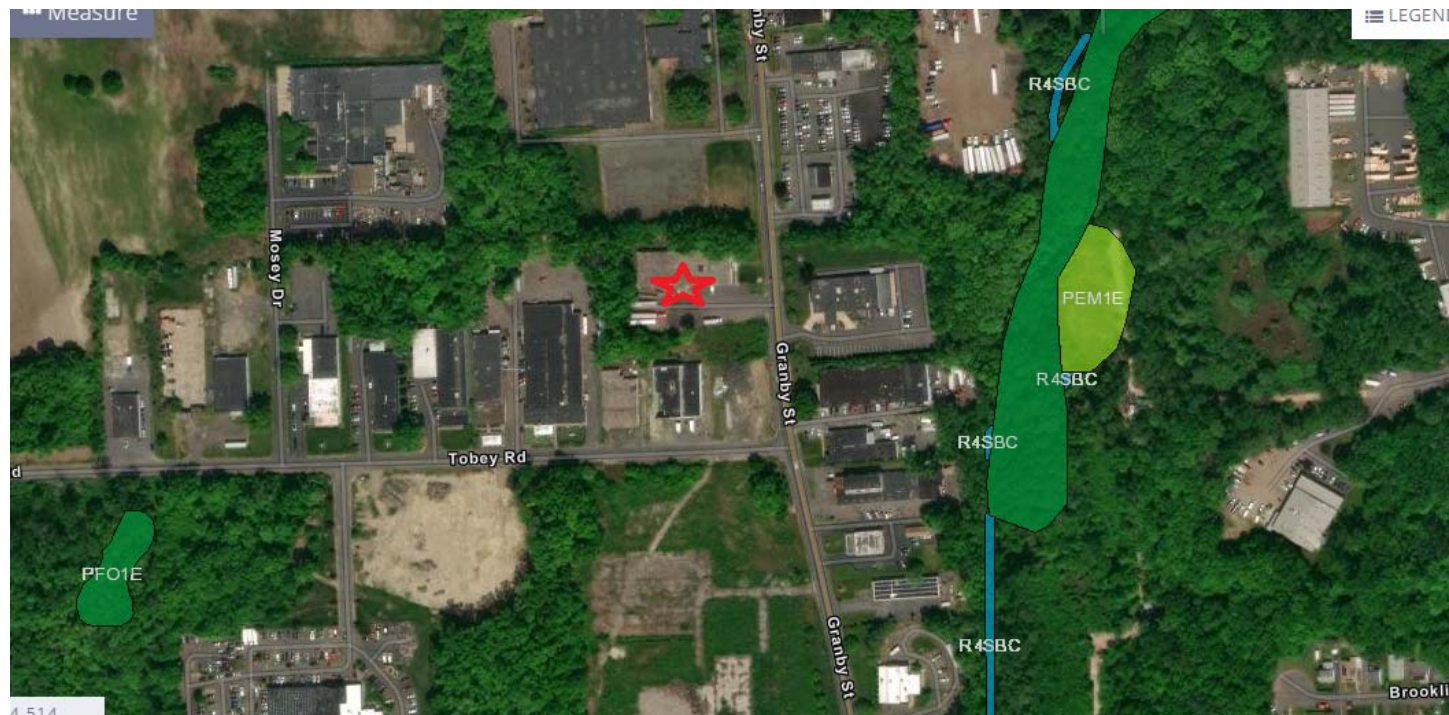
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## Subject Property – Granby Street at Tobey Road - View North



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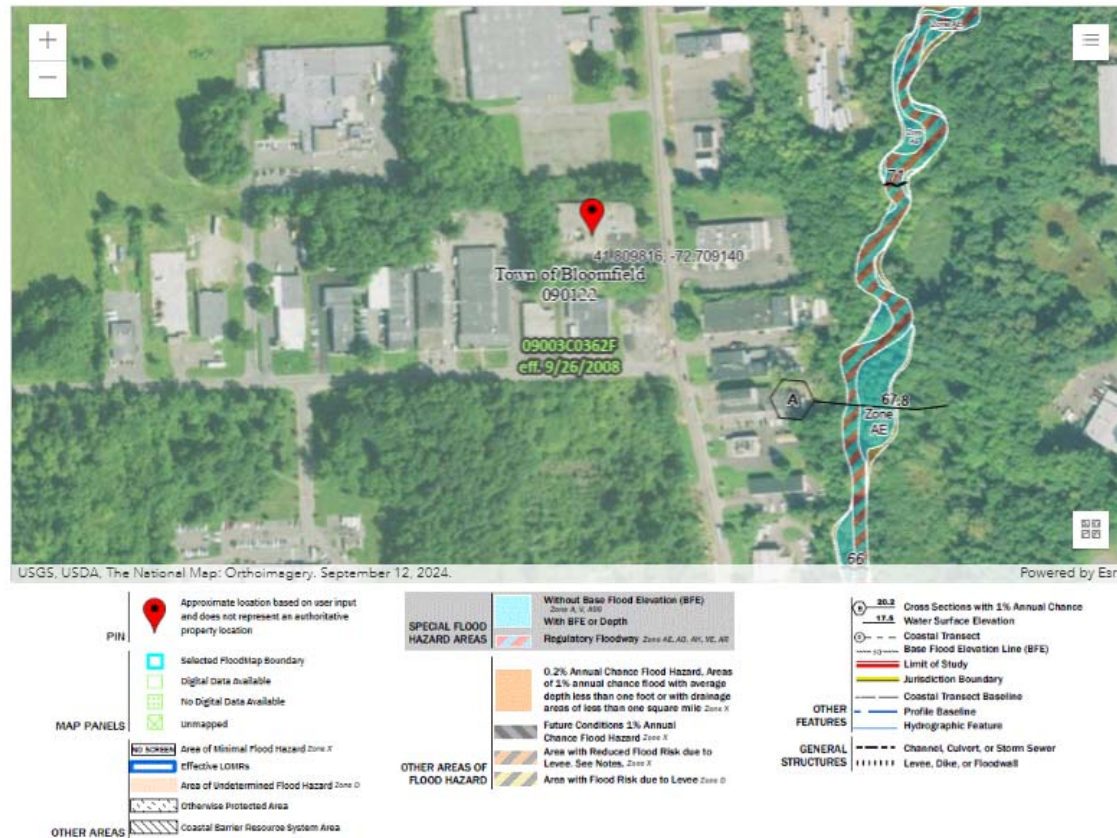
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## Flood Plain



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## Subject Property – Granby Street at Tobey Road - View North



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## Subject Property – Granby Street at Tobey Road - View South



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