

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 - \$2,344 per month plus utilities plus owner's discretion on operating costs excluding Utilities

Outdoor vehicular parking - \$125/18-wheeler- trailer

Outdoor vehicular parking - \$100/18-wheeler- cab

Outdoor vehicular parking - \$100/6-10 wheel trucks

Fenced outdoor storage - \$1,000 per quarter acre; Fenced by tenant

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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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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 - \$5,760 per month plus utilities

Outdoor vehicular parking - \$125/18-wheeler- trailer
Outdoor vehicular parking - \$100/18-wheeler- cab
Outdoor vehicular parking - \$100/6-10 wheel trucks

Fenced outdoor storage - \$1,000 per quarter acre; Fenced by tenant

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Rear Suite – 5,000 square feet

Base Rent plus RE Tax plus CAM - \$5,760 per month plus utilities

Outdoor vehicular parking - \$125/18-wheeler- trailer

Outdoor vehicular parking - \$100/18-wheeler- cab

Outdoor vehicular parking - \$100/6-10 wheel trucks

Fenced outdoor storage - \$1,000 per quarter acre; Fenced by tenant

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Layers

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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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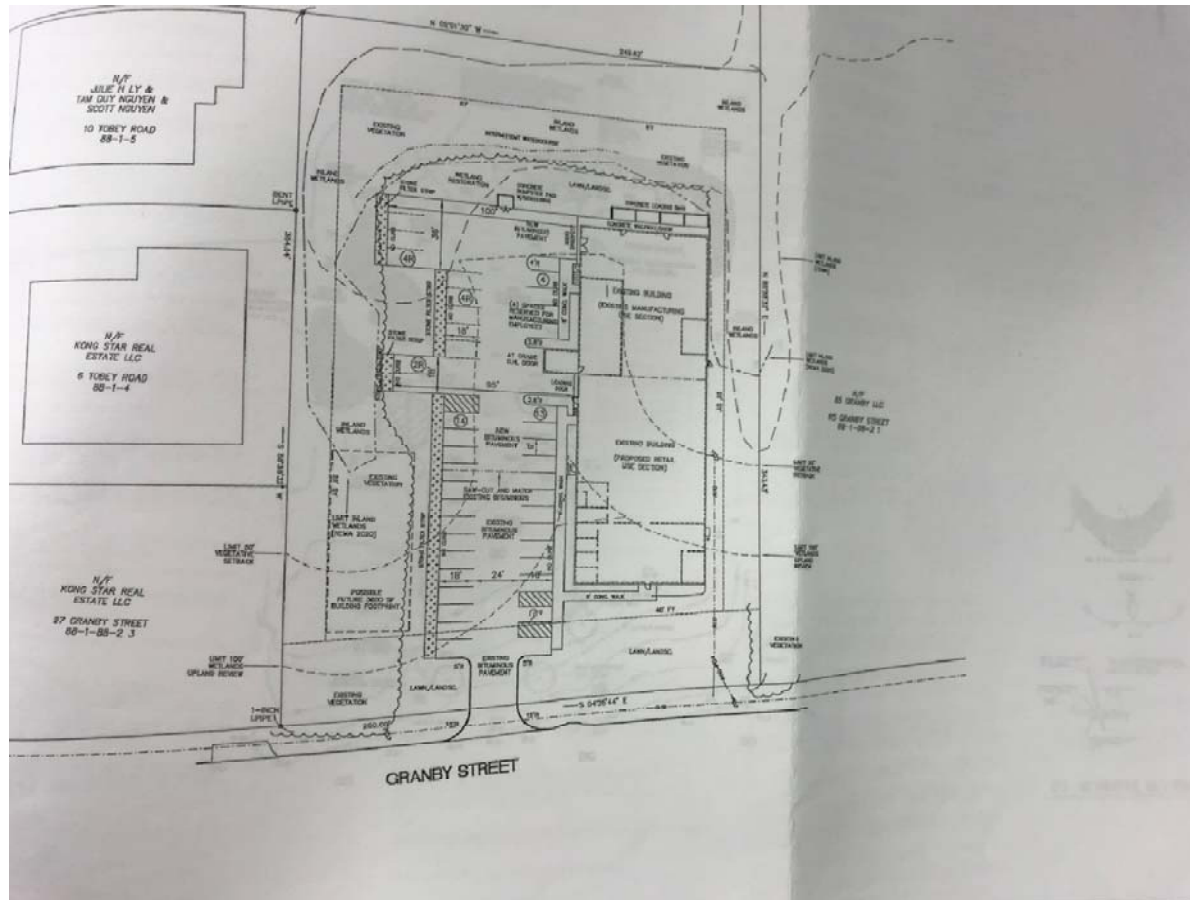
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Subject Property – Site Plan



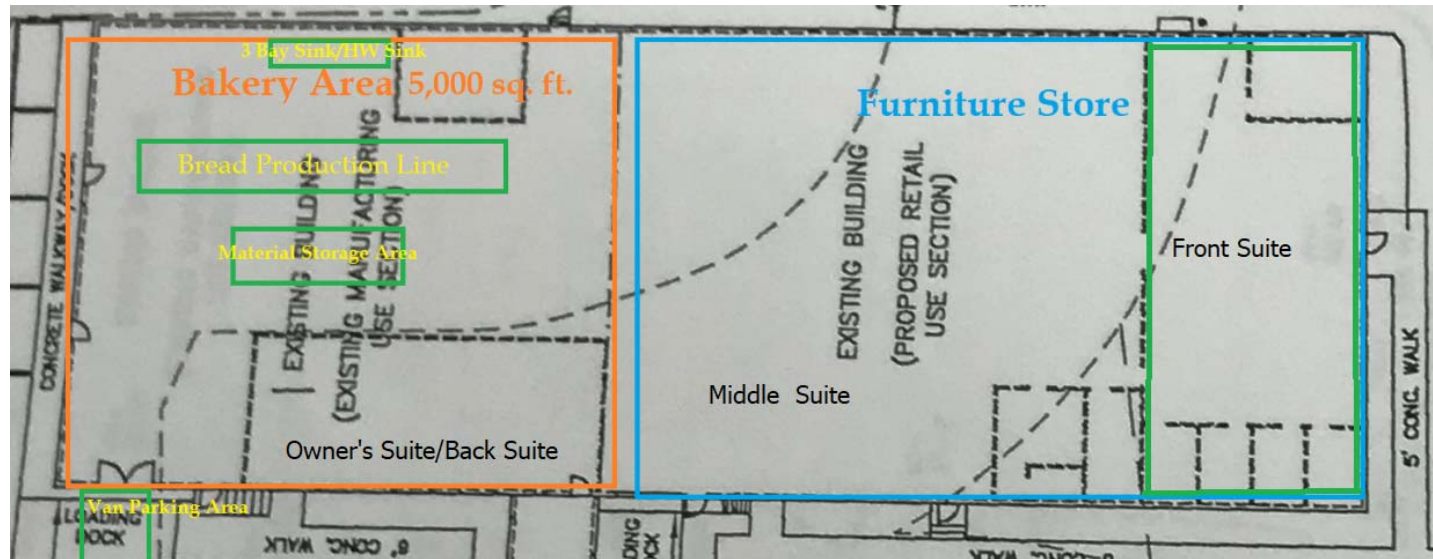
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Subject Property – Interior Layout



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Owner User Business – New Generation Bread

**NEW GENERATION
BREAD**

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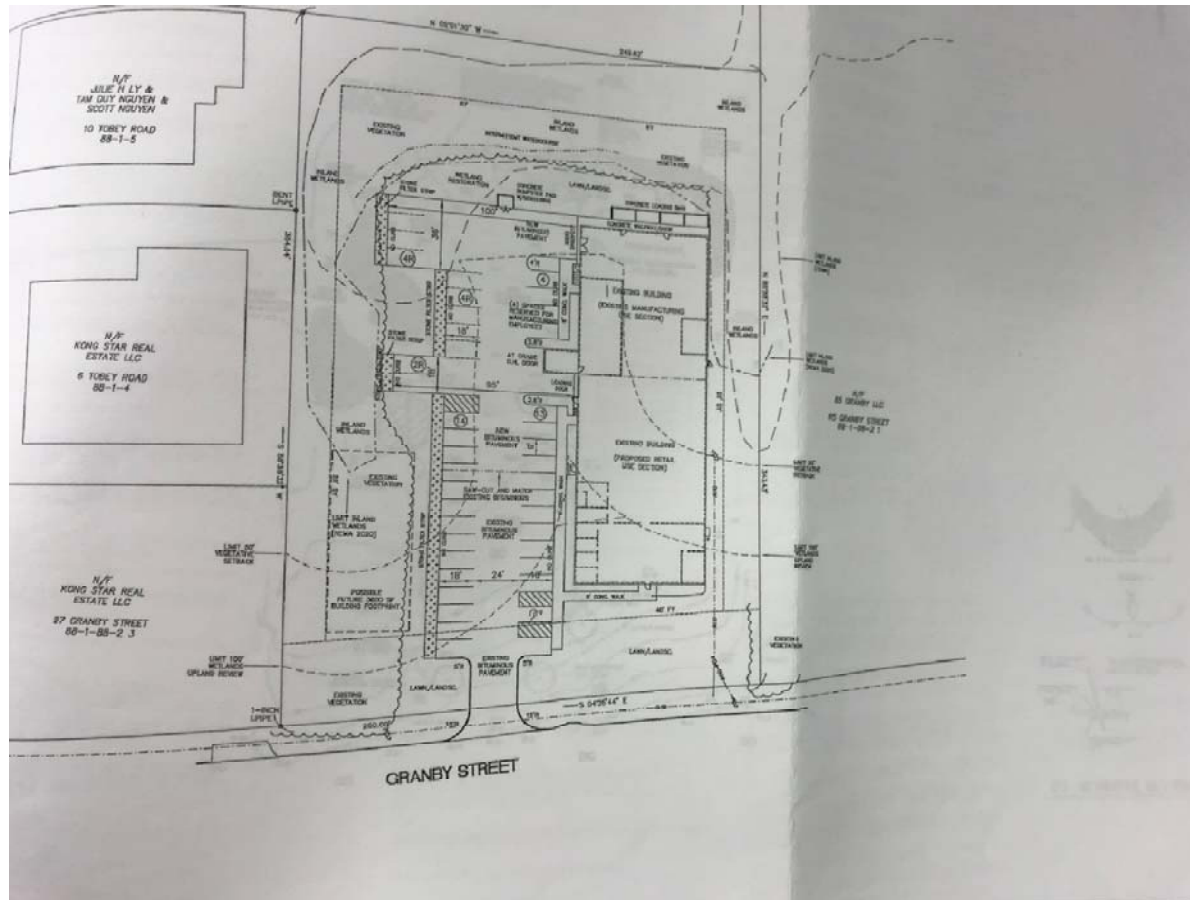
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Subject Property – Site Plan



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Subject Property – Front of Building – View West



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Subject Property – Front of Building – View North

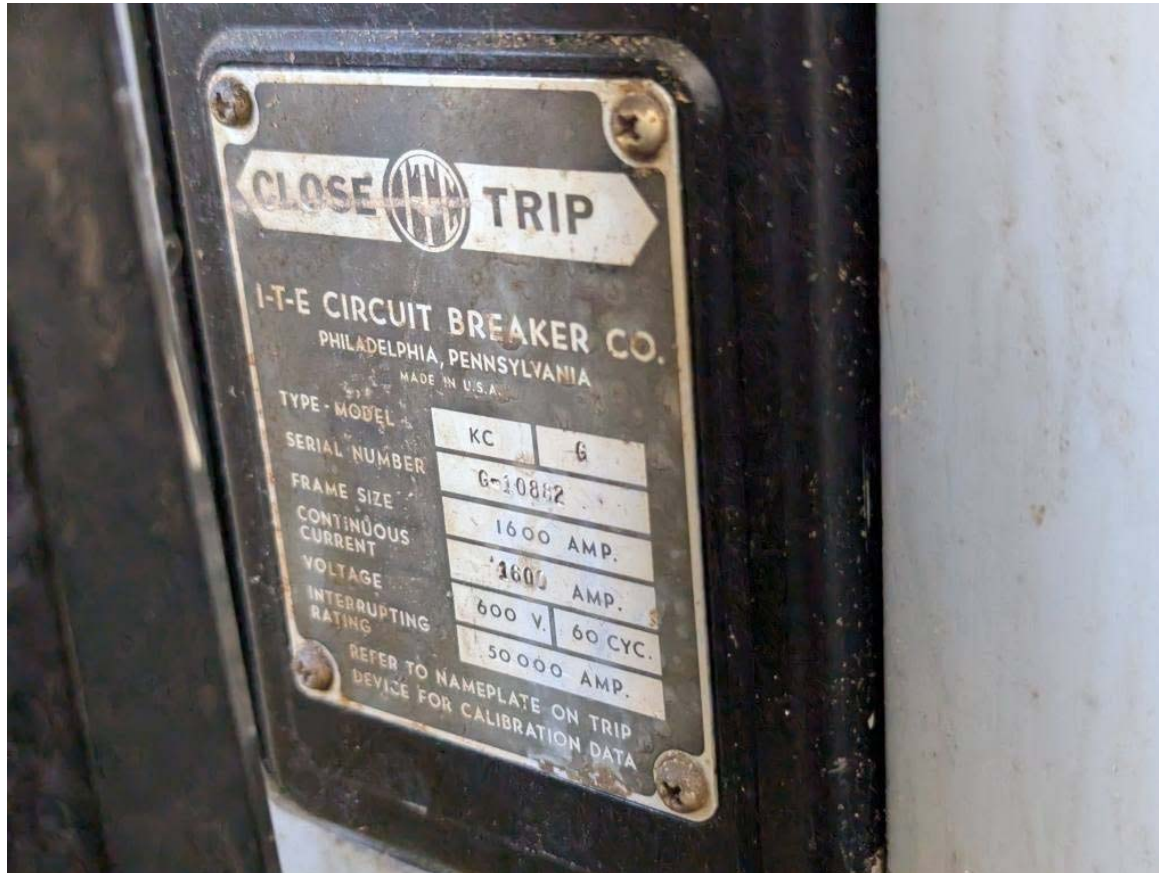


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Subject Property – Amperage – 1200 amps; 3-phase



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



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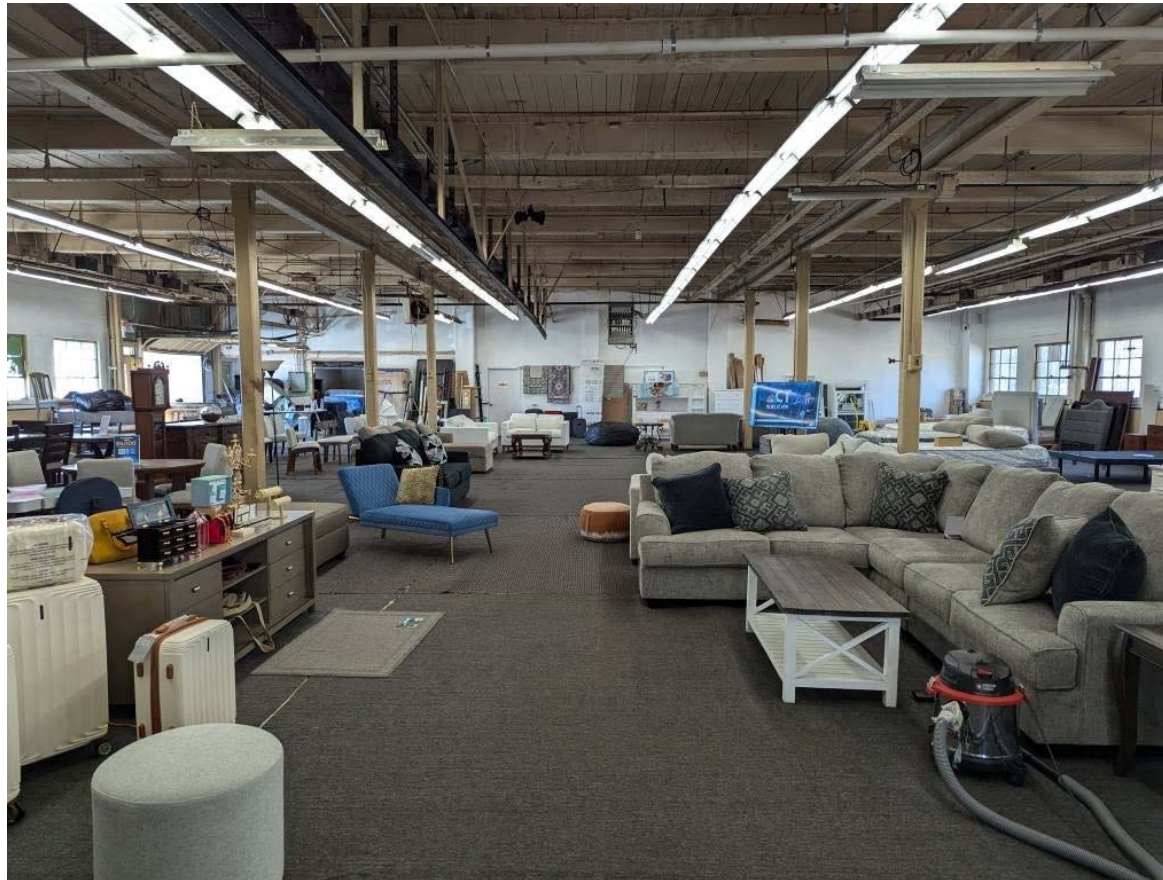
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Subject Property – Front of Building – View North



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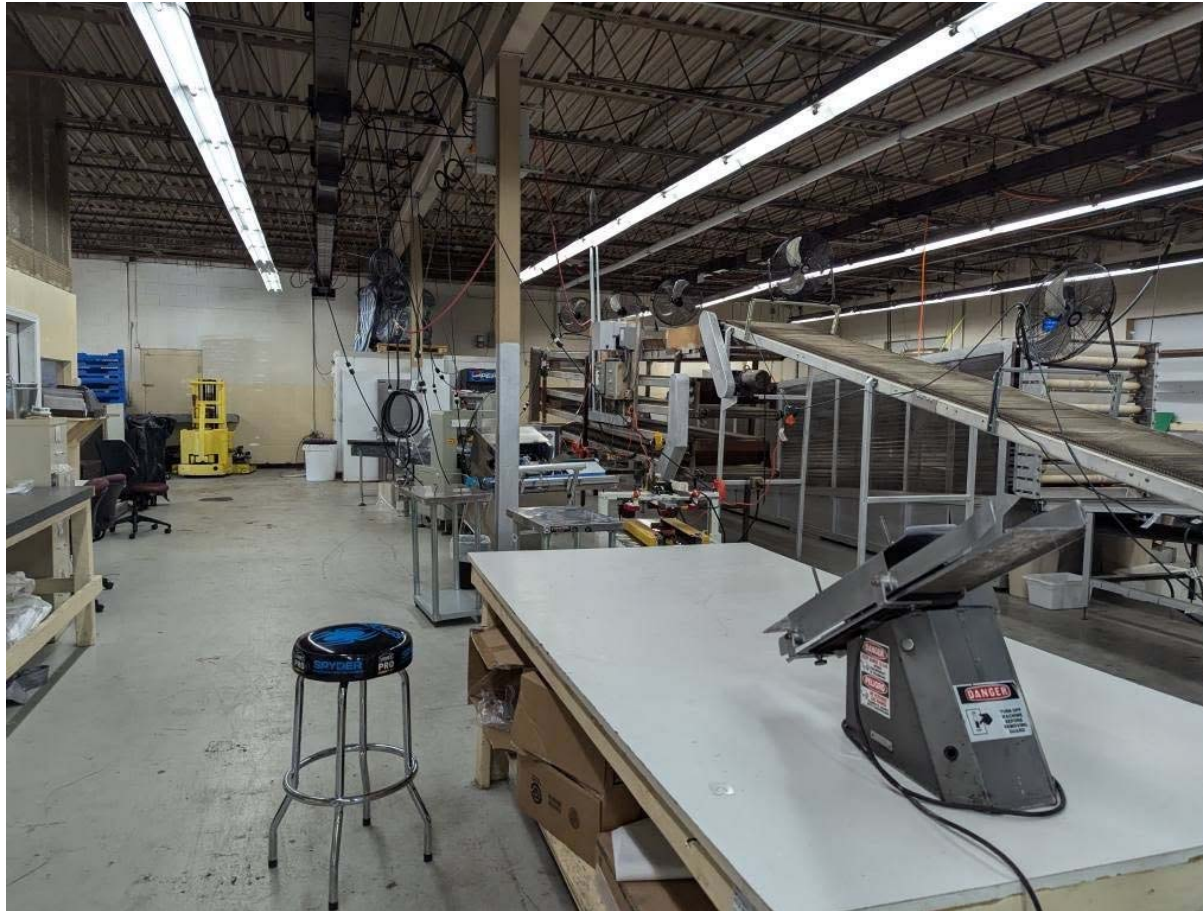
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Subject Property – Interior Photo – Commercial Suite 1 – Bakery/Pita Production



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Subject Property – 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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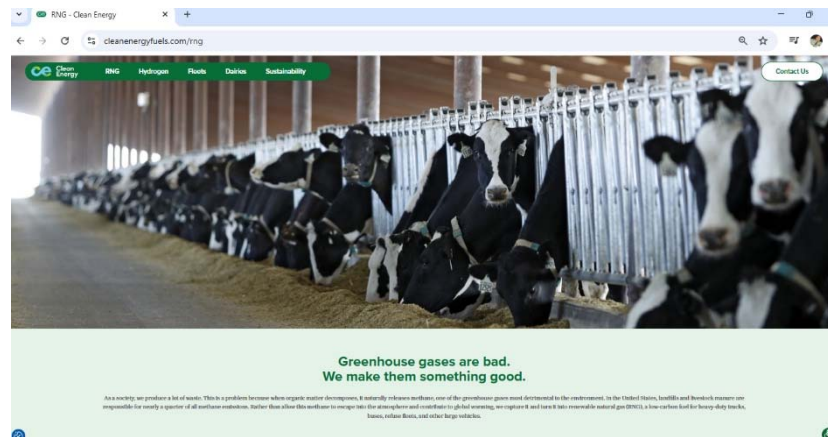
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Abutter to Northeast Across Granby Street – Clean Energy

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

Town.....		14-Sep	15-Sep	16-Sep
Station.....	Bloomfield	Wed	Thu	Fri
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-Jul	10400	10:00am	583	582
OK 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-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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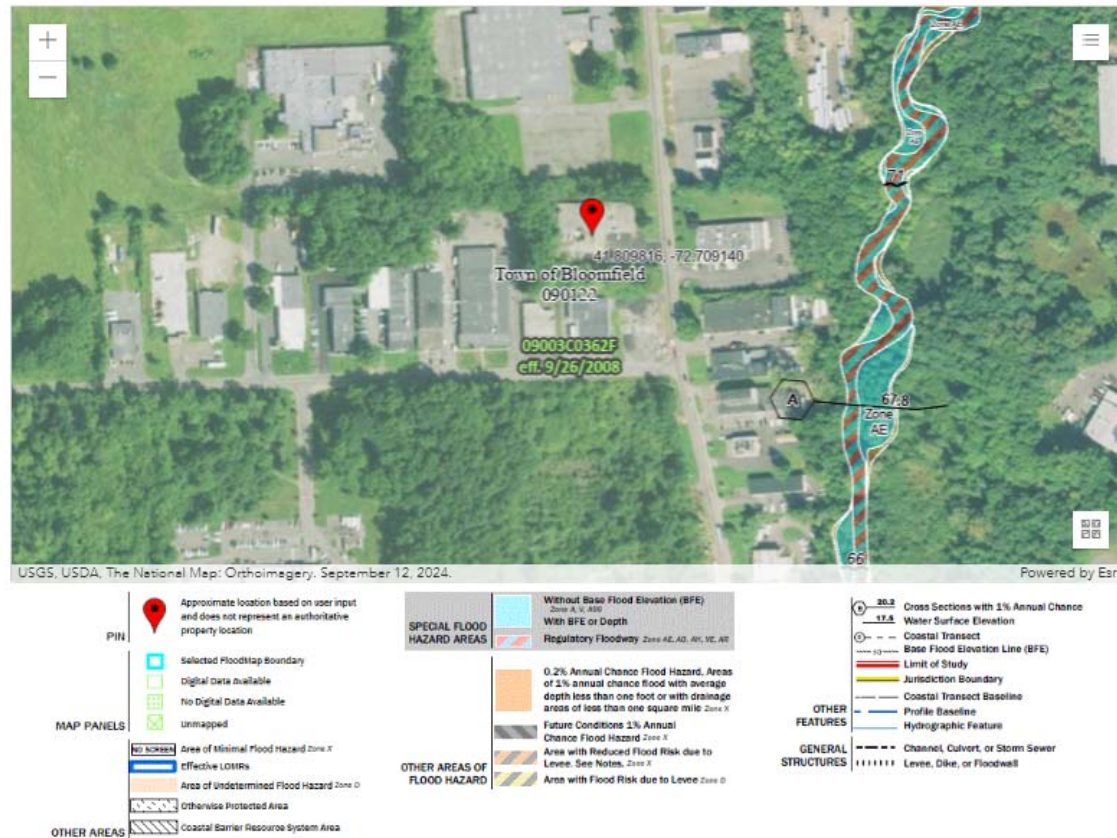
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Flood Plain



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Subject Property – Granby Street at Tobey Road - View South



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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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