



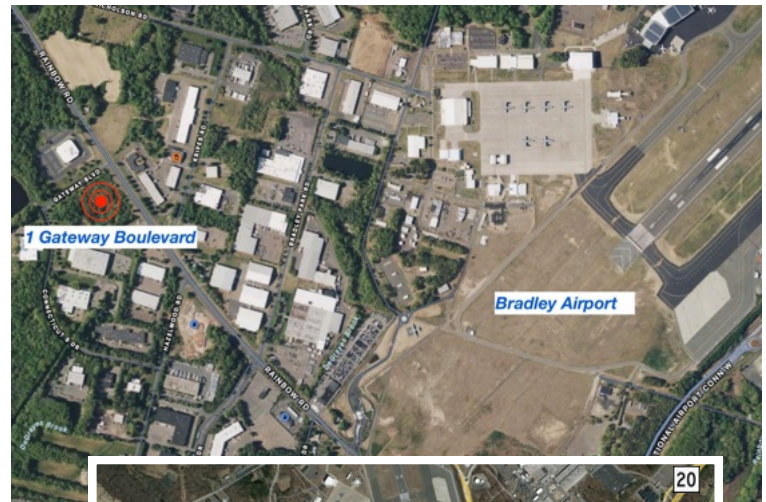
PROPERTY DESCRIPTION

Development Associates is pleased to offer pre-leasing opportunities at 1 Gateway Boulevard in East Granby, CT.

Premiere, high-visibility corner site on Route 20 (Rainbow Rd) with 21,000 cars/day traffic count. Site is flat, dry and served by all municipal utilities. Commerce Park Transitional Zoning permits wide variety of uses including retail, restaurant, medical, industrial and personal services.

PROPERTY HIGHLIGHTS

- Excellent Visibility; 21,000 cars/day Traffic Count
- 5-Acre Corner Site - Future Lighted Intersection
- Up to 25,000SF Build to Suit or Land Lease
- Drive-through Uses Permitted
- Served by all utilities
- Suitable for Regional and/or National Restaurants, Retail, Medical, Personal Services



Developers and Brokers of Commercial Properties

200 Silver Street, Suite 201 | Agawam, MA 01001

DISCLOSURE: PROPERTY OWNER AND BROKER HAVE PRINCIPALS IN COMMON.

KEN VINCUNAS
(413) 789-3720

kvincunas@devassociates.com

www.Devassociates.com

