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FOR LEASE

Planned Mixed-use Retail Project, 337 Wilbur Cross Highway (Route 5/15), Connecticut

Lease Offering – Existing Property – Adaptive Reuse Plans – Retail/Mixed-use

Core Parcel Suite 1 -	1,495 square feet – retail/restaurant uses primarily.
Core Parcel Suite 2 -	1,465 square feet
Core Parcel Suite 3 -	3,210 square feet
Core Parcel Suite 4 -	26,787 square feet
Core Parcel Suite 5 -	3,914 square feet
Core Parcel Suite 6 -	11,250 square feet
Core Parcel - Total -	48,121 square feet

Original Date of Construction – 1966;

Plans for Adaptive Reuse and New Development – 2024-2025

Excess Land - 3.25 acres of usable excess land – 6.25-acres of gross excess land

Supportable Additional Development – say 28,000 square feet to 40,000 square feet of additional development.

Supportable Total Development – 76,121 square feet to 88,121 square feet of existing and new development

Pyramid Real Estate Group

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The existing building is planned for major exterior and interior improvements to provide for retail suite construction. Retail suites planned for offering range consisting of the following:

Reference	Sq. Ft.	Clear Height	Description	Built
Hard-Corner Pad	5,000 sf		Contract; Branded Quick Serve Restaurant w/Drive-Thru	2025
Core Parcel - Suite 1	1,495 sf	15 feet	Retail, Restaurant, and similar commercial uses	1966; Reuse 2025
Core Parcel - Suite 2	1,465 sf	15 feet	Retail, Restaurant, and similar commercial uses	1966; Reuse 2025
Core Parcel - Suite 3	3,210 sf	15 feet	Retail, Restaurant, and similar commercial uses	1966; Reuse 2025
Core Parcel - Suite 4	26,787 sf	15 feet	Retail, Restaurant, and similar commercial uses	1966; Reuse 2025
Core Parcel - Suite 5	3,914 sf	14 feet	Retail, Restaurant, and similar commercial uses	1966; Reuse 2025
Core Parcel - Suite 6	11,256 sf	19 feet	Retail, Restaurant, and similar commercial uses	1966; Reuse 2025
Core Parcel - Total	48,256 sf		Retail, Restaurant, and similar commercial uses	1966; Reuse 2025

Excess Land - 3.25 acres of usable excess land – 6.25-acres of gross excess land

Supportable Additional Development – say 28,000 square feet to 40,000 square feet of additional development.

Supportable Total Development – 76,121 square feet to 88,121 square feet of existing and new development

Planned Delivery 4 the Qtr 2024 Space Plan - As Proposed – 2024

Adaptive Reuse: The subject property consists of a core warehouse that was built in 1966 and added onto over the years. The plan of adaptive reuse starts with the existing 56,000 square foot core warehouse with a plan to truncate the building to make room for a global fast-food franchise. The northernmost wall is to be cut back to make room for a drive aisle and parking that results in a reduction of 7879 square feet to a net square footage of 48,256 square feet. The building is designed to be demised into six suites ranging from 1,465 square feet to 26,787 square feet at detailed above. The primary uses planned for the existing building includes: retail, dining and entertainment uses.

In addition to the existing building, there is excess land comprised of 3.25-acres of usable land and 6.25 acres of gross land area. Our early estimates indicate the potential to build between 28,000 square feet and 40,000 square feet of new buildings. The total of adaptive reuse of the existing buildings and new construction would total between 76,121 square feet and 88,121 square feet of building area. Additional uses considered for the excess lands include, but are not limited to, are: multifamily, age-restricted residential, medical, medical office, office, recreational uses, car washes, auto dealerships, auto storage, conventional storage and climate controlled storage.

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337 Wilbur Cross Parkway, Berlin, CT – Exterior Photograph – “As Is”



337 Wilbur Cross Parkway, Berlin, CT – Existing Building “As If Renovated” – Broker’s Concept

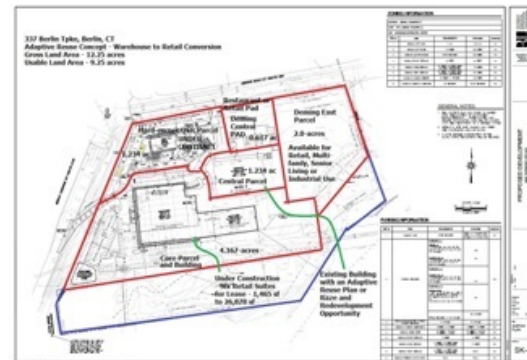


337 Wilbur Cross Parkway, Berlin, CT – Survey and Concept Site Plans

As Proposed Condition – Site Survey – Current Concept



As Proposed Condition – Site Survey – Current Pad Concept



Before Condition – Site Survey



337 Wilbur Cross Parkway, Berlin, CT – Existing Building “As Is”

Oblique Aerial of Local Brands



Prepared by:

Kenneth R. Labbe
Business Development Manager (BDM)/Owner's Rep



Associate Real Estate Broker – State of Connecticut #0795117

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Geographic Expertise – National

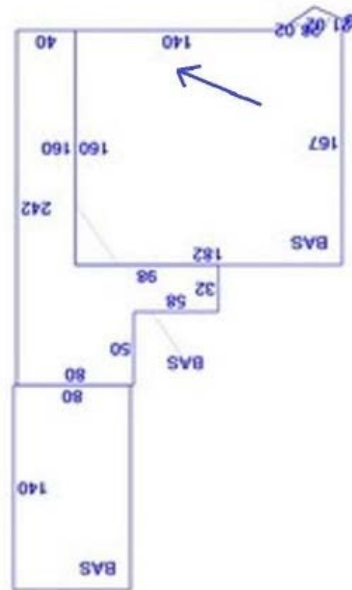
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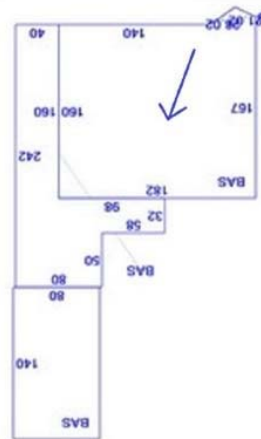
Core Building – Main Suite – View Southwest



337 Wilbur Cross Parkway, Berlin, CT – Existing Building “As Is”



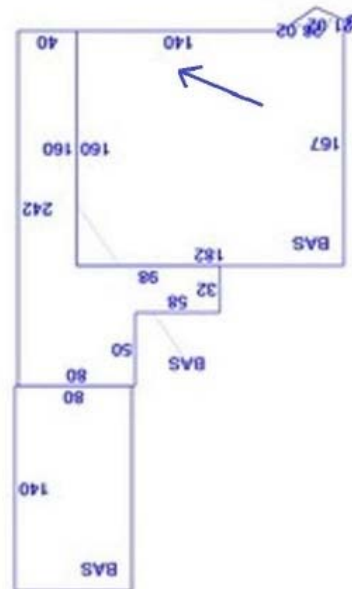
Core Building – Main Suite – View Southeast



337 Wilbur Cross Parkway, Berlin, CT – Existing Building “As Is”



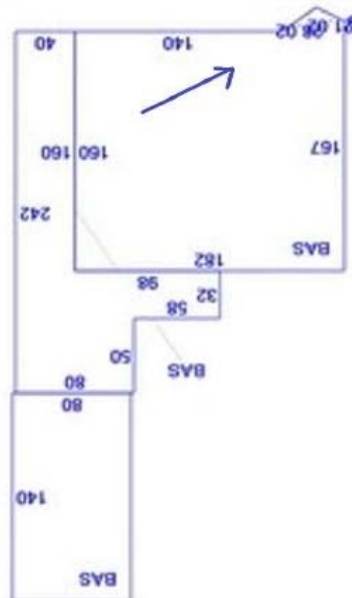
Core Building – Main Suite – View Southwest



337 Wilbur Cross Parkway, Berlin, CT – Existing Building “As Is”



Core Building – View Northwest from Center of the Main Suite

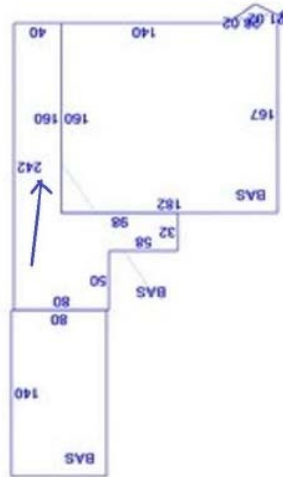


A wide-angle photograph of a large, empty industrial warehouse. The space is characterized by a high ceiling with a complex network of steel trusses and beams. The floor is made of polished concrete, showing some signs of wear and discoloration. On the left side, there is a large, light-colored metal wall with a prominent vertical seam. In the center-left, a large, multi-paned industrial door is partially open, revealing a glimpse of the outside. To the right of the door, a large, light-colored wooden crate sits on the floor. Further right, a blue metal container and a red fire extinguisher are visible. The background shows more of the warehouse's interior, with various items and equipment scattered across the floor. The lighting is bright, coming from overhead fixtures, creating a well-lit environment.

337 Wilbur Cross Parkway, Berlin, CT – Existing Building “As Is”



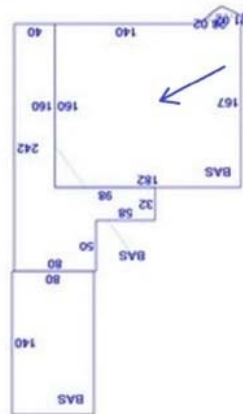
South Wing, View West to Berlin Tpke



337 Wilbur Cross Parkway, Berlin, CT – Existing Building “As Is”



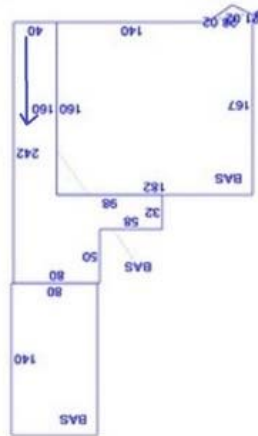
Core Building – Main Suite – View Southeast



337 Wilbur Cross Parkway, Berlin, CT – Existing Building “As Is”



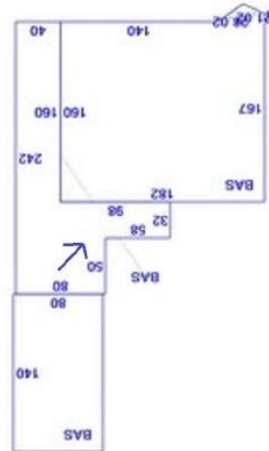
South Wing, View East from West Wall



337 Wilbur Cross Parkway, Berlin, CT – Existing Building “As Is”



South Wing Center, View Northwest



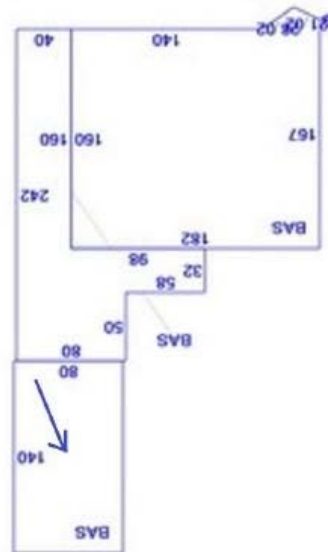
A wide-angle photograph of the interior of a large industrial building during renovation. A prominent yellow overhead crane spans the width of the space. In the center, a large pile of construction debris sits on a dark green container. The floor is concrete, and the walls are made of metal panels. The ceiling features a complex steel truss system with a skylight and a bright light fixture. The overall atmosphere is one of active construction and industrial scale.

The diagram illustrates two rectangular basins, both labeled "BAS". The upper basin has a horizontal length of 140 and a vertical height of 167. The lower basin has a horizontal length of 80 and a vertical height of 140. They are connected by a narrow channel with a width of 50. Flow rates are indicated at various points: 162 at the top right of the upper basin; 98 and 32 on the connecting channel; 58 on the right side of the lower basin; 80 at the bottom left of the lower basin; 160 and 242 on the left side of the upper basin; 140 at the top left of the upper basin; 40 at the bottom left of the upper basin; and 0.02 at the top right corner.

337 Wilbur Cross Parkway, Berlin, CT – Existing Building “As Is”



South Wing East, View East, Clear Height, 16'3" on the Sides, 19' in the middle



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