



COMMERCIAL

An Affiliate of Wareck D'Ostilio Real Estate
New Haven * Milford * Woodbridge * Branford

**FOR SALE OR LEASE
WAREHOUSE/ RETAIL SPACE**

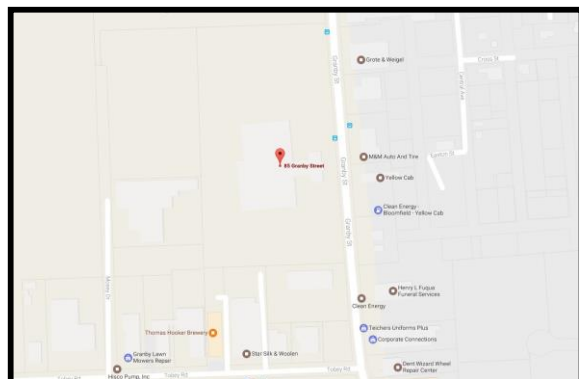
85 Granby Street, Bloomfield, CT



**For Sale: \$4,500,000
For Lease: \$5/SF NNN**

**Available For Lease
Retail or Warehouse
High Traffic Location
Subdividable to 15,000 SF**

- **97,894 +/- Sq. Ft.**
- **Subdividable (min 15,000 SF)**
- **Next door to Home Depot**
- **Around corner from Copaco**
- **14' Ceiling Height**
- **Currently Undergoing Major Renovations**



Real Living Wareck D'Ostilio New Haven * Milford * Woodbridge * Branford



COMMERCIAL

An Affiliate of Wareck D'Ostilio Real Estate

New Haven * Milford * Woodbridge* Branford

Property Information

Total Building SF	97,894 SF
Available SF	97,894 SF
Year Built	1974
Ceiling Height	14' +/-
City Water/Well	City Water
City Sewer/ Septic	City Sewer
Sprinkler	Yes
Loading Dock	2
Overhead Door	3
Construction	Concrete
HVAC	TBD
Electric Service	Yes
Gas	Yes
Column Spacing	N/A
# of Floors	1
Roof	Rolled Compos
Parking	
Land Area	13.67 Acres
Frontage	367'+/-
Zoning	I-1
Assessment	\$1,827,910
Environmental	N/A
Mill Rate	36.65
Taxes	\$66,992.90

85 Granby Street, Bloomfield, CT

Comments: Available for lease at \$7.00/SF NNN. Located in a high traffic retail location; building has 2 loading docks, 3 overhead doors, and plenty of parking!! The entire building (97,894 SF) is available, or can be subdivided to 15,000 SF. Property is undergoing complete renovation and is ideal for use as retail or warehouse space.

Directions: Cottage Grove Road to Granby Street.

Ken Ginsberg
Broker
 (203) 376-6266
 ken@kngrealty.com

174 Cherry Street
Milford CT 06460
(203) 701-4848



This document has been prepared by RLWD Commercial for advertising and general information only. RLWD Commercial makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. RLWD Commercial excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of RLWD Commercial and/or its licensor(s). ©2018. All rights reserved.

Real Living Wareck D'Ostilio New Haven * Milford * Woodbridge * Branford