



COMMERCIAL

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

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

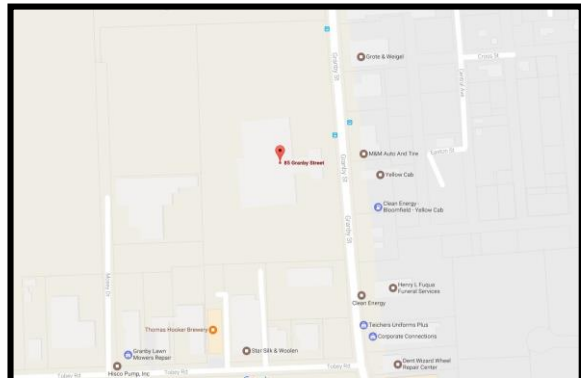
85 Granby Street, Bloomfield, CT



**For Sale: \$3,500,000
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



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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

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Comments: Available for lease at \$5.00/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.

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