

EAST GRANBY DEVELOPMENT ACTIVITIES REPORT – 6/28/21

PENDING PROJECTS

East Granby Meadows-Bill Wilson has applied to revise Special Exception for East Granby Meadows a 47 unit Planned Unit Development off of East street. Original approval had Elderly Housing Restriction but was lifted with condition that 60% of units would be 2 bedroom and 40% of units would be 3 bedroom. All units offered 1st floor master bedroom suites so they would likely still be attractive to aging demographic. The commission approved 6 duplex with 2bedroom with den and 35 single family 3 bedroom with 50% having 1st floor master bedroom as well as 50% having unfinished bonus room above garage. Application was approved at the June 8th PZC Meeting.

Lot 44 Seymour Rd-PZC Application and Zoning Map Change to adopt Commerce Park Transitional Zone-B is scheduled for public hearing at the 7/27th PZC Meeting.

PROJECTS UNDER CONSTRUCTION

20 Connecticut South Dr- Pioneer Optics taken out building permit to add 7,634 sq feet second floor.

17 Kripes Rd – Almost Famous Brewery – approved. Site work in progress.

122 Rainbow Rd - Took out building permit for retaining wall and gas station.

94 Wolcott Rd - Simsbury Airport took out building permit to add airplane hangar

8 School St-Signs Plus has taken out building permit to enclose drive thru and add 1500 sq ft addition off the back of the building.

170 & 174 Hartford Ave-Checkered Flag Auto has taken out building permit to install painting spray booth in garage bay.

11 School St-Alternative healing office has taken out tenant fitout for interior of building.

AVAILABLE PROPERTIES

2 Gateway – Available for lease 4 to 55k SF available at rate of \$13.50 SF

9 School St – 500 SF of Co-working Space \$15.00 SF/Yr.

19 School St – 2,086 SF – Retail Space \$17.00 SF/Yr.

3 Turkey Hills Rd. – Shops of EG – FOR LEASE – 1,500 sf - \$12.00 sf/yr

33-35 Nicholson Rd. – 52k SF total both buildings, 33 Nicholson 12k SF leased 19k SF, 35 Nicholson 25k SF leased – FOR SALE - \$1,860,000 – FOR LEASE - \$5.35 sf/yr.

7-17 Bradley Park Road – 35,000-154,000 SF Warehouse/Distribution Facility – former file storage for All State Insurance – FOR LEASE \$4.95/SF NNN

73 Rainbow Rd. – 7.82 AC lot – FOR SALE \$936,000 - Route 20 development site

Rainbow Rd. – 10.90 AC lot – FOR SALE - \$1,199,000 – 1 industrial lot

10 East Street Shops- 1,645-5,872 SF of retail for \$14 SF

14, 16, and 20 South Main St-3.38 acres in VC zone two buildings one retail and single family home 4,420 SF For Sale for \$750k

Lot 2 Russell Rd-10.73 acres in the CP-B zone vacant parcel priced at \$450k

67 Nicholson Rd-8-16k sq ft industrial/warehouse available for lease \$6.25sf

45 Russell Rd-9,944 sq ft building on 3.47 acres 2,340 sf office/ 6,804 sf warehouse for sale for \$1.1 million.

99 Rainbow Rd-1250-3750 sf office/flex space available for lease for \$14sf

15 International Dr-7-27k sq ft industrial/flex space available for lease for \$4.45sf

16 International Dr-14k sq ft of industrial/flex space available for lease for \$4.45sf

OTHER BUSINESS

None