

EAST GRANBY DEVELOPMENT ACTIVITIES REPORT – 9/17/21

PENDING PROJECTS

Lot 44 Seymour Rd-PZC Application and Zoning Map Change to adopt Commerce Park Transitional Zone-B July Public Hearing was cancelled and application was withdrawn. The PZC would like to discuss and host land use workshop with the neighbors to discuss the proposed regulations changes

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.

PROJECTS UNDER CONSTRUCTION

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

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

14 International Dr-Dominos took out permit for interior renovations.

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

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

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

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

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.

10 East St-The Craft took out tenant fitout for new bakery for 2,352 sq ft

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