

**CONNECTICUT
CERTIFIED SITE**

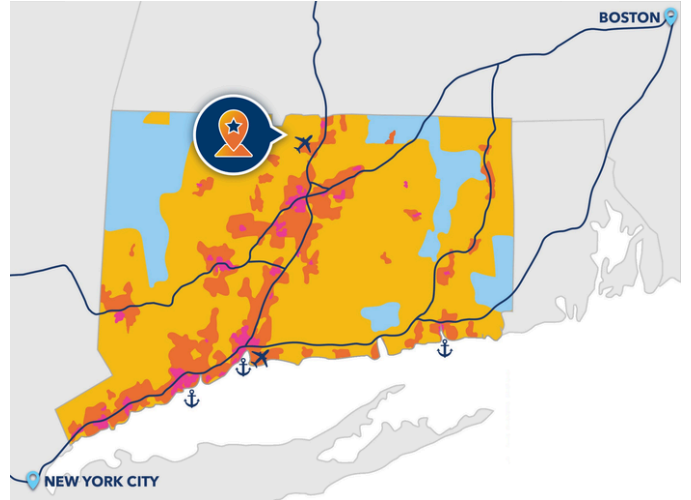


50-58 RAINBOW ROAD

ADVANCECT
CONNECTICUT

50-58 RAINBOW ROAD

EAST GRANBY, CT



PROPERTY DETAILS

Street Address: 50-58 Rainbow Road

City: East Granby

Zip Code: 06026

Type of Space: Flexibility for high tech, R&D or highly functional manufacturing companies

Min. Size: 131 acres

Max Size: 131 acres

Investment Ready

A site deemed ready for development, although additional infrastructure improvements may be required before development can begin. Such additional measures should be quick to execute.



Contact Information:

Shawn McMahon

Managing Director, Brokerage, JLL

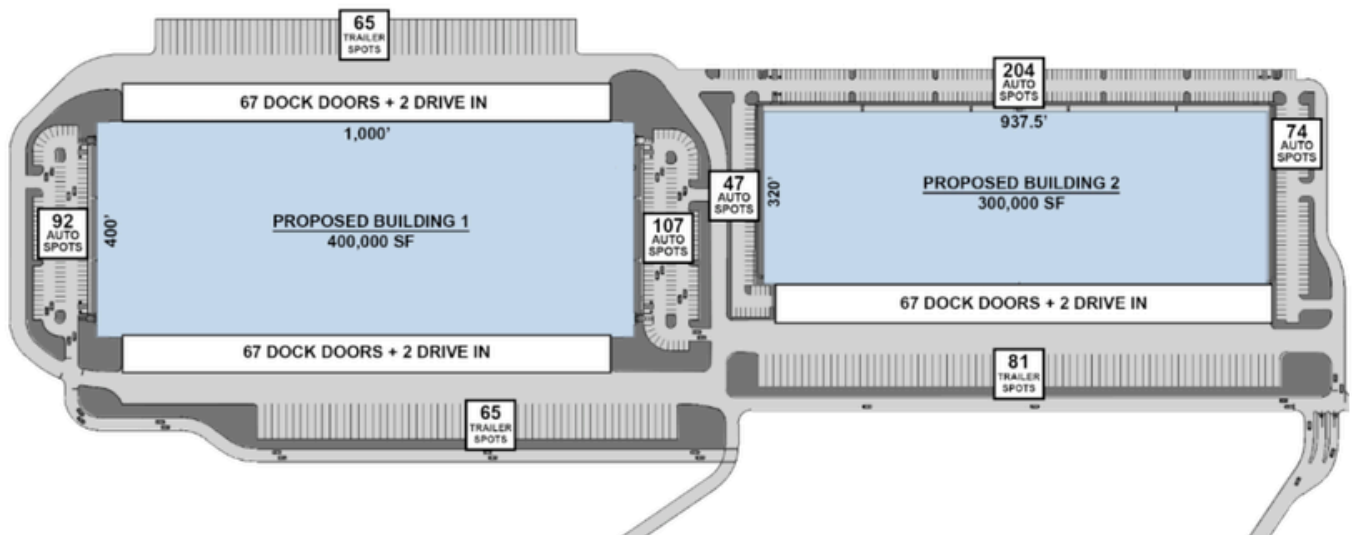
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50-58 RAINBOW ROAD

EAST GRANBY, CT

50-58 Rainbow Road is a 131-acre, fully entitled site with 100+ usable acres. Just 2 miles from Bradley International Airport and 5 miles off I-91, it offers utilities nearby, sewer on-site, flat topography, and no wetlands or ESA concerns. This site is a prime opportunity for development.

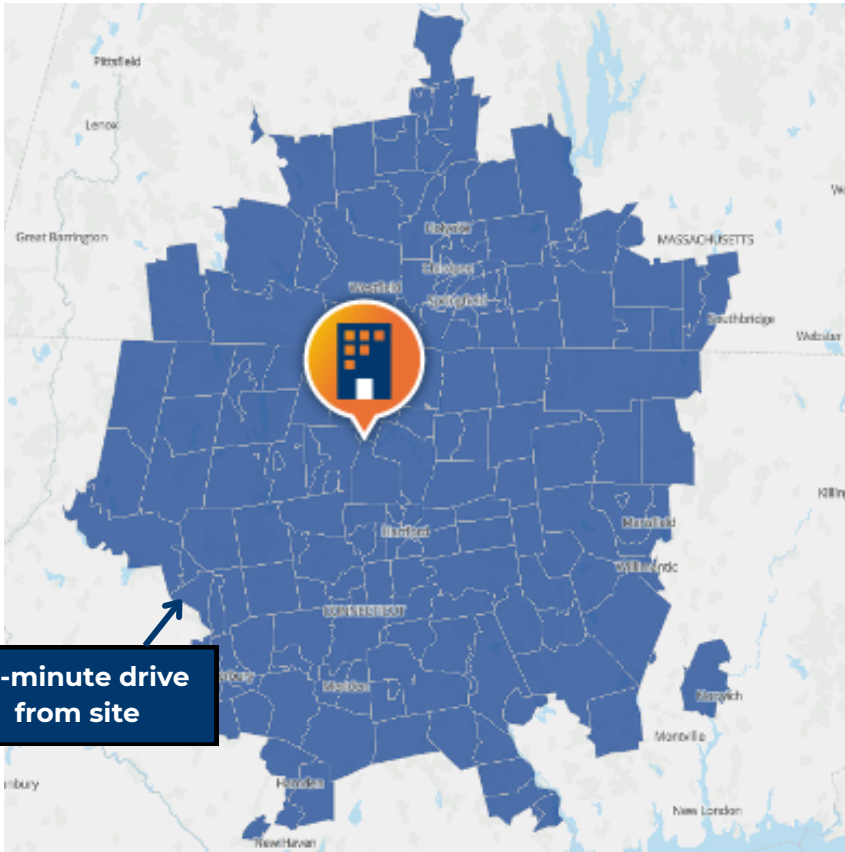


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EAST GRANBY, CT



LABOR SHED:



CITY	DRIVE TIME (MINUTES) ²
<i>Bradley Int'l</i>	10
<i>Hartford</i>	20
<i>Springfield</i>	25
<i>New Haven</i>	60
<i>Stamford</i>	105
<i>Providence</i>	110
<i>Boston</i>	120
<i>New York City</i>	150

In the area located within a **60-minute drive** time from East Granby, there are:

- **2,230,000 people**
- **1,180,000 jobs**
- **\$188.7B in GRP**¹

This represents a **larger population and economic output** than the following metro areas:

- **Jacksonville, FL**
- **Raleigh-Cary, NC**
- **Cleveland, OH**
- **Providence-Warwick, RI-MA**
- **Oklahoma City, OK**

1. Lightcast, 2023; AdvanceCT calculations;

2. Google Maps from, 50-58 Rainbow Road, East Granby, CT

50-58 RAINBOW ROAD

EAST GRANBY, CT

UTILITIES:

Power

Company:	Eversource
Site Address:	50-58 Rainbow Road, East Granby
Electric Provider:	Eversource
Distance to Nearest Distribution Electric Line:	450 ft. to overhead line
Nearest Distribution Electric Line Size:	1/0 AWG
Distance to Nearest Transmission Electric Line:	1.8 miles (linear)
Electric Volts:	22.8 KV
Electric Amps:	Most recent peak load was 88KVA (2023)
Power Phases:	3
Distance to the Electric Substation:	5 miles (driving)
Dual Electric Feeds:	No
Redundant Power:	Backed up via tie recloser with 2A3 circuit

Gas

Company:	Eversource
Site Address:	50-58 Rainbow Road, East Granby
Natural Gas Provider:	Eversource
Distance to Natural Gas Distribution Line:	In the street
Natural Gas Distribution Line Pressure:	99 psi
Gas Line Size:	8"
Cost to Extend Gas to Site:	Site plans and proposed gas loads required

Water

Water Provider:	MDC
Distance to Water Line:	On the property
Water Main Line Size:	12 Inch
Water Service Line Size:	1.5 inch
Water Main Pressure:	25 psi to 120 psi
Total Water Capacity at Site:	Flow test required

Sewer

Sewer Provider:	Town of Easy Granby
Sewer Line Size:	8" to 12"
Sewer Type:	Forced; Gravity; Pump Station
Wastewater Treatment Provider:	Water Pollution Control Authority

FOR MORE INFORMATION, CONTACT:



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