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Crystal Rock Water Co. warehouse in Stamford sells for \$3.5M



COSTAR

Crystal Rock Water Co.'s warehouse at 313 Long Ridge Road in Stamford.

By Michael Juliano

A Stamford warehouse built by Crystal Rock Water Co. in 1967 has sold for \$3.5 million, according to a listing broker for the deal.

Stamford-based Kravet Realty has confirmed that BHD CT Realty LLC, which is controlled by Richard Balik, has bought the property at 313 Long Ridge Road from the estate of the late Henry E. Baker Jr., former president of Crystal Rock.

Balik is the executive vice president of General Glass International, a Secaucus, New Jersey-based maker of architectural glass.

He said he has bought the building as an investment and plans to exercise an option to renew a five-year lease for it with Crystal Rock in September.

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"Hopefully, they'll stay," he told the Hartford Business Journal.

Henry E. Baker Jr.'s father, Henry E. Baker Sr., founded the company in 1914 in Stamford before it moved its headquarters to Watertown in 1988. The company was acquired by Canada-based Primo Water North America in 2022.

The two-story building contains 22,813 square feet of space and is still used by Crystal Rock as warehouse space.

The property was assessed at \$2.42 million and appraised at \$3.46 million in 2024, according to Stamford's property records. It sits on a 1.8-acre parcel.

Kravet Realty said in a brochure that Stamford's zoning regulations permit up to 11 units of housing on the property, thanks to a 2024 zoning amendment.

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“This is a rare chance to invest in an irreplaceable piece of Stamford real estate, with both immediate and future upside,” it said.

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