

# 110 Viaduct Road Stamford, CT

## Offering Memorandum For Sale Or Lease\* / Investment Opportunity

\*Current Tenant has one (1) five-year option to renew Lease. Notice to be given no later than 4/1/2015.



Presented by:  
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## --Confidentiality & Disclaimer Statement

This Offering Memorandum contains select information pertaining to the business and affairs of the Property at 110 Viaduct Road, Stamford, CT. It has been prepared by Kravet Realty LLC. This Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser or tenant may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser or tenant of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Kravet Realty LLC. The material is based in part upon information supplied by the Seller and in part upon financial information obtained by 110 Viaduct Road, Stamford, CT from sources it deems reliable. Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers or tenants should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

By acknowledging your receipt of this Offering Memorandum from 110 Viaduct Road, Stamford, CT, you agree:

- 1) The Offering Memorandum and its contents are confidential;
- 2) You will hold it and treat it in the strictest of confidence; and
- 3) You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Seller.

Owner and Kravet Realty LLC expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase or lease the Property unless and until a written agreement for the purchase and sale of the Property or a lease has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of 110 Viaduct Road, Stamford, CT or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's or tenant's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale or lease of the Property shall be limited to those expressly provided in an executed Purchase Agreement or Lease and shall be subject to the terms thereof. In no event shall a prospective purchaser or tenant have any other claims against Seller or Kravet Realty LLC or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Offering Memorandum.

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# Executive Summary

110 Viaduct Road is in the Research Industrial Park off exit 9 off I-95 in Stamford, Connecticut, approximately 2.5 miles off the interstate. The building is 39,160 s.f with 35 ft ceiling height. It is a Butler building, built in 2000. It has 3 loading docks and one drive-in door. It has a 20 year guarantee including the roof. The property is in the MG Zone. It sits on 1.99 acres. The current tenant lease expires June 30, 2015. They will be paying \$397,468 starting in their first year of renewal option. The annual NNN rent is paid monthly. The square foot rent price is \$10.14 per square foot. The current tenant; Bolliger Mobility, has until April 1st to give their intent to renew. There is no provision in the current lease/option to charge for CAM or management fee. The property has a clean environmental report

The offering price is \$4,750,000 or \$121 per square foot, 8.3% cap if the tenant renews. If the tenant doesn't renew, the building is arguably worth more, as market rent for hard to find industrial space in Stamford with 35 ft ceiling height is no less than \$12 NNN. The buyer will also have some strategic advantages to buy the surrounding properties in the future, should they become available.







# Valuation

## Financial Analysis (Tenant Renewals) - Start date July 1, 2015

YEAR	(1)	(2)	(3)	(4)	(5)
Vacancy	0	0	0	0	0
Net Rent	\$397,468	\$405,419	\$413,527	\$421,497	\$430,233
Taxes*	\$60,273	\$61,478	\$62,708	\$63,962	\$65,241
Insurance*	\$4,800	\$4,896	\$4,993	\$5,093	\$5,195
Net operating Income	\$397,468-	\$405,419	\$413,527	\$421,497	\$430,233
Price per Square Foot	\$10. <sup>14</sup>	\$10. <sup>35</sup>	\$10. <sup>55</sup>	\$10. <sup>77</sup>	\$10. <sup>98</sup>

\* assumes 2% annual growth

Initial Cap Rate: 8.36% • Cap/ex Reserves (\$10,000 annual)



# Zoning

The Subject Site is zoned "MG", a General Industrial District. The legal description of the property is on file with Stamford Town Clerk.

The following uses are approved for MG zoning by the Stamford Zoning Board, but Section 7.5 "Review of Large Scale Development" should be consulted to determine if Special Exception approval is required. Where such use is marked with an "**XM**", such use is permitted with a maximum of 1,500 square feet of gross floor area for each such establishment, and a total of 30,000 square feet of gross floor area for all such establishments in the CC-S District. Where such use is marked with an "**A**", it is subject to approval by the Zoning Board of Appeals, in accordance with procedures and standards as set forth in the statutes and as provided for under Section 19 of these Regulations. Where such use is marked with a "**B**", it is subject to approval by the Zoning Board, in accordance with procedures and standards as set forth under Section 9 and Section 19 of these Regulations. Where such use is marked with an "**XR**", such retail use shall not exceed 5,000 square feet of gross floor area for each such separate retail establishment; and in the aggregate, such retail use shall not exceed 50 percent of maximum permitted floor area for any parcel, excluding retail which is accessory to an industrial use.

## Adult Entertainment Establishment - "**A**"

Agencies - Real Estate, Insurance, Employment  
Amusements - Outdoor Temporary, Circus, Fairs, etc  
Amusements - Dance Hall, Billiard Parlor; Indoor  
Amusements - Theatre, Pools, Arena; Outdoor  
Auto & Airplane Assembly  
Auto Parking Area, Commercial & Municipal  
Auto Rental Service Facility  
Auto Sales Agency, New with Used  
Auto Sales Area, Used  
Auto Service Station - "**A**"  
Auto Wrecking Area, Junk Yard - "**B**"  
Automatic Car Wash Establishments - "**A**"  
Automotive Equipment & Service  
Bakeries, Commercial or Wholesale  
Bakeries, Retail - "**XR**"  
Bank & Financial Institutions  
Barber, Beauty Shops - "**XR**"  
Boat, Marine Accessories; Outboard Motor Sales & Repairs  
Boat Storage & Repair  
Bottling Plant  
Brewery, Distillery  
Brick, Tile, Terra Cotta, Cement Block, Cast Stone Mfg  
Building Material, Sales & Storage  
Cafe, includes Entertainment & Liquors  
Cafe, excludes Entertainment but includes Liquors  
Canvas Products Mfg

## Carpentry, Woodworking Shop

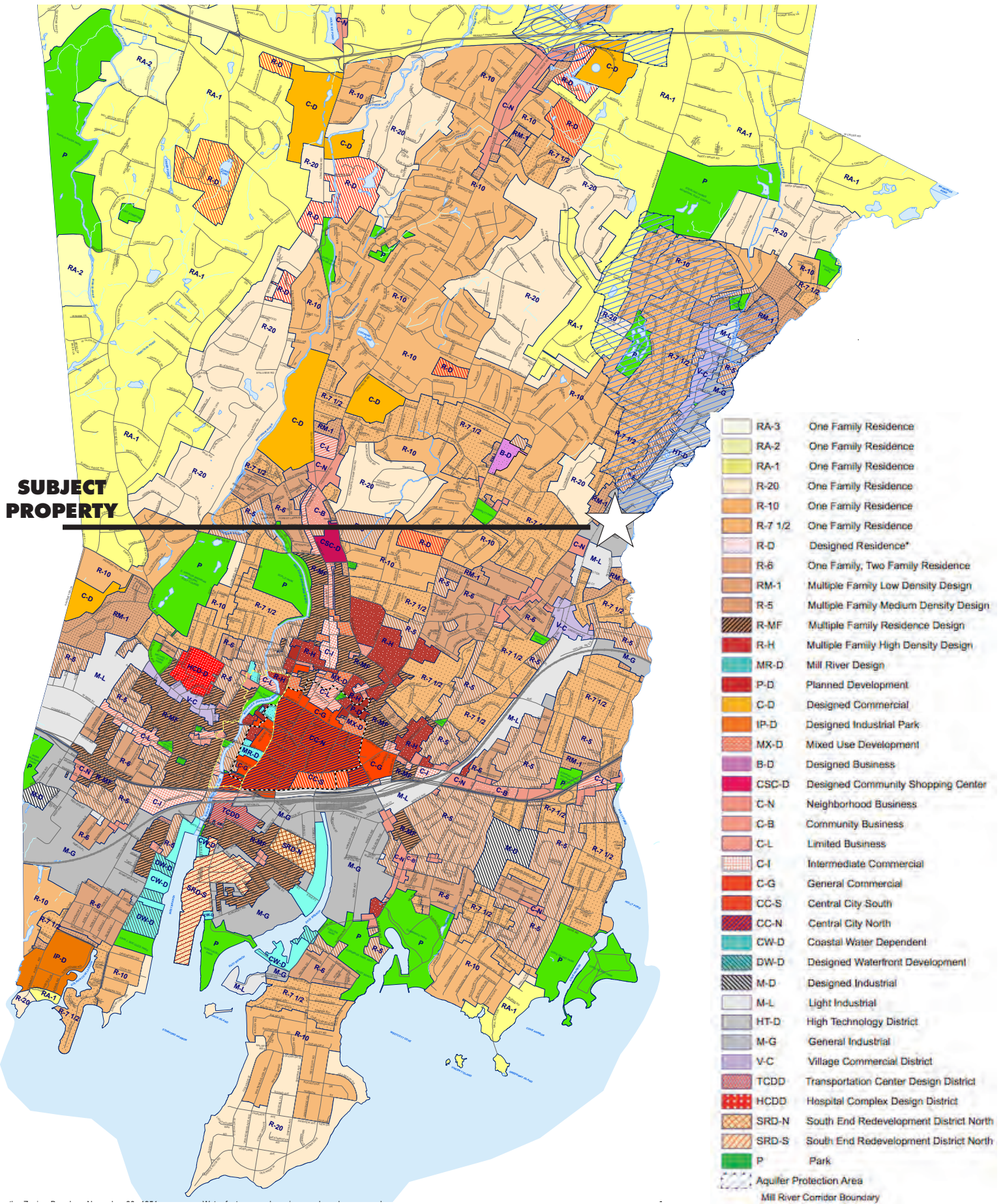
Casting, Foundry  
Chemical Mfg. & Storage- "**A**"  
Child Day Care Center - "**A**"  
Christmas Trees, Holly Wreaths & Similar Christmas  
Decorations, the sale of  
Churches & Religious Institutions  
Clubs -Country, Golf, Yacht, Beach  
Clubs & Lodges Non-Profit  
Coal Storage and Sales  
Color Scanning Shop  
Community Center  
Contractor's Material & Equipment Storage Yard & Bldg  
Crematory, except in cemetery  
Drug Store  
Electronics Scientific Instrument Mfg  
Emergency Shelter - "**A**"  
Equipment Rental, General  
Family Day Care Home - "**A**"  
Food Catering, including preparation of all foods  
for off- premises consumption  
Food Processing, Live & Dressed Poultry  
Food Processing, Retail on Premises  
Food Processing, Wholesale, excludes Meat, Fish,  
Vinegar, Yeast, Fat  
Food Shops, Retail  
Fire Station Volunteer - "**A**"

Freight Classification Yard  
 Garages, Private  
 Garages, Public  
 Garages, Bus & Taxi Service  
 Gas Mfg. & Storage  
 Glass Fabricators & Installation  
 Glass Mfg. or Processing  
 Golf Course, Miniature or Simulated  
 Group Day Care Home - **"A"**  
 Gymnasium or Physical Culture Establishment  
 Hardware Store - **"XR"**  
 Historic Site - **"A"**  
 Ice Dispensing Service, Retail  
 Ice Skating Rink - Indoor  
 Jewelry Mfg  
 Laboratories, research  
 Laundry, Cleaning & Dyeing Agency  
 Laundry, Cleaning & Dyeing Establishment  
 Laundry & Dry Cleaning Establishment, Retail  
 Laundry, Self-Service; Dry Cleaning, Self-Service  
 Machine Shop, Blacksmith Shop  
 Manufacture & Assembly of:  
 Art Goods; Boxes; Candy; Clothing; Cosmetics;  
     Drugs; Electrical Goods; Excelsior; Felt; Fibre;  
     Firearms; Flavoring; Furniture; Glass Products; Hats;  
     House, Office and Theatre Equipment; Ladders;  
     Leather & Sporting Goods; Mattresses; Models,  
     Tools & Appliances; Musical Instruments; Novelties;  
     Paper Products; Perfumes; Playground Equipment;  
     Signs; Staging; Stationery; Store & Office  
     Equipment; Synthetic & Plastics Products; Textiles;  
     Toilet Preparations; Toys  
 Meat Processing excluding Slaughtering, Curing &  
     Smoking  
 Metal Fabrication of Light Sheet Metal Ducts,  
     Gutters, Leaders  
 Microwave Transmission Facilities, Commercial;  
     Principal or Accessory Use  
 Newsstand, Variety Store - **"XR"**  
 Nursing Home  
 Millwork, Cabinet Work  
 Offices, Business & Professional  
 Official Emissions Inspection Station - **"A"**  
 Optical & Scientific Instrument Mfg  
 Package Liquor Stores - **"XR"**  
 Paint Stores, Retail - **"XR"**  
 Paint Stores including wholesale paint stores for  
     Resale off Premises  
 Passenger Terminals & Stations  
 Personal Wireless Service Facility  
 Petroleum Products, Bulk Storage

Photo Engraving  
 Plating, Lacquering & Finishing of Metals  
 Plumbing & Heating Shop  
 Printing; Industrial; Wall Paper  
 Printing; Job Shop, Publisher  
 Professional Offices, Medical  
 Professional Offices, Principal Use  
 Professional Pharmacy  
 Public & Charitable Agencies  
 Public Libraries or Branch thereof - **"A"**  
 Public Utility Buildings  
 Public Utility Generating Plant - **"A"**  
 Public Utility Service Yards  
 Public Utility Transformer & Pump Stations  
 Pulp, Paper, Cardboard, Building Board Mfg  
 Racquetball Facility  
 Radio Controlled Miniature Car Facility  
 Radio & television Broadcasting Stations & Masts -  
**"A"**  
 Rag, Bag & Carpet Cleaning  
 Recycling Preparation Operation - **"B"**  
 Restaurant, includes Entertainment & Liquors  
 Restaurant, excludes Entertainment but includes  
 Liquors  
 Restaurant, Carry-Out  
 Restaurant, Drive-In  
 Restaurant, Fast-Food  
 Roller Skating Rink - **"A"**  
 Sand & Gravel Bank, No Crushing  
 Sand & Gravel Pit; No Crushing - **"A"**  
 School, Non-Public - **"A"**  
 School, Public  
 Schools, Vocational & Secretarial  
 Ship & Boat Building  
 Shoe Repair Shop  
 Sign Painting  
 Sorting, Baling, Processing or Storage of  
     Junk, Wood, Metal, Paper  
 Stone & Monument Works, Mfg., Display & Sale  
 Storage of Road Construction & Grading Equipment  
 Tavern  
 Tennis Courts, Indoor - **"A"**  
 Truck & Terminal, Classification Bldg. and/or Yard  
 Upholsterer  
 Veterinary, Dog & Cat Hospitals, Kennels  
 Veterinary, Domestic Cats Only  
 Vinegar & Sauerkraut Mfg  
 Vitreous Ware, Pottery & Porcelain Mfg  
 Wearing Apparel Fabrication & Processing  
 Welding Supplies & Equipment Including  
     Welding Gases, Storage and Sale  
 Wholesale, Closed Storage Bldg. & Warehouses



# Zoning Map



# Market Overview

## Comparable Properties

### I: For Sale



Address	Sq Ft	Price	Acres	# Floors	Age
482 Glenbrook Rd	18,000 Sq Ft	<b>\$2,750,000</b> <b>\$127<sup>37</sup>/sq ft</b>	.43	1	1960
12 Largo Dr	90,000 Sq Ft	<b>\$22,000,000</b> <b>\$244<sup>44</sup>/sq ft</b>	3.75	1	1975
80 Largo Dr	15,300 Sq Ft	Unpublished	6.40	2	2003
45 Research Dr	20,000 Sq Ft	<b>\$3,200,000</b> <b>\$265<sup>76</sup>/sq ft</b>	1.05	2	1959
50 Research Dr	10,000 Sq Ft	<b>\$1,550,000</b> <b>\$160<sup>00</sup>/sq ft</b>	.34	1	1962
57 Viaduct Rd	25,320 Sq Ft	<b>\$6,500,000</b> <b>\$256<sup>71</sup>/sq ft</b>	.42	1	1972
20 Acosta St	16,800 Sq Ft	<b>\$2,600,000</b> <b>\$154<sup>76</sup>/sq ft</b>	.42	2	1973
44 Homestead Ave	15,200 Sq Ft	<b>\$2,000,000</b> <b>\$131<sup>58</sup>/sq ft</b>	.49 .49.	1	1965
130 Lenox Ave Condos for Sale	52,147 Sq Ft	<b>\$275,000/condo</b> <b>\$255<sup>10</sup>/sq ft</b>	1 AC	2	1953
46-50 Magee Ave	7,988 Sq Ft	<b>\$1,375,000</b> <b>\$172<sup>13</sup>/sq ft</b>	.19	1	1970
184 Selleck St	17,658 Sq Ft	<b>\$2,600,000</b> <b>\$147<sup>24</sup>/sq ft</b>	.33	2	1958
73 Southfield Ave	5,570 Sq Ft	<b>\$1,400,000</b> <b>\$251<sup>35</sup>/sq ft</b>	.17	1	1945




## II: For Lease



Address	Sq Ft	Asking Price
121 Hamilton Ave	32,239 Sq Ft	<b>\$13 - \$13<sup>50</sup>/sf</b>
502-538 Canal St	9,200 Sq Ft	<b>\$15/sq</b>
375 Fairfield Ave Building 4	5,300 Sq Ft	<b>\$12/sq ft</b>
425 Fairfield Ave Building 4	1,500 Sq Ft	<b>\$9/sq ft</b>
225 Greenwich Ave	2,000 Sq Ft 5,000 Sq Ft	<b>\$9/sq ft</b> <b>\$7-\$12/sq ft</b>
75-77 Selleck St	17,803 Sq Ft	<b>\$10/sq ft</b>
63 Taff Ave	3,000 Sq Ft	<b>\$24/sq ft</b>
48 Union St	10,000 Sq Ft 1,000 Sq Ft	<b>\$15/sq ft</b> <b>\$24/sq ft</b>



# Demographics

Research Park									
110 Viaduct Rd, Stamford, CT 06907									
Building Type: Industrial			Warehouse Avail: -						
RBA: 39,160 SF			Office Avail: -						
Land Area: 1.99 AC			% Leased: 100%						
Total Available: 0 SF			Rent/SF/Yr: -						
Radius		1 Mile		3 Mile		5 Mile			
Population									
2019 Projection		15,552		121,544		209,451			
2014 Estimate		15,102		117,027		201,799			
2010 Census		15,035		113,355		195,891			
Growth 2014 - 2019		2.98%		3.86%		3.79%			
Growth 2010 - 2014		0.45%		3.24%		3.02%			
2014 Population by Hispanic Origin		2,145		25,882		40,283			
2014 Population By Race		15,102		117,027		201,799			
White		12,728 84.28%		88,723 75.81%		158,711 78.65%			
Black		1,069 7.08%		15,229 13.01%		23,676 11.73%			
Am. Indian & Alaskan		46 0.30%		716 0.61%		1,078 0.53%			
Asian		1,009 6.68%		10,023 8.56%		14,440 7.16%			
Hawaiian & Pacific Island		14 0.09%		146 0.12%		256 0.13%			
Other		237 1.57%		2,189 1.87%		3,638 1.80%			
Households									
2019 Projection		5,793		46,646		78,302			
2014 Estimate		5,639		44,880		75,415			
2010 Census		5,663		43,444		73,244			
Growth 2014 - 2019		2.73%		3.93%		3.83%			
Growth 2010 - 2014		-2.24%		0.30%		0.01%			
Owner Occupied		4,053 71.87%		25,006 55.72%		46,384 61.51%			
Renter Occupied		1,586 28.13%		19,874 44.28%		29,031 38.49%			
2014 Households by HH Income		5,639		44,880		75,415			
Income: <\$25,000		734 13.02%		7,625 16.99%		11,152 14.79%			
Income: \$25,000 - \$50,000		763 13.53%		7,006 15.61%		10,819 14.35%			
Income: \$50,000 - \$75,000		928 16.46%		7,416 16.52%		11,190 14.84%			
Income: \$75,000 - \$100,000		612 10.85%		4,895 10.91%		7,714 10.23%			
Income: \$100,000 - \$125,000		634 11.24%		4,043 9.01%		7,144 9.47%			
Income: \$125,000 - \$150,000		450 7.98%		3,212 7.16%		5,128 6.80%			
Income: \$150,000 - \$200,000		434 7.70%		3,458 7.70%		6,243 8.28%			
Income: \$200,000+		1,084 19.22%		7,225 16.10%		16,025 21.25%			
2014 Avg Household Income		\$123,505		\$111,368		\$125,900			
2014 Med Household Income		\$91,115		\$77,007		\$89,734			

# Property Information

## 110 Viaduct Road

<b>Location</b>	110 VIADUCT ROAD
<b>Mblu</b>	000/ 3435/ //
<b>Acct#</b>	000-3435
<b>Owner</b>	TEN HOPE INVESTORS LLC
<b>Assessment</b>	\$2,533,550
<b>PID</b>	27291
<b>Building Count</b>	1

### Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2013	\$1,446,230	\$1,087,320	\$2,533,550

### Ownership History

Owner	Sale Price	Book & Page	Sale Date
JJ CASSONE BAKERY INC	\$0	5216 / 183	03/04/1999
CASSONES BAKERY INC	\$0	1267 / 237	05/18/1972

### Building Information

#### Building 1 : Section 1

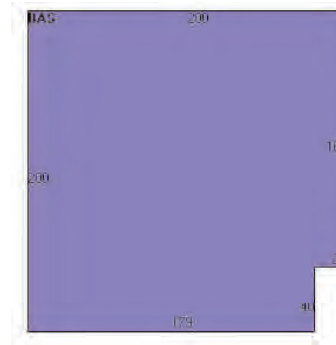
**Year Built:** 2000  
**Living Area:** 39160

#### Building Attributes

Field	Description
STYLE	Warehouse
Stories:	1
Occupancy	1
Exterior Wall 1	Pre-finish Metl
Exterior Wall 2	Concr/Cinder
Roof Structure	Flat
Roof Cover	T&G/Rubber
Interior Wall 1	Minimum
Interior Wall 2	
Interior Floor 1	Concrete Slab
Interior Floor 2	
Heating Fuel	Gas/LP
Heating Type	Forced Air-Duc
AC Type	None
Bldg Use	Industrial MDL-96
Total Rooms	
Total Bedrms	00
Total Baths	0
1st Floor Use:	300
Heat/AC	Heat/AC Pkgs
Frame Type	FireProofSteel
Baths/Plumbing	Average
Ceiling/Wall	Ceil & Mn Wall
Rooms/Prtns	Average
Wall Height	35
% Comn Wall	



### Building Layout



#### Building Sub-Areas

Code	Description	Gross Area	Living Area
BAS	First Floor	39160	39160
		39160	39160

#### Legend

#### Outbuilding

Code	Description	Sub Code	Sub Description	Size	Value	Legend Bldg #
LP4	Paving Asphlt			17000 S.F.	\$17,210	

#### Land Use

**Use Code :** 300      **Description :** Industrial MDL-96      **Zone :** MG      **Neighborhood :** 0400      **Alt Land Appr :** No      **Category**

#### Land Line Valuation

**Size (Acres) :** 1.99      **Depth :**      **Assessed Value :** \$1,087,320

#### Valuation History

Assessment			
Valuation Year	Improvements	Land	Total
2012	\$1,446,230	\$1,087,320	\$2,533,550
2011	\$1,807,700	\$1,342,920	\$3,150,620
2010	\$1,929,260	\$1,678,640	\$3,607,900

#### Extra Features

Code	Description	Size	Value	Legend Bldg #
OH2	Door Overhd Re	4 UNITS	\$12,600	1
SPR1	Sprinklers - Wet	39160 S.F	\$52,870	1
HL1	Hydro Lift Com	3 UNITS	\$11,340	1





20–2000–1; 200–300–20 of the Regulations of Connecticut State Agencies and the Standards for Surveys and Maps in the State of Connecticut" as adopted by the Connecticut Association of Land Surveyors, Inc. as an improvement location survey the Horizontal Delineation Accuracy of 1:2 with a bearing of 100° 00' 00" and a distance of 100.00 feet from the center of the road to the center of the road. The dimensions were properly stated as other physical locations. Physical features depicted without specific dimensions are indicated by reference only.

2. *Reference is made to* *Force 1A*, *May 1951*, *at 12145*.
3. *Reference is made to* *Force 1A*, *May 1951*, *at 12145*, *12040*, *12041*, *12044*, *12054*, *12055*, *12056*, *12057*, *12058*, *12059*, *12060*, *12061*, *12062*, *12063*, *12064*, *12065*, *12066*, *12067*, *12068*, *12069*, *12070*, *12071*, *12072*, *12073*, *12074*, *12075*, *12076*, *12077*, *12078*, *12079*, *12080*, *12081*, *12082*, *12083*, *12084*, *12085*, *12086*, *12087*, *12088*, *12089*, *12090*, *12091*, *12092*, *12093*, *12094*, *12095*, *12096*, *12097*, *12098*, *12099*, *12100*, *12101*, *12102*, *12103*, *12104*, *12105*, *12106*, *12107*, *12108*, *12109*, *12110*, *12111*, *12112*, *12113*, *12114*, *12115*, *12116*, *12117*, *12118*, *12119*, *12120*, *12121*, *12122*, *12123*, *12124*, *12125*, *12126*, *12127*, *12128*, *12129*, *12130*, *12131*, *12132*, *12133*, *12134*, *12135*, *12136*, *12137*, *12138*, *12139*, *12140*, *12141*, *12142*, *12143*, *12144*, *12145*, *12146*, *12147*, *12148*, *12149*, *12150*, *12151*, *12152*, *12153*, *12154*, *12155*, *12156*, *12157*, *12158*, *12159*, *12160*, *12161*, *12162*, *12163*, *12164*, *12165*, *12166*, *12167*, *12168*, *12169*, *12170*, *12171*, *12172*, *12173*, *12174*, *12175*, *12176*, *12177*, *12178*, *12179*, *12180*, *12181*, *12182*, *12183*, *12184*, *12185*, *12186*, *12187*, *12188*, *12189*, *12190*, *12191*, *12192*, *12193*, *12194*, *12195*, *12196*, *12197*, *12198*, *12199*, *12200*, *12201*, *12202*, *12203*, *12204*, *12205*, *12206*, *12207*, *12208*, *12209*, *12210*, *12211*, *12212*, *12213*, *12214*, *12215*, *12216*, *12217*, *12218*, *12219*, *12220*, *12221*, *12222*, *12223*, *12224*, *12225*, *12226*, *12227*, *12228*, *12229*, *12230*, *12231*, *12232*, *12233*, *12234*, *12235*, *12236*, *12237*, *12238*, *12239*, *12240*, *12241*, *12242*, *12243*, *12244*, *12245*, *12246*, *12247*, *12248*, *12249*, *12250*, *12251*, *12252*, *12253*, *12254*, *12255*, *12256*, *12257*, *12258*, *12259*, *12260*, *12261*, *12262*, *12263*, *12264*, *12265*, *12266*, *12267*, *12268*, *12269*, *12270*, *12271*, *12272*, *12273*, *12274*, *12275*, *12276*, *12277*, *12278*, *12279*, *12280*, *12281*, *12282*, *12283*, *12284*, *12285*, *12286*, *12287*, *12288*, *12289*, *12290*, *12291*, *12292*, *12293*, *12294*, *12295*, *12296*, *12297*, *12298*, *12299*, *12300*, *12301*, *12302*, *12303*, *12304*, *12305*, *12306*, *12307*, *12308*, *12309*, *12310*, *12311*, *12312*, *12313*, *12314*, *12315*, *12316*, *12317*, *12318*, *12319*, *12320*, *12321*, *12322*, *12323*, *12324*, *12325*, *12326*, *12327*, *12328*, *12329*, *12330*, *12331*, *12332*, *12333*, *12334*, *12335*, *12336*, *12337*, *12338*, *12339*, *12340*, *12341*, *12342*, *12343*, *12344*, *12345*, *12346*, *12347*, *12348*, *12349*, *12350*, *12351*, *12352*, *12353*, *12354*, *12355*, *12356*, *12357*, *12358*, *12359*, *12360*, *12361*, *12362*, *12363*, *12364*, *12365*, *12366*, *12367*, *12368*, *12369*, *12370*, *12371*, *12372*, *12373*, *12374*, *12375*, *12376*, *12377*, *12378*, *12379*, *12380*, *12381*, *12382*, *12383*, *12384*, *12385*, *12386*, *12387*, *12388*, *12389*, *12390*, *12391*, *12392*, *12393*, *12394*, *12395*, *12396*, *12397*, *12398*, *12399*, *12400*, *12401*, *12402*, *12403*, *12404*, *12405*, *12406*, *12407*, *12408*, *12409*, *12410*, *12411*, *12412*, *1*

ANTHONY N. TARZIA  
206 7064 PG 177 S15

N/T  
VICTOR C. GREENE  
PLOT A, MAP 4085 S.L.R.  
BX. 1853 PG. 286 S.L.R.  
#669 MOORE STREET

N/F  
NEWMAN PROPERTIES  
6015 E & F, MAP 4085 S.L.R.  
BX. 2774, PG. 67 S.L.R.  
#649 HOPE STREET

ZONE R-5  
ZONE M-G

ZONE R-5  
ZONE M-G

WAREHOUSE

N/H  
RIVERBEND PARTNERS  
MAP 7040 S.L.R.  
SECOND TRACT, BK. 2560, PG. 85 S.L.R.

BLOCK: 319  
ZONE: M-G

INSET  
1"=60'

REVERSE: 9/15/50 - ADDITIONAL UTILITY INFORMATION

# IMPROVEMENT LOCATION SURVEY

STORM & SANITARY SEWERS  
ON  
PARCEL A-1, MAP 9216 S.L.H.  
CHIPPENHAM ST.

TEN HOPE INVESTORS, LL

20 40  
256-57,000

[illegible]

# 110 Viaduct Road, Stamford, CT

Offering Memorandum • For Sale Or Lease / Investment Opportunity

