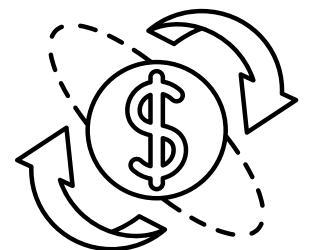




ATLAS CAPITAL GROUP

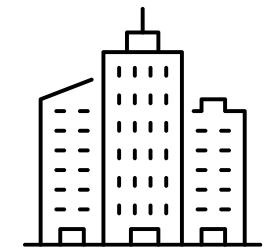
We have extensive experience in master planning, entitling, developing, operating, and leasing intricate assets, our track record demonstrates success in managing portfolios across diverse asset types and adding value to our communities.





\$7.7B

Total Capitalization
Since Founding



65

Commercial Assets
Owned & Operated



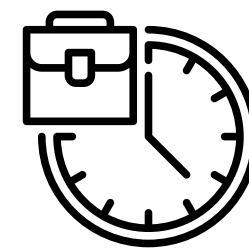
17M

Sq Ft. Owned
& Operated



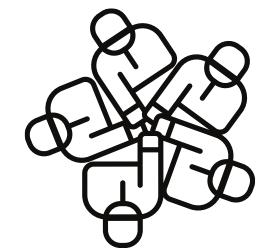
20+ Year

Partners in Business



18 Year

Avg. Years of
Experience from
the Senior Team



100+

Professionals
Across Verticals



ROW DTLA

Atlas acquired a bankrupt real estate corporation through a public to private transaction, transforming its key assets, Alameda Square (the renowned Southern Pacific Railroad Terminal) and the 7th Street Produce Market into ROW DTLA—a dynamic 33-acre urban district in LA's thriving Arts District. With 1.8 million square feet of mixed-use space, ROW DTLA showcases Atlas' successful repositioning strategy, featuring creative offices, distinguished restaurants, and a diverse array of bespoke merchants. Atlas looks ahead to securing entitlements for 5 acres well-suited for multi-family development.



The Factory

Atlas secured the 1.1 million sq. ft. property through a pre-packaged bankruptcy, revitalizing the century-old Macy's furniture warehouse into a vibrant creative office hub. Through a strategic redevelopment plan, Atlas successfully positioned The Factory as an ideal choice for creative office and production users priced out of Manhattan and Brooklyn, resulting in a continuous influx of a young, educated and innovative community. This redevelopment significantly contributes to the “live, work, play” ethos of Long Island City.

132 Griffin Rd North
Bloomfield, CT

Existing Conditions: Overall Site and Street Photos



Site Area

DISTANCE OF PL TO PL = 30'

DISTANCE FROM NORTHEAST CORNER OF CONCEPT BLDG TO SCHOOL = 375'



Site



VIEW LOOKING NORTH FROM ROUTE 189/187 INTERSECTION



VIEW DRIVING WEST ALONG ROUTE 187

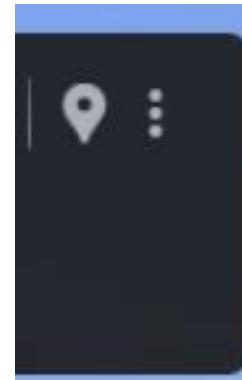
Jul 2024 [See more dates](#)



VIEW DRIVING WEST ALONG ROUTE 187



VIEW DRIVING NORTH ALONG GRIFFIN RD N



VIEW DRIVING NORTH ALONG GRIFFIN RD N



VIEW DRIVING EAST ALONG GRIFFIN RD N



VIEW DRIVING EAST ALONG GRIFFIN RD N



VIEW DRIVING EAST ALONG GRIFFIN RD N



VIEW LOOKING WEST TO SITE FROM GRIFFIN RD N (WINDSOR LINE)



VIEW LOOKING WEST TO SITE FROM GRIFFIN RD N (WINDSOR LINE)

Zoning Summary

DDZ / Category 2 Land Use Type: Data Processing and Product Development Facility

REGULATIONS

Zoning

Jurisdiction	<u>Town of Bloomfield</u>		
Zoning Designation	DDZ Planned Development		
Min Lot Area	871,200 SF (20 AC)		
Max Impervious Coverage	50%		
Max Height	60FT or 4 Stories	*48FT per updated masterplan	
Building Setbacks	Front	0 FT	*100FT per updated masterplan
	Side	0 FT	*100FT per updated masterplan
	Rear	0 FT	*100FT per updated masterplan

PROJECT DATA

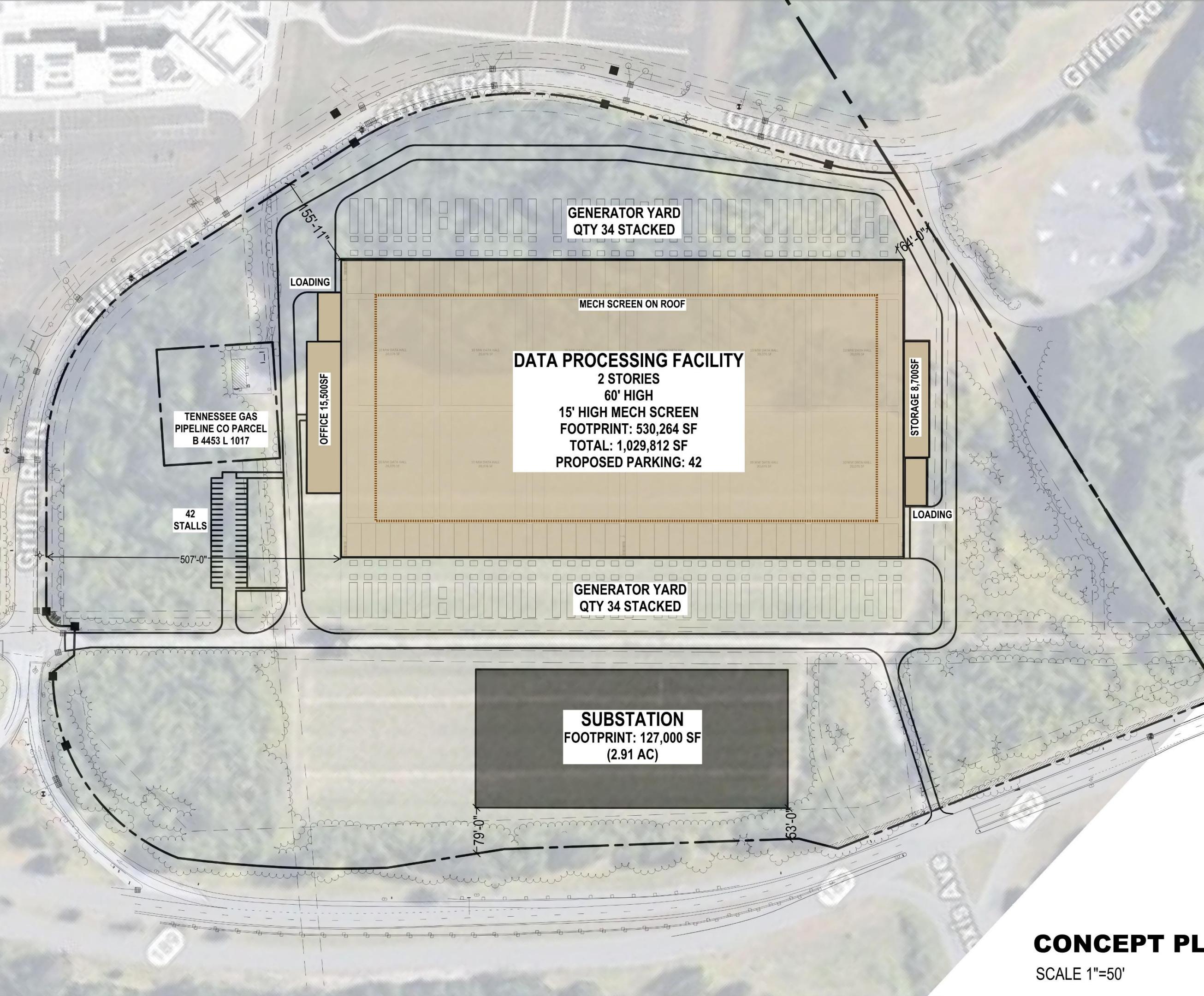
Site Summary

Gross Site Area	1,935,806 SF	44.44 AC
Wetlands	2,000 SF	
Substation	127,000 SF	2.91 AC
Net Buildable Area	1,808,806 SF	41.53 AC

Impervious Coverage	Total Area	690,027 SF
	Bldg Footprint	530,264 SF
	Substation	127,000 SF
	Roadways	32,763 SF
	Percentage	36% *48% coverage per updated masterpl

	FAR	Gross	34%
<u>Building</u>	Building Area	Total Area	1,029,812 SF
	Data Halls	998,794 SF	
	Office	15,500 SF	
	Storage	8,700 SF	
	Loading	6,818 SF	

Conceptual Plan



REGULATIONS

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PROJECT DATA

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Building

Building Area	Total Area	1,029,812 SF
Data Halls	Data Halls	998,794 SF
Office	Office	15,500 SF
Storage	Storage	8,700 SF
Loading	Loading	6,818 SF

Parking Provided	Per employee	42 *+1400 per updated masterplan
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CONCEPT PLAN

SCALE 1"=50'

