



nerej

Improvements in Wallingford's downtown having an effect with eleven new businesses opening

September 18, 2007 - Connecticut

Recent improvements to Wallingford's downtown, including planters and a newly painted gazebo, are having an effect on rental space. During the summer, eleven new businesses opened. Come for Coffee And€€, one of the newest to open, occupies the lower level of a Victorian home at 235 Center St. The shop offers an array of freshly ground coffees and specialty baked items and also offers crafts made by local artisans. It recently expanded its menu to include light lunches and custom gift baskets.

Also new to Wallingford's downtown is Freelance Translations at 6 No. Main St. Maria Harlow, owner and a native of Columbia, saw too many clients at her last job with a law firm unable to clearly understand documents or verbal instructions. Freelance Translations translates and interprets verbal and written communications in English, Spanish and French. Harlow plans to expand her business into other languages - Polish and Chinese.

Other new shops in downtown include: Exit Creative Realty - 136 Center St., Brick Alley Boutique - 6 Meadow St., Ronnie's Pizza - 370 Center St., Center Street Wine & Spirits - 382 Center St., Jake's Wine & Tapa's Bar - 179 Center St., Serenity Salon & Day Spa - 118 Center St., Kindermusic - 31 Hall Ave., Red Scroll Records - 24 No. Colony St. and Western Fashion Y Mas - 35B No. Colony St.

Industrial Development

In June 2007, APS Technology, a CT engineering and manufacturing firm, relocated to Wallingford, occupying a 49,000 s/f facility at 7 Laser Ln. The company plans to construct a 10,000 s/f addition to its existing facility plus a second building on the 9-acre site. APS manufactures sensors used in the oil and gas drilling industries. The sensors detect crucial data that is communicated to drilling operators on the surface. The sensors are vital for boring paths that do not follow direct vertical lines. APS Technology was listed for the past three years among the state's top 50 companies in the Deloitte Connecticut Technology Program. APS employs 75 people and expects to add an additional 25.

In August, Wallingford's town council approved a legal agreement to sell portions of three town roads to Ulbrich Stainless Steel & Special Metals for the expansion of its facility. Ulbrich plans to construct an 11,000 s/f addition to their facility on 1 Dudley Ave. Ulbrich manufactures thin gauge stainless and special metal strips used in the medical equipment, power generation and aircraft industries. The company will spend between \$4 - \$5 million on construction and equipment and expects to increase its workforce of 150 by 7. Ulbrich has been in Wallingford since 1924.

Other announced industrial expansions include: Polyloc, construction of a 149,780 s/f warehouse/manufacturing facility at 3 Fairfield Blvd.,

Abel Womack, construction of a 22,000 s/f manufacturing facility at 40 Carpenter Ln. and Aerocess,

Inc. leasing 10,000 s/f at 10 Beaumont Rd.

Rte. 5

Midstate Medical Center announced plans in August to construct a 47,592 s/f medical office building at the Stop & Shop Plaza at 890 No. Colony Rd. The plan to construct a medical office building in Wallingford follows a recent trend in which hospitals are reaching out and constructing facilities in the communities they serve. The developer is Readco of Old Lyme.

Humphrey's Grille and Bar announced plans to open its third Connecticut restaurant at 970 No. Colony Rd. in November. Humphrey's specializes in overstuffed sandwiches, live music and late night dining. Humphrey's will occupy 4,000 s/f in Wallingford Plaza.

Warehousing/Distribution

Wallingford's accessibility to major state highways was cited by companies who recently chose to relocate in Wallingford. Over the past three months, three new warehousing/distribution companies chose Wallingford for their new facilities. In April, specialty food distributor, Davidson Co. leased 60,000 s/f at 25 Research Pkwy. Founded in 1974, the company distributes over 4,000 upscale, gourmet and organic food products throughout New England and New York. Davidson employs 175 people.

In August, Benco Dental Company signed a lease to occupy 7,750 s/f at 1070 No. Farms Rd. The Pennsylvania-based dental supply company relocated its regional office and service business to Wallingford. Also in August, Lasership, Inc. a courier service, announced plans to relocate into 21,300 s/f at 1068 No. Farms Rd.

Doreen DeSarro is the business recruiter at Wallingford EDC.

New England Real Estate Journal - 17 Accord Park Drive #207, Norwell MA 02061 - (781) 878-4540