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## Current industrial, retail and office developments in Wallingford

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### Industrial Development

Governor Dannel Malloy recently announced that the state of Connecticut will provide Wallingford-based BYK USA, Inc. with \$6 million in assistance to help the international manufacturer expand its current facilities and add 37 employees within three years. BYK USA Inc., a subsidiary of Germany-based BYK-Chemie GmbH, researches, develops, and produces additives for the paint, ink and plastics industries. Through the company's innovations, its additives are being used as coatings in the architectural, industrial and automotive fields. BYK will construct a 55,000 s/f, state-of-the-art manufacturing facility, a new applications laboratory and install new machinery and equipment at its 524 So. Cherry St. location. "Wallingford and the entire state of Connecticut, as well, are celebrating the news of this project," said Catherine Smith, Commissioner of DECD. "This is a company with facilities all over the world, including Europe, South America, Asia and the Middle East."

Wallingford's Planning & Zoning Commission recently approved the construction of an 80,000 s/f industrial building, known as Building #4, in Northrop Industrial Park. The developer, John Orsini, is also the owner of Executive Auto Group in Wallingford. Three buildings totaling 120,000 s/f have already been constructed and are currently leased. Once construction is completed on building # 4 and on two additional proposed buildings, the park will include 281,000 s/f of new industrial/warehousing space.

### Retail Development

Over the past three months, several national chains announced new locations along Rte. 5 in Wallingford: Moe's Southwest Grill at 970 No. Colony Rd., Burg'r Tend'r at 628 So. Colony Rd., Chick-Fil-A at 1094 No. Colony Rd. and Verizon Wireless at 1086 No. Colony Rd. Joining the national chains are two Connecticut retailers who already have a following: Mozzicato-DePasquale Bakery and Pastry Shop from Hartford and Rosie's Caf   from Meriden.

Gino Mozzicato and his family opened their first bakery on Franklin Ave. in Hartford in 1973 and later purchased neighboring DePasquale Bakery which had been in Hartford since 1908. With two locations in Connecticut and an established fan base, the Mozzicato family plan to bring their famous cannolis, tiramisu, Italian cookies and cakes to 731 No. Colony Rd. in Wallingford. The 2,800 s/f bakery will have indoor and outdoor seating for patrons to nosh on pastries and sip on cappuccinos. The official opening is set for late October.

Rosie's Caf  , which opened in Meriden six years ago, also developed quite a fan base, offering patrons a cozy neighborhood caf   atmosphere, live local bands, celebrity bartending and fundraising options for area organizations. The new Rosie's Caf   in Wallingford, at 320 Main St. in Yalesville, will also feature local bands, a 30-person bar, a dance floor, pool tables and much

needed parking that was lacking in Meriden. Andrea Cortes, owner of Rosie's, believes her Meriden clientele will continue their support and be joined by the support of the Wallingford community.

#### Office Development

Gem Property Group, LLC, an affiliate of Wallingford-based Verna Properties, announced plans to construct a 10,000 s/f office/retail building on the corner of Beaumont Rd. and North Main Street Extension. The group is looking to attract medical office and retail tenants. The project won the approval of the Planning & Zoning and Inland Wetlands Commissions this summer. The building will be one story and house up to four tenants.

Also under consideration for future development is Wallingford's former public library at 60 North Main St. Joe Gouveia, owner of Gouveia Vineyards in Wallingford, purchased the 13,000 s/f building in June. Gouveia plans to restore the interior of the building with its expansive staircase, chandelier, ornate cornices and stained glass windows. The building sits behind a massive Beech tree in Wallingford's historic downtown. Several suggested uses being considered by Gouveia are a wine bar, theater, art gallery, and offices.

Less than a year after completing the construction of a \$20 million environmental center, officials at Choate Rosemary Hall recently announced plans to construct a \$17 million math, robotics and computer science building. The new center will be constructed on No. Elm St. The new building will provide space for Choate's successful robotics program and allow the school to add new curriculum in science, technology, engineering, art and mathematics. Construction is scheduled to commence this fall.

For more information on what Wallingford has to offer visit [www.PlugIn2Wallingford.com](http://www.PlugIn2Wallingford.com).

Doreen DeSarro is the business recruiter for the Town of Wallingford EDC.

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