

Property Summary: 45 Richards Grove Road, Quaker Hill, CT

Zoning: WD – Waterfront Development District

Owner: GX3 LLC

Land Area: 4.9 Acres

Total Assessed Value (2023): \$1,428,230

Total Appraised Value (2023): \$2,040,330

Building 1 – Commercial Warehouse/Distribution Store

- **Year Built:** 1986
- **Square Footage:** 11,080 SF main + 2,772 SF canopy + 600 SF loading platform (14,452 SF total)
- **Construction:** Steel frame, wood/clapboard exterior, asphalt gable roof
- **Height:** 18 ft
- **Heating:** Oil, forced hot air; central air
- **Use:** Commercial warehouse/store
- **Sprinklers:** 100% wet system

Building 2 – Warehouse

- **Year Built:** 1986
- **Square Footage:** 2,600 SF + 1,000 SF canopy + 920 SF loading platform (4,520 SF total)
- **Construction:** Masonry (concrete/cinder), asphalt gable roof
- **Height:** 22 ft
- **Heating:** None
- **Use:** Industrial warehouse
- **Sprinklers:** None

Building 3 – Warehouse

- **Year Built:** 1986
- **Square Footage:** 18,000 SF + 6,000 SF mezzanine (24,000 SF total)
- **Construction:** Wood frame, asphalt gable roof
- **Height:** 22 ft
- **Heating:** Hydro-air hot water
- **Use:** Industrial
- **Sprinklers:** None

Building 4 – Two-Story Warehouse

- **Year Built:** 1950

- **Square Footage:** 4,992 SF first floor + 2,496 SF second floor + 896 SF utility area (8,384 SF gross / 7,488 SF finished)
- **Construction:** Masonry (concrete/cinder), flat rolled roof
- **Height:** 10 ft
- **Heating:** None
- **Use:** Industrial
- **Sprinklers:** None

Additional Features:

- 6,000 SF mezzanine (Building 3)
- 3,000 linear feet of 6' chain-link fencing
- 116,000 SF asphalt paving
- 100 SF frame shed

Summary:

Four-building industrial/commercial property totaling over **51,000 SF of structures** on **4.9 waterfront acres** in the **Waterfront Development District (WD)** – ideal for mixed marine, storage, and industrial uses with proximity to major employers like Electric Boat, Pfizer, and the U.S. Naval Submarine Base.