

**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

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**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
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**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
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**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
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**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
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**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
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**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.