

**To Be Built Data Center/Distribution Center
Manufacturing/Warehouse Facility**

**60 + 70 CT AVE & 170 VERGASON AVE, NORWICH, CT
151,200 SF w/15,000 SF Office Space**

**FOR LEASE /SALE
CALL AGENT
FOR PRICING**



- ⇒ Fiber Optic Available
- ⇒ Construction Type: Pre-Cast Concrete/Tilt Up
- ⇒ Vehicle Parking: 285 Spaces
- ⇒ Van Parking: 209 Spaces
- ⇒ Van Staging: 80 Spaces
- ⇒ Loading Docks: 12 Spaces
- ⇒ Frontage: 1,027 Ft.
- ⇒ 12" Municipal Water Line
- ⇒ 8" Sewer Line
- ⇒ Gas Line (600 P.S.I.)
- ⇒ Zoned: Business Park
- ⇒ Zoning Allows Power Generation onsite by Right
- ⇒ Roof GAF/TPO
- ⇒ Clear Height: 36'
- ⇒ Slab Thickness: 6"
- ⇒ Fire Sprinkler: ESFR
- ⇒ Acres:17.16
- ⇒ Norwich Public Utilities can provide up to 25 MW if desired initially

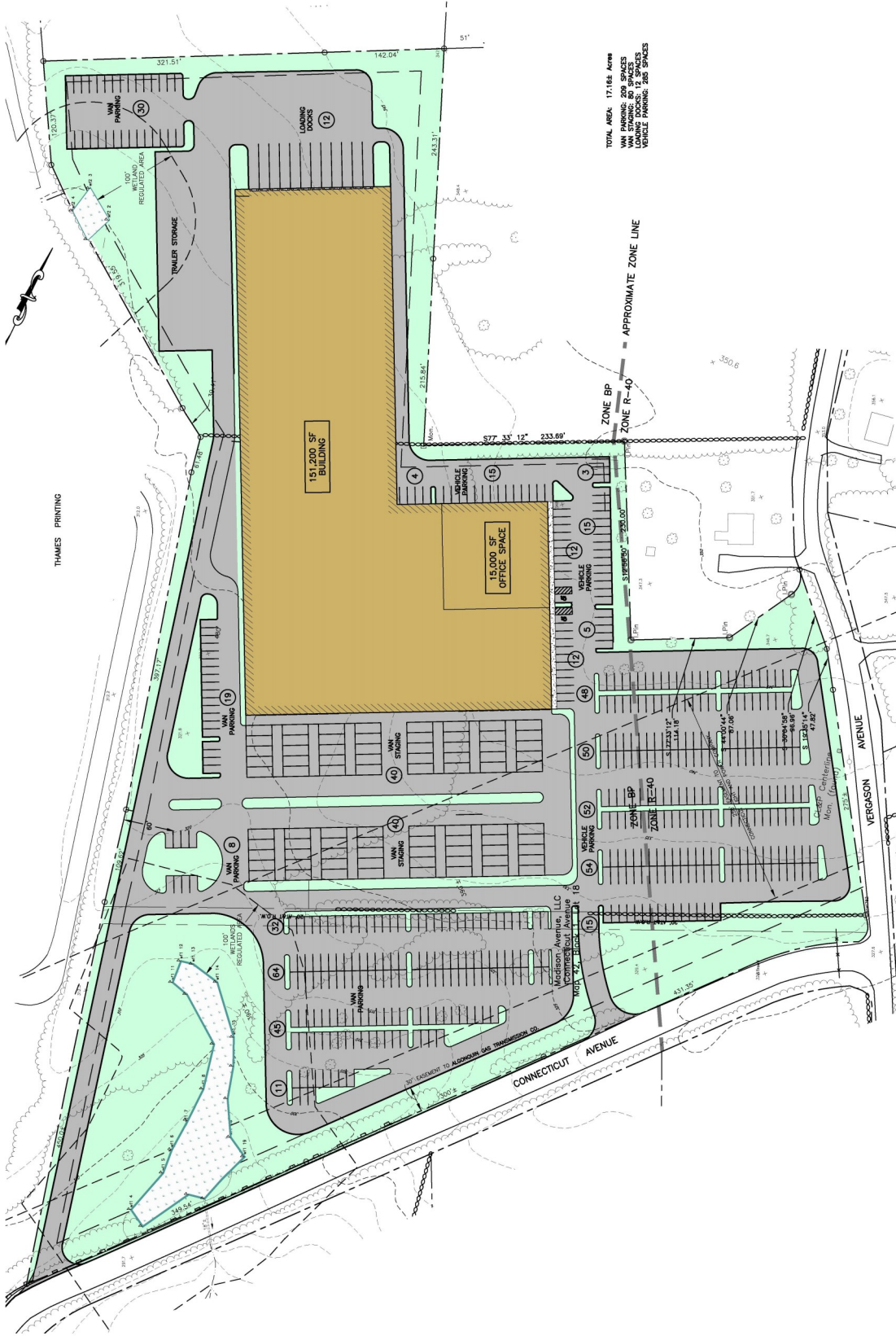
LYMAN

REAL ESTATE BROKERAGE & DEVELOPMENT
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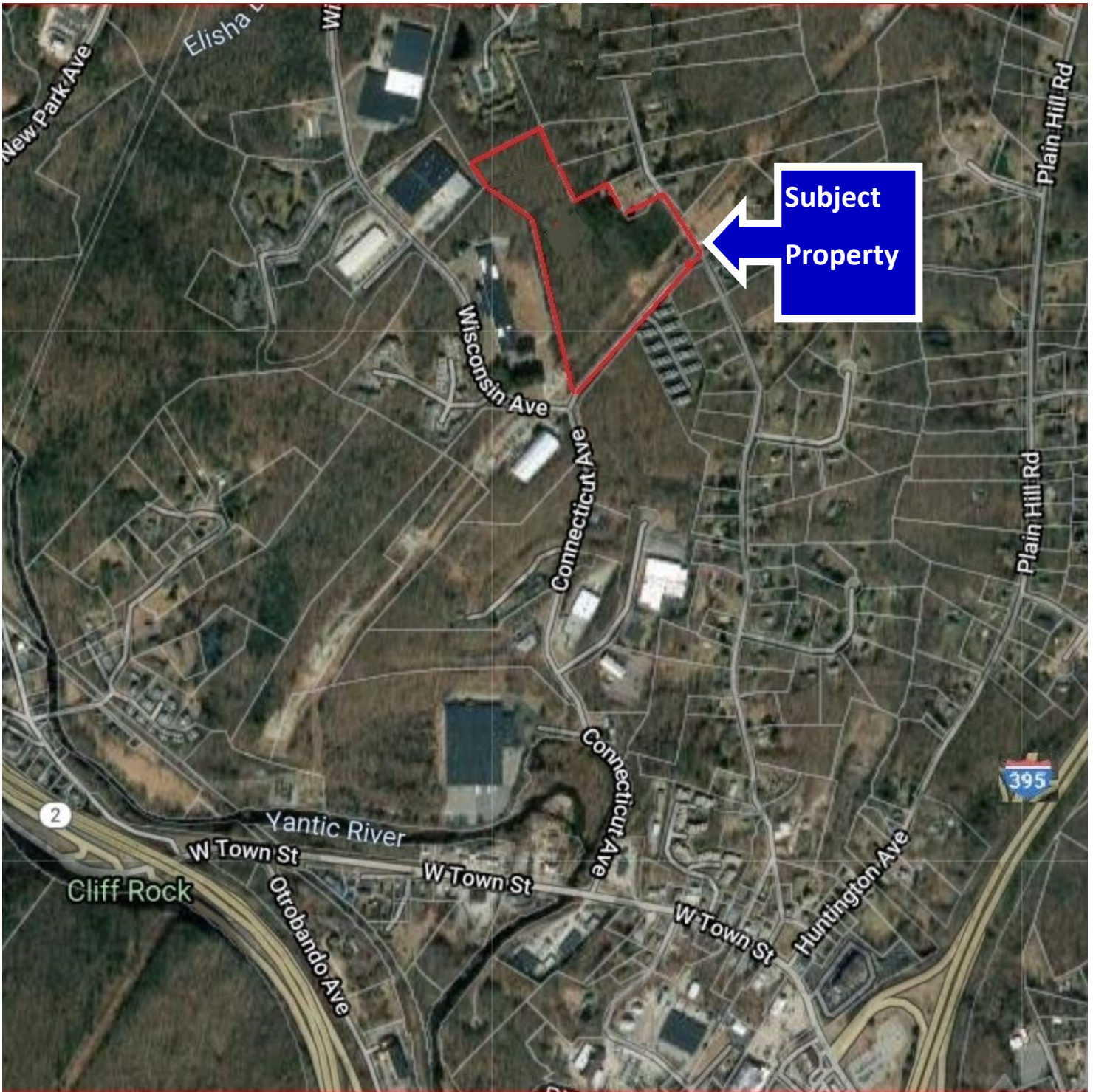
RON LYMAN

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Conceptual Plan



Area Map



CHAPTER 2 BUSINESS DISTRICTS

2.1 Business Bulk Requirements.

No lot shall be used and no building shall be erected except in conformance with the following schedule:

ZONING DISTRICT	MINIMUM					MAXIMUM	
	LOT AREA (SQUARE FEET)	LOT WIDTH (FEET)	FRONT YARD (FEET) ^{A, G, H}	SIDE YARD (FEET)	REAR YARD (FEET)	LOT COVERAGE (PERCENT)	BUILDING HEIGHT (STORIES)
NC	10,000	50	10	10	10	60	3
GC	10,000	50	20	10 ^B	20	25 ^F	3
PC ^E	120,000	400	65	50	25	30	3
CC	5,000	40	0	0	0	100	7 ^D
WD	25,000	100	20	10	20	25 ^C	7 ^D
PMR	40,000	200	40	25	20	30	3
BP	40,000	200	30	25	25	65	7
PDD	120,000 ^I	250 ^J	50 ^K	50 ^K	50 ^K	50 ^L	7 ^M

TABLE NOTES

- A. Front yard for buildings on West Main Street and Salem Turnpike. For properties located on the southerly and northerly sides of West Main Street and Salem Turnpike, between the west channel of the Yantic River and the easterly right-of-way line of the Connecticut Turnpike: No building or structure shall hereafter be extended, erected or reconstructed with a front yard less than the required zone setback for front yards within the proposed right-of-way shown on the State of Connecticut department of transportation map of Route 82 reconstruction, supplemental to the maps mentioned in section 8.2, and which supplemental map is made part of this section as fully as if set out herein.
- B. In the GC (general commercial) district, 1 side yard of each lot may be omitted and buildings may be built to the common lot line, provided the party or other walls separating them are of masonry construction and without openings.
- C. Coverage may be expanded to a maximum of 70 percent if permanent public access to and along a waterfront in the form of an easement at least 10 feet wide is provided, and if such increase in lot coverage does not adversely affect the coastal resources as defined by CGS § 22a-93(7).
- D. Building height requirements may be waived provided the Commission is furnished with a favorable report by the Fire Marshal of the City of Norwich setting forth the firefighting feasibility of the proposed building.
- E. Any lot existing in a PC zone as of September 29, 2003, may be developed and built upon provided it meets the bulk requirements of a GC zone.
- F. Any lot in excess of 10 acres, maximum lot coverage may be increased to 40 percent.
- G. Vehicular access from Maple Street. In the area bounded by West Main Street, Crane Avenue, Maple Street and Asylum Street, no vehicular access to or from Maple Street shall be permitted to any building or lot.
- H. Display of goods. In all commercial districts no goods, wares, or merchandise shall be displayed in the front yard setback.
- I. The Commission may permit lesser acreage with the provision that parcels are part of a planned subdivision and the total acreage for the entire area calculates to equal the number of lots multiplied by three (number of acres required per lot). The intent of the regulation is to afford the opportunity to develop areas that are more suitable for development as open space and to create a campus atmosphere as part of the project.
- J. The Commission may permit interior lots with no frontage on a street provided a dedicated easement for access is provided from an adjacent parcel using a shared driveway.
- K. The Commission may permit encroachment of the building into the minimum yard setback if the relocation necessary to preserve scenic views.
- L. Lot coverage shall include all structures, parking areas, driveways and similar improvements excluding decorative patios and garden areas, 50 percent maximum lot coverage allowed. Designated wetlands and areas exceeding 35 percent slope shall not be included in the lot size when determining lot coverage.

Residential Districts

BUSINESS DISTRICTS

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M. Excludes architectural features such as spires and cupolas.

2.2 Summary of Business Uses by District

The following table is a summary of uses listed in each of the various residential zones. If there is a conflict between this table and the list of uses in each zone, the list of uses in each zone shall govern. This table is solely intended to serve as a summary, and to provide an overview of how each zone addresses uses.

TABLE LEGEND

BLANK	Not authorized
P	Principal Use
A	Accessory Use
SP	P or A; Special Permit Required

USE	ZONING DISTRICT							
	NC	GC	PC	CC	WD	PMR	BP	PD
ASSEMBLY OCCUPANCIES								
Assembly halls (e.g., theaters, reception halls, convention centers)	SP	P	P	P	SP		SP	
Bars, Cafes and Restaurants (with no drive-thru facilities)	P	P	P	P	P		P	SP
Clubs	P	P	P	P				
Commercial entertainment center	SP	P	P	P	SP			
Cultural facility (e.g., museums, art galleries, libraries)	P	P	P	P				
Employee amenities (e.g., commissary, recreation)	A	A	A	A	A	A	A	A
Funeral homes	SP	SP						
Gyms, fitness and personal training centers	P	P	P	P	P		P	P
Off-track branch offices and teletracks	P	P	P				P	
Visitor centers / information centers	P	P	P	P	P	P	P	P
BUSINESS OCCUPANCIES								
Business, corporate and professional offices	P	P	P	P/SP	SP	P	P	P
Customer service establishments (e.g., beauty shop, laundry facilities, photographic studio, bicycle repair, appliance repair shop)	P	P	P	P	P			
Financial institutions	P	P	P	P/SP			P	
Government buildings and facilities (e.g., administrative offices, recreation center).	SP	P	P	P	P	P	P	SP
Research laboratories (e.g., chemical, pharmaceutical, medical).	SP	SP	SP	SP		P	P	
Technology research and development (e.g., information technology, software).	P	P	P	P		P	P	P
Veterinary hospitals	SP	P	P	P			P	

USE	ZONING DISTRICT							
	NC	GC	PC	CC	WD	PMR	BP	PD
BOATING								
Boatyard (e.g., building, storing, repairing, selling, servicing boats)					P			
Boat sales (i.e., display and repair, including sale of marine equipment or products)		P			P			
Docks, slips, piers		P		P	P			
Marina / yacht clubs		P		P	P			
EDUCATION								
Colleges, universities, educational institutions, including private trade schools	SP	P	P	P		SP	SP	SP
INSTITUTIONAL OCCUPANCIES								
Clinic and medical offices	P	P	P	P			SP	
Convalescent, nursing and rehabilitation centers	SP							
Hospitals		SP						
RESIDENTIAL OCCUPANCIES								
Caretaker / watchman dwelling						A	A	
Garden apartment multi-family dwellings	SP	SP		SP	SP			
High-rise multi-family dwellings				SP	SP			
Hotels / inns	SP	P	P	SP	SP		P	P
Mixed use buildings	P	P/SP	P/SP	P/SP	P/SP			
FACTORY OCCUPANCIES								
Advanced manufacturing	SP	SP		SP		P	P	
Blacksmith shop or machine shop						SP		
Foundry casting light-weight non-ferrous metal						P	P	
Manufacturing of alcohol, plastics, and chemicals excluding sulphuric, nitric and hydrochloric acid, rubber products, bricks, cement products, tile and terracotta, asphalt products, pulp, paper, cardboard, or building board						SP		
Manufacturing of glass and plastics						SP	P	
Metal fabricating plants, rolling mills, boiler works and drop forges						SP	P	
Manufacturing and maintenance of commercial signs, billboards, and other advertising structures.						P	P	

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USE	ZONING DISTRICT							
	NC	GC	PC	CC	WD	PMR	BP	PD
Manufacturing of pottery and figurines or other similar ceramic products, using only previously pulverized clay, and kilns fired only by gas or electricity						P	P	
Manufacturing, compounding, assembly or treatment of articles or merchandise from the following previously prepared materials: aluminum, bone, cellophane, canvas, cloth, cork, feathers, felt, fiber, fur, glass, hair, horn, leather, paper, plastics, precious or semi-precious metals or stone, shell, rubber, tin, tobacco, wood (excluding sawmill), tars and paint not involving a boiling process						P	P	
Manufacturing, compounding, processing, or packing of such products as candy, cosmetics, drugs, perfumes, pharmaceutical toiletries, and food products, except the rendering or refining of fats and oils						P	P	
Precision manufacturing						P	P	
Saw or planing mill						SP	SP	
Woodworking shop,						P	P	
PARKS								
Community gardens	P	P	P	P	P	P	P	P
Open space and passive recreation	P	P	P	P	P	P	P	P
MERCANTILE OCCUPANCIES								
Adult bookstores and theaters						SP		
Car wash facility		P						
Motor vehicle fueling stations (NOTE: Repair is a storage occupancy)		SP	SP					
Motor vehicle retail (e.g., passenger cars, recreation vehicles and mobile homes)		P						
Motor vehicle retail (i.e., new passenger cars)							P	
Outdoor vendors				P				
Retail	P	P	P	P	P/SP	A		SP
Retail / wholesale distribution centers								SP
SIGNS								
Off-premises advertising signs		P				P	N	

USE	ZONING DISTRICT							
	NC	GC	PC	CC	WD	PMR	BP	PD
Signs	A	A	A	A	A	A	A	A
STORAGE OCCUPANCIES								
Bulk storage of cement / concrete mixing plants						SP		
Motor Vehicle Repair Garages		SP					A	
Off-street parking facilities	A	A	A	SP	A	A	A	A
Off-street parking garage		SP	SP	SP				
Off-street parking facility, satellite	A	A						
Storage rental facility		P	SP					
Warehousing and storage						P	P	
Waste processing facility						SP		
TRANSPORTATION								
Helipad								SP
Transportation center (e.g., rail, bus, taxi station)		P		SP	SP			
Trucking terminal						SP	SP	
UTILITY OCCUPANCIES								
Power plants							A	
Public utility lines, stations, facilities and buildings	P	P	P			P	P	
Public utility power plants						SP	P	
Solar equipment, 1 megawatt (mW) and greater	P	P	P	P	P	P	P	P
Solar and energy conservation equipment (Less than 1 mW)	A	A	A	A	A	A	A	A
OTHER								
Rag or bag cleaning establishments						SP		
Stone and monument works						SP		
Urban Farm				SP		SP	SP	
Wholesale or distribution establishment		P						

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2.10 Business Park District, BP.

- 2.10.1 Purpose. The BP is a base zoning district. The business park district has been established to provide for a rational and orderly development of industrial and other compatible land uses in areas where they might normally be excluded. It is intended that individual development occur as part of a comprehensive plan and that it be harmonious with surrounding or abutting residential, institutional or other public uses. It is further intended that an open and park-like character be created through good site planning, preservation of open space and natural features and appropriate landscaping. All development will be judged in the spirit of these criteria.
- 2.10.2 Minimum District Size. A business park district shall consist of a minimum size of 50 contiguous acres.
- 2.10.3 Principal Uses and Activities. The following principal buildings and uses may be allowed, and permitted in the BP district:

NP

- .1 No Permit Required
- .1 Community garden.
 - .2 Open space and passive recreation.
 - .3 Public utility substations and solar equipment (1 mW and larger) pursuant to the Connecticut Siting Council.

Z

- .2 Zoning Permit Required, see section 7.2.
- .1 Advanced manufacturing.
 - .2 Boat and marine engine sales, display and repair, including sale of marine equipment or products.
 - .3 Business, corporate and professional offices.
 - .4 Commercial entertainment center (e.g., bowling alley, pool hall, dance hall, skating rink).
 - .5 Financial institutions.
 - .6 Foundry casting light-weight non-ferrous metal not causing noxious fumes or odor.
 - .7 Franchise new car dealerships with salesrooms and sales lots in conjunction therewith for the sale and exchange of new and used passenger motor vehicles, trucks, camping trailers, mobile homes and vehicle repairs.
 - .8 Government buildings and facilities (e.g., administrative offices, recreation center).
 - .9 Gyms, fitness and personal training centers. Includes dance studios, martial arts, and sporting facilities.
 - .10 Hotels / inns in accordance with section 6.13.
 - .11 Manufacture, compounding, assembly, packing or treatment of such products as:
 - (i) commercial signs, billboards, and other advertising structures.
 - (ii) pottery and figurines or other similar ceramic products, using only previously pulverized clay, and kilns fired only by gas or electricity.
 - (iii) merchandise from the following previously prepared materials: aluminum, bone, cellophane, canvas, cloth, cork, feathers, felt, fiber, fur, glass, hair, horn, leather, paper, plastics, precious or semi-precious metals or stone, shell, rubber, tin, tobacco, wood (excluding sawmill), tars and paint not involving a boiling process.
 - (iv) candy, cosmetics, drugs, perfumes, pharmaceutical toiletries, and food products, except the rendering or refining of fats and oils.
 - (v) glass and plastics manufacture.
 - (vi) rubber products.
 - .12 Metal fabricating plants, rolling mills, boiler works and drop forges.
 - .13 New construction of buildings and additions of up to 5,000 square feet. Buildings of 5,000 square feet or more require a site plan review, as listed below.
 - .14 Offices and clinics.
 - .15 Off-track branch offices and teletracks.
 - .16 Precision manufacturing.
 - .17 Public buildings and uses including city, state and federal.
 - .18 Public utility lines, stations, and buildings as defined under Connecticut General Statutes, with the following limitations:
 - (i) Water, propane or natural gas tanks up to 50,000 gallons.

1

- (ii) New electrical substations with 5 or less megawatt capacity.
- (iii) Transmission towers of 35 feet or less in height.
- .19 Public utility power plants.
- .20 Research and development.
- .21 Research laboratories.
- .22 Restaurants.
- .23 Visitor centers / information centers.
- .24 Warehousing and storage.
- .25 Woodworking shop.

2

- S**.3 Requires Site Plan Review, see section 7.5.
 - .1 Clinic and medical offices.
 - .2 Mixed use buildings of up to 20 dwelling units, in accordance with section 6.5.
 - .3 New construction of buildings greater than 5,000 square feet.

3

- SP**.4 Requires Special Permit, see section 7.7.
 - .1 Colleges, universities, educational institutions including private trade schools.
 - .2 Public utility facilities as follows: water tanks over 50,000 gallons, propane or natural gas tanks over 50,000 gallons, new electrical substations with more than five megawatt capacity, transmission towers of more than 35 feet in height, waste disposal / transfer station.
 - .3 Saw or planing mill.
 - .4 Trucking terminals, in accordance with section 6.18.
 - .5 Urban farm.

4

2.10.4 Accessory Uses and Activities. The following accessory buildings and uses subordinate and customarily incidental to any of the foregoing principal uses may be allowed, and permitted in the BP district:

5

- NP**.1 No Permit Required.
 - .1 Excavation, clearing and site disturbance of less than ½ acre.
 - .2 Keeping of domestic animals. NOTE: No commercial activity involving domestic animals is permitted and no more than 4 adults of a species per household may be kept and only on the following lot sizes:
 - (i) Dogs, cats, fowl, or others compatible with cohabitation with humans may be kept with no minimum lot area. No roosters are allowed.
 - .3 Sale of alcoholic beverages in accordance with section 6.2.
 - .4 Employee amenities (e.g., clinic, commissary, recreation center, child care center)

6

- Z**.2 Zoning Permit Required, see section 7.2.
 - .1 Caretaker / watchman dwelling, limited to 1 dwelling unit accessory to an industrial use.
 - .2 Fences and walls in accordance with section 4.15.
 - .3 Off-street parking of up to 20 spaces, in accordance with section 5.1. Permit shall be referred to the Department of Public Works for a drainage assessment.
 - .4 Retail sales in conjunction with products manufactured on the premises and / or products manufactured by the seller but stored on the premises.
 - .5 Signs in accordance with section 5.2.
 - .6 Solar and energy conservation equipment (less than 1 mW).

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- S**.3 Requires Site Plan Review, see section 7.5.
 - .1 Off street parking with 21 or more spaces, in accordance with section 5.1.

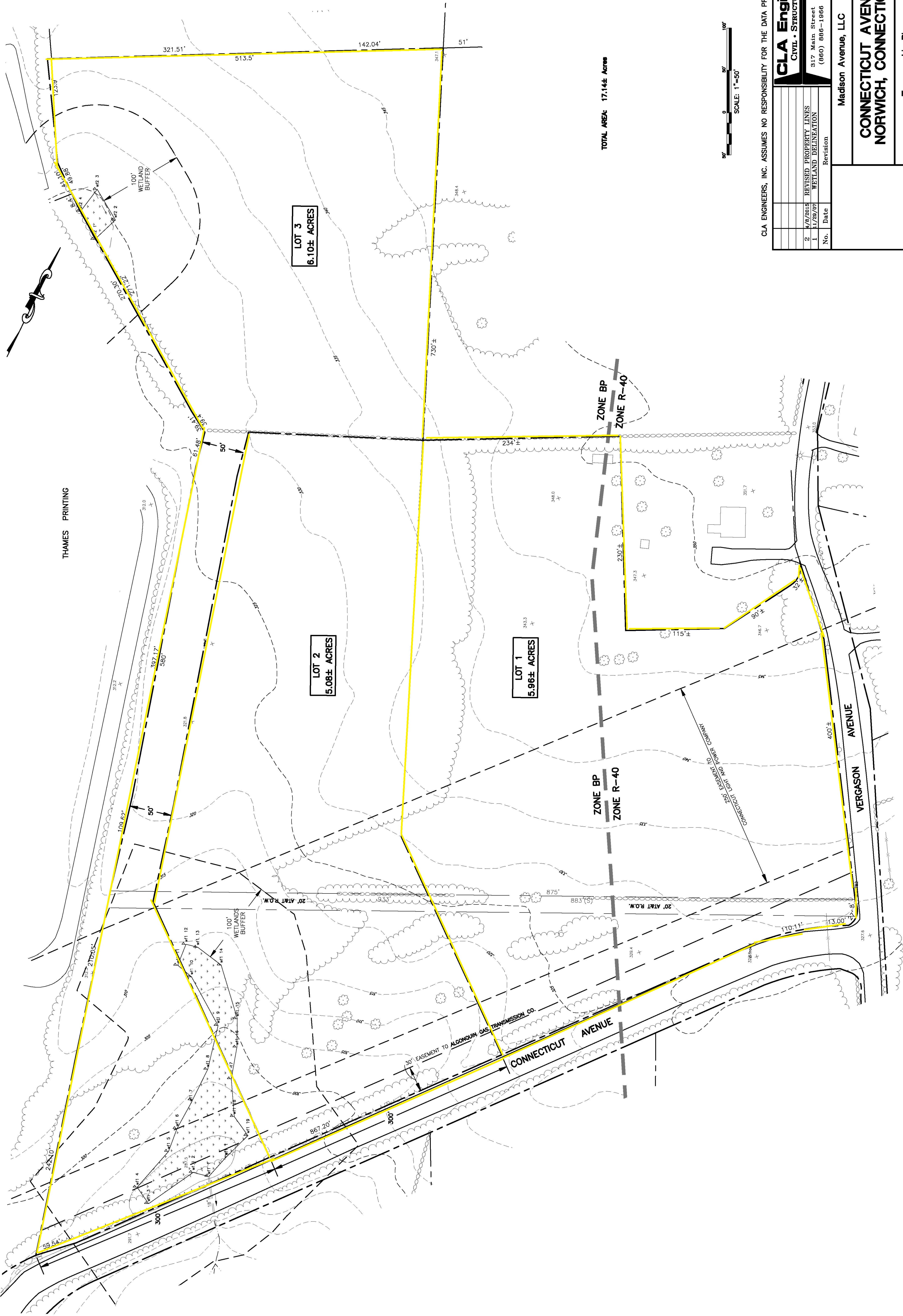
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- SP**.4 Requires Special Permit, see section 7.7.
 - .1 Assembly halls (e.g., theaters, reception halls, convention centers)

2.10.5 Buildings or land may be used and buildings may be erected or altered for the manufacturing, warehousing, processing, storage, or assembling of products as long as such use is not dangerous by

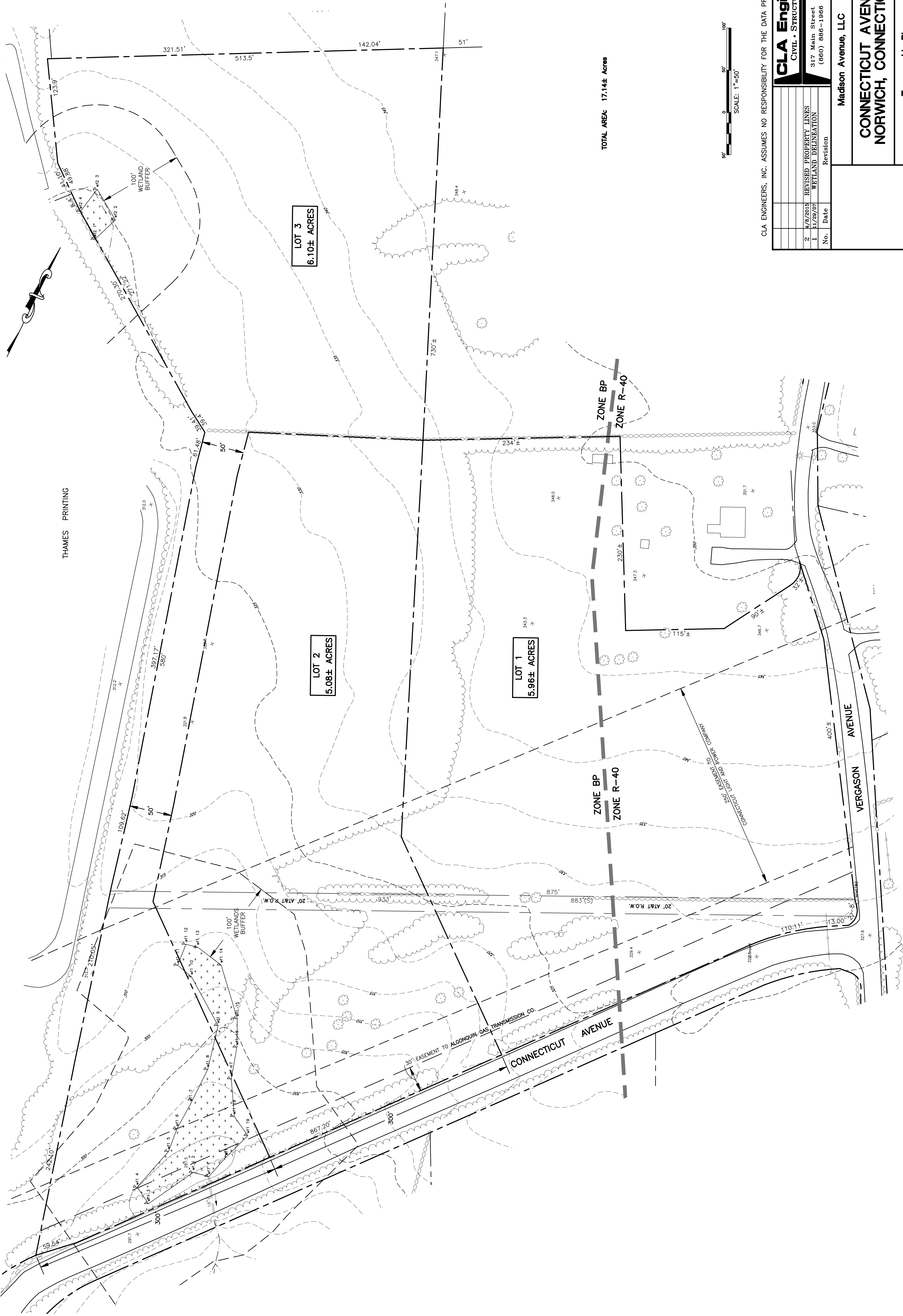
reason of fire or explosion hazard, and not injurious, noxious or detrimental to the community or neighborhood by reason of the emission of dust, odor, fumes, smoke, wastes, refuse matter, noise, vibration, or because of any other objectionable feature.

2.10.6 Landscaping. A continuous landscaped buffer strip on the site not less than 20 feet wide shall be provided along the boundary line of any rear yard, side yard or front yard, except where such a yard abuts a yard located in the same district, the landscaped buffer district may be reduced to 15 feet wide. Such landscape buffer strip shall be suitably seeded to grass and planted with appropriate landscaped material or left in its natural state and maintained in good appearance.



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CLA Engineers, Inc. CIVIL • STRUCTURAL • SURVEYING	
317 Main Street Norwich, Connecticut (860) 886-1966 Fax (860) 886-9165	
No.	Date
2	4/9/2015
1	11/29/07
REVISIONS	
REVISED PROPERTY LINES	
WETLAND DELINEATION	
Revision	
Project No. CLA-9778	
Prepared by T.L.C.	
Date 10/19/05	
Sheet No. 1	
Madison Avenue, LLC	
CONNECTICUT AVENUE NORWICH, CONNECTICUT	
Topographic Plan	



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CLA Engineers, Inc. CIVIL • STRUCTURAL • SURVEYING	
2 4/9/2015 REVISED PROPERTY LINES 1 11/29/07 WETLAND DELINEATION	317 Main Street Norwich, Connecticut (860) 886-1966 Fax (860) 886-9165
No.	Date
Revision	
Project No. CLA-9773 Proj. Engineer T.L.C. Date: 10/19/05 Sheet No.	
Madison Avenue, LLC CONNECTICUT AVENUE NORWICH, CONNECTICUT	
Topographic Plan	
1	