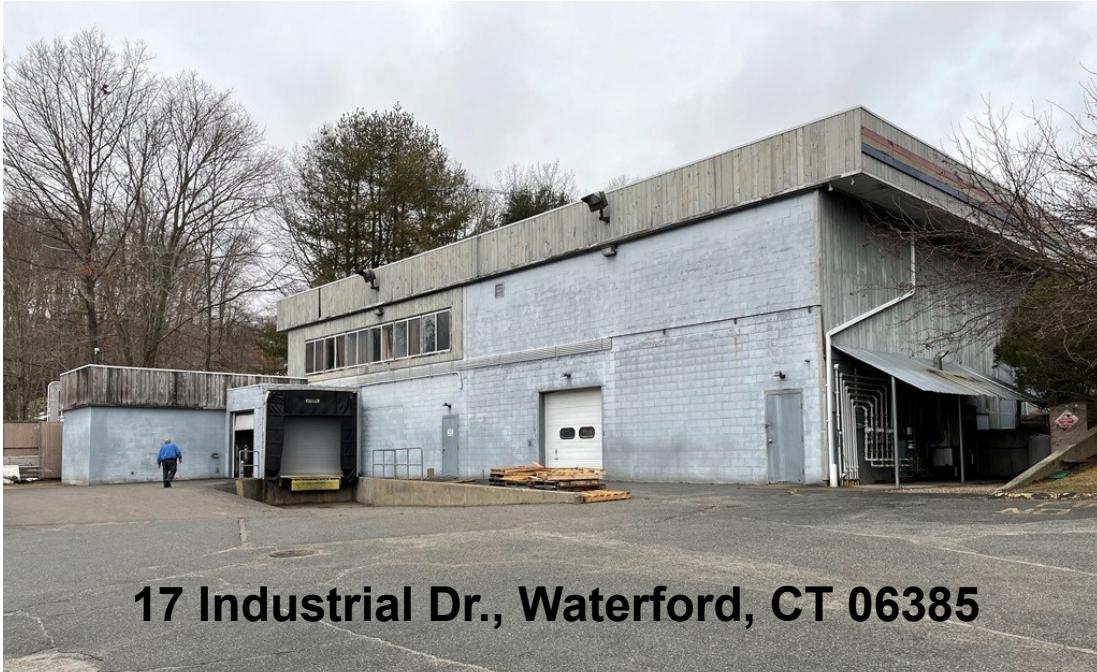


FOR SALE

TWO INDUSTRIAL/OFFICE BLDGS



17 Industrial Dr., Waterford, CT 06385

FOR SALE

\$1,100,000

Norm Peck

Signature Properties
of New England

1031 Norwich-New London
Turnpike #13
Uncasville, CT 06382

860-447-8839 ext 7203
NPeck@PropertiesCT.com

Two bldgs have 18,056sf TOTAL

- Front Bldg: 11,884sf built 1988 on two levels:
 - Upper (ground) level OFFICE 5,074sf
 - Lower (ground) level INDUSTRIAL 6,570sf w/ 10' - 23' ceilings, a load dock, a 10' overhead door, 13' overhead door, 400amp service and sprinklered.
- Rear Bldg: 6,161sf Industrial built 2006, steel Construction (cold storage) incl a Load Dock w/ leveler, 13' overhead door, 10' overhead door, and 25' ceilings, fully sprinklered.

MORE INFO



Information deemed reliable but not guaranteed and offerings subject to errors, omissions, change of price or withdrawal without notice.

MORE INFORMATION (cont)

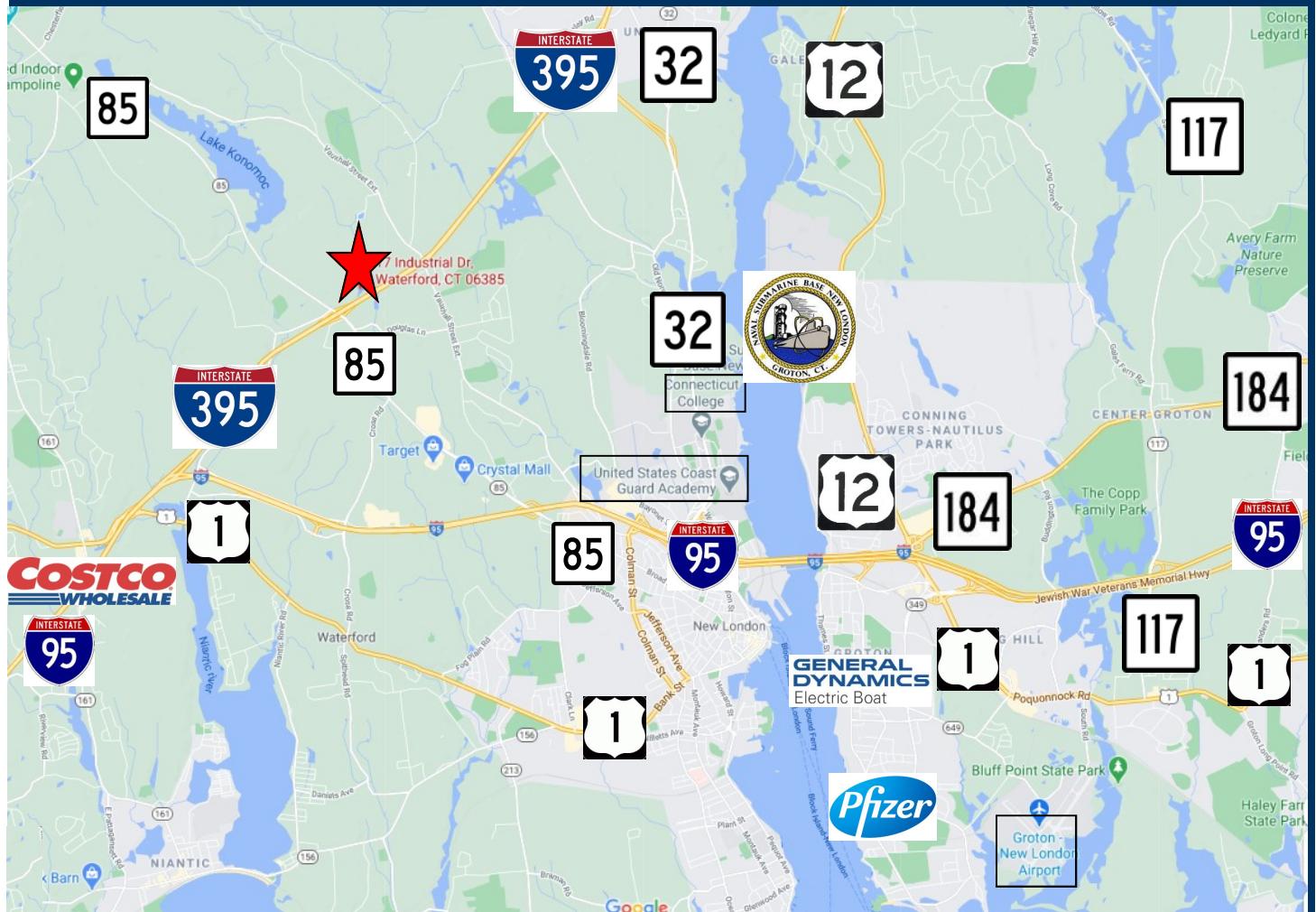
- Public Water / Sewer / Natural Gas
- A/C in office only
- Zone IG - Industrial
- Ample parking
- 18 acres (3 +/- usable)
- 230' road frontage
- Taxes \$34,018
- Assessment \$1,220,590

Zone IG Industrial

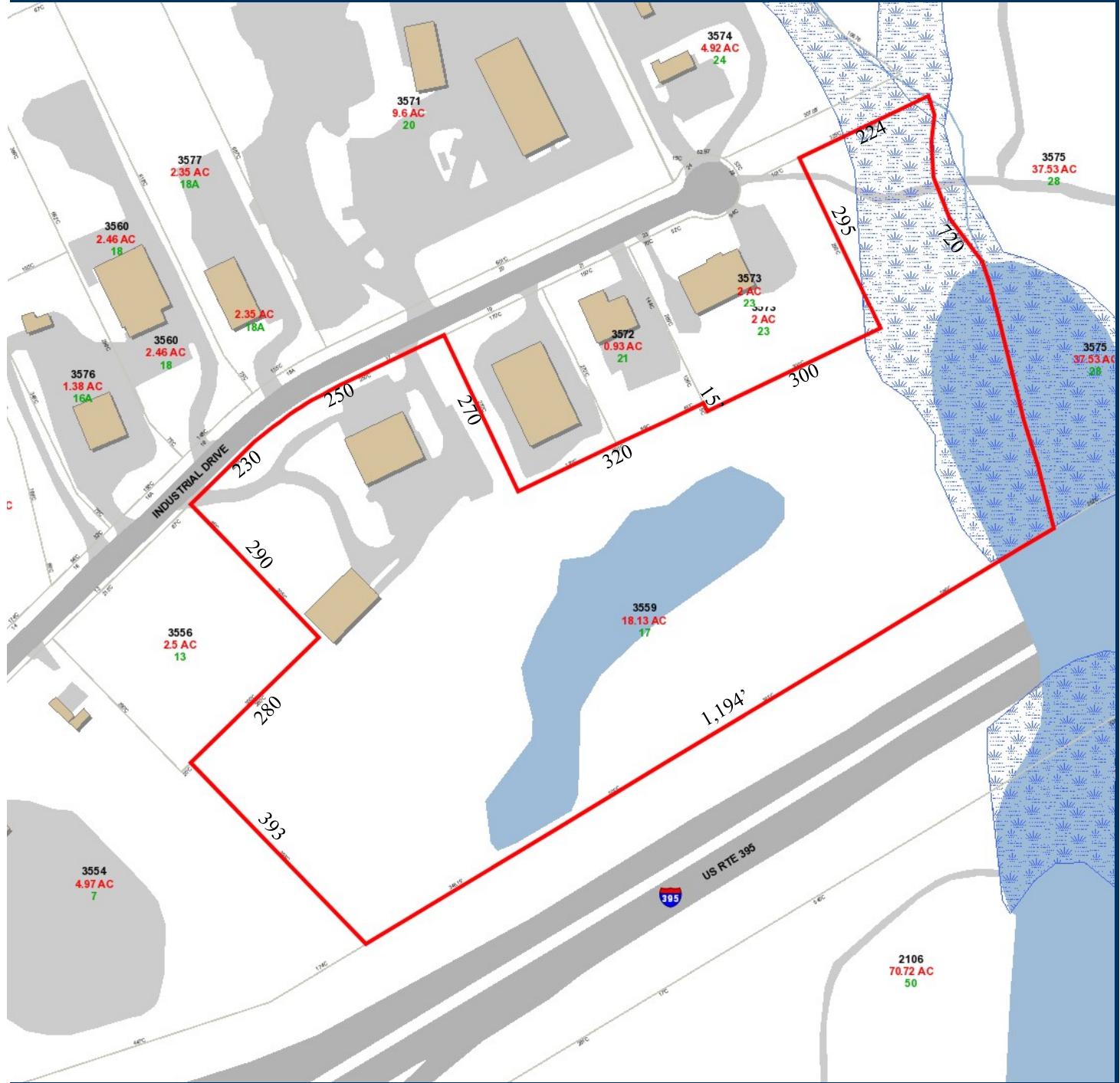
PERMITTED USES: Lumber yard, Printing, Medical, Office, Truck & Auto Repair, Manufacturing, Metal Fabrication, Trucking, Warehouse, Certain Retail, Recording Studio...

BY SPECIAL PERMIT: Textile, Trade School, Veterinary Clinic, Kennel, Boat & Sales, Indoor Recreation, Other Retail...

| DEMOGRAPHICS | 3 MILE | 5 MILE | 10 MILE |
|-------------------------|--------|--------|---------|
| Total Population | 8,857 | 61,560 | 163,885 |
| Total Households | 3,560 | 23,427 | 66,393 |
| Household Income | | | |
| \$0—\$30,000 | 9.16% | 21.74% | 18.37% |
| \$30,001-\$60,000 | 16.27% | 21.70% | 20.79% |
| \$60,001-\$100,000 | 24.63% | 24.29% | 25.11% |
| \$100,001+ | 49.94% | 32.26% | 35.72% |



Information deemed reliable but not guaranteed and offerings subject to errors, omissions, change of price or withdrawal without notice.



Information deemed reliable but not guaranteed and offerings subject to errors, omissions, change of price or withdrawal without notice.



Information deemed reliable but not guaranteed and offerings subject to errors, omissions, change of price or withdrawal without notice.



Information deemed reliable but not guaranteed and offerings subject to errors, omissions, change of price or withdrawal without notice.



Information deemed reliable but not guaranteed and offerings subject to errors, omissions, change of price or withdrawal without notice.



Information deemed reliable but not guaranteed and offerings subject to errors, omissions, change of price or withdrawal without notice.



Information deemed reliable but not guaranteed and offerings subject to errors, omissions, change of price or withdrawal without notice.