

FOR SALE

INDUSTRIAL



165 Norwich-Salem Tpk., Oakdale, CT 06371



SOME WORK SHOP PICS

FOR SALE
\$359,900

Norm Peck

Signature Properties
of New England

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

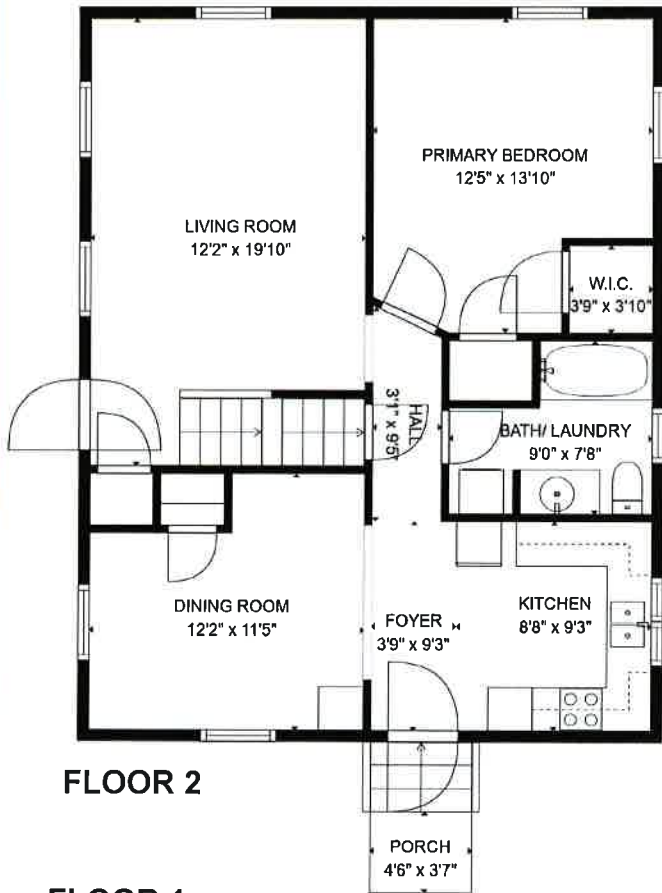
860-447-8839 ext 7203
NPeck@PropertiesCT.com

- ◆ 2.07 acres (2+ acres useable) Flat, dry and cleared
- ◆ 300' road frontage
- ◆ Zone HC Highway Commercial
- ◆ Taxes \$2,244
- ◆ Well and Septic required
- ◆ Town Sewer planned for 2025
- ◆ 3,500 Average Daily Traffic count
- ◆ Salem Tpk aka Route 82
- ◆ 1.7 miles to I-395
- ◆ Perc tested
- ◆ Recently approved for restaurant
- ◆ More acreage available in rear



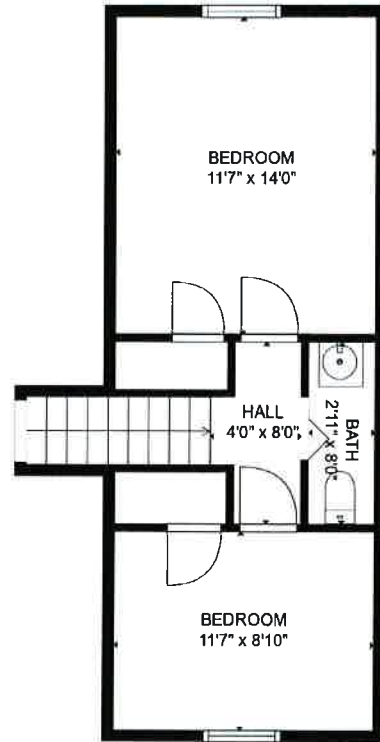
DEMOGRAPHICS	3 MILE	5 MILE	10 MILE
Total Population	8,963	39,770	119,636
Total Households	3,652	15,845	46,756
Household Income \$0—\$30,000	9.83%	14.09%	14.99%
\$30,001-\$60,000	14.38%	17.48%	17.25%
\$60,001-\$100,000	25.44%	25.85%	23.30%
\$100,001+	50.36%	42.57%	44.44%

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

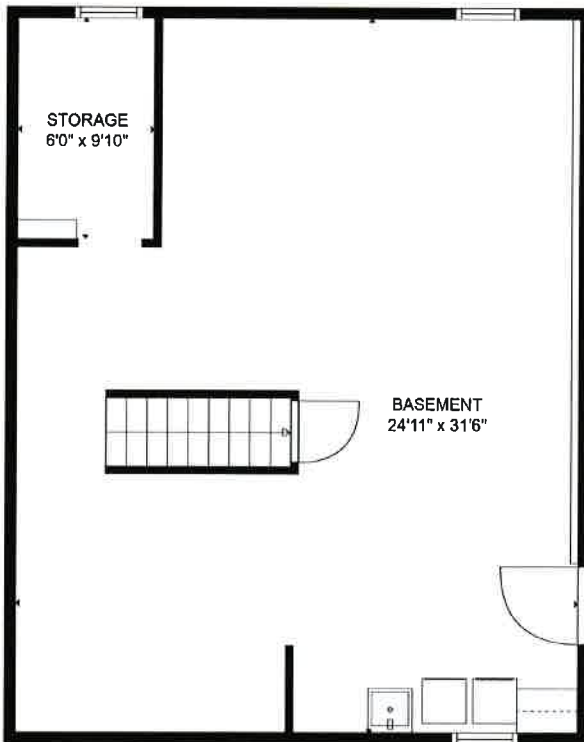


FLOOR 2

FLOOR 1



FLOOR 3



TOTAL: 1,777 sq ft

BELOW GROUND: 726 sq ft

FLOOR 2: 786 sq ft

FLOOR 3: 265 sq ft

EXCLUDED AREAS:

STORAGE: 59 sq ft

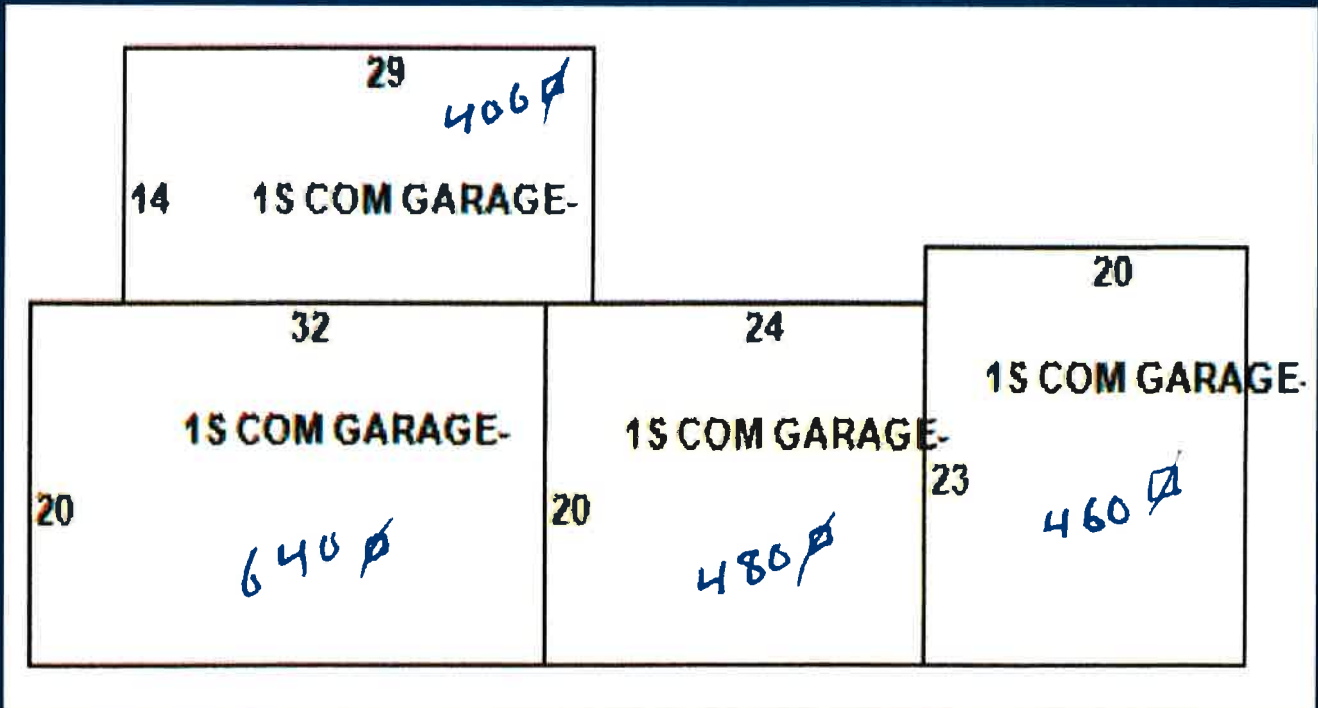
PORCH: 30 SQ FT

LOW CEILING: 112 SQ FT

Sized and dimensions are approximate; actual may vary.



WORKSHOP

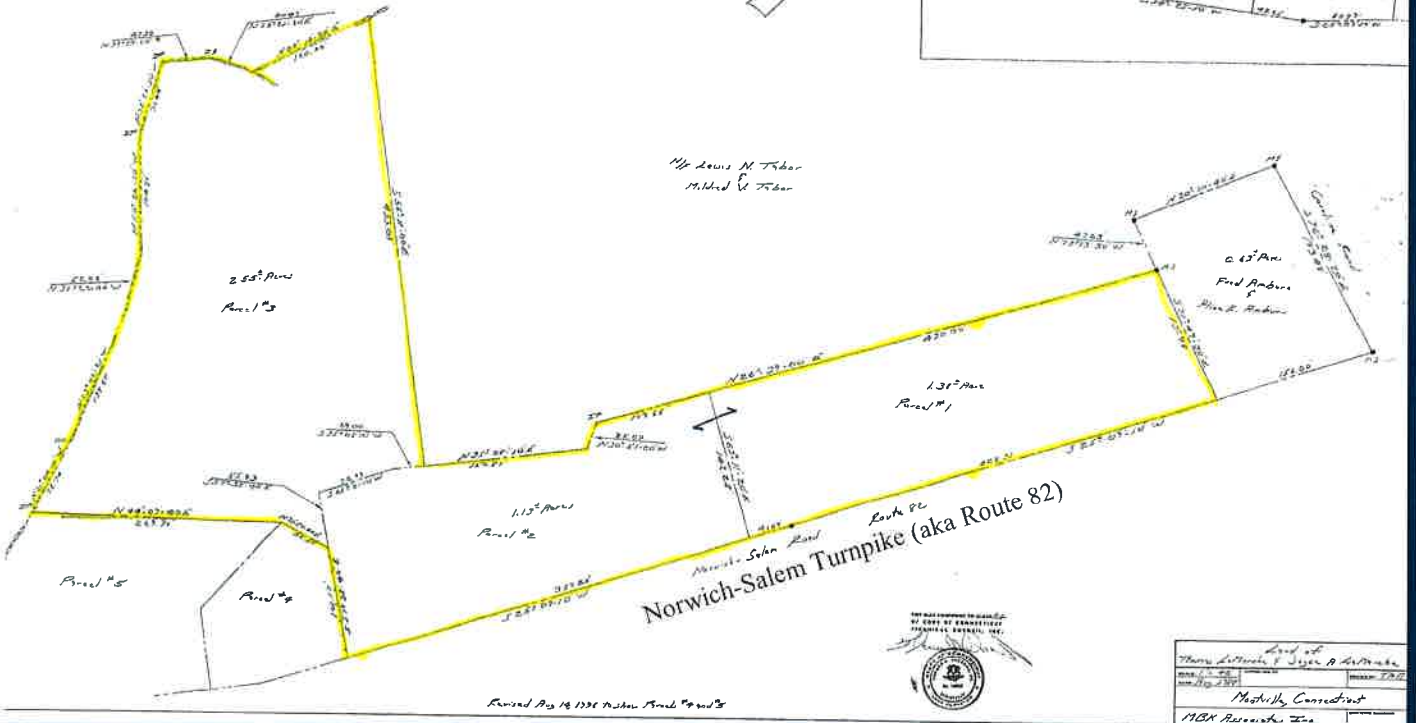


BASEMENT OF HOUSE



LAND

Titan Minerals Inc.



OUTSIDE PROPERTY



HOUSE



SECTION 12: LIGHT INDUSTRIAL (LI) DISTRICT

12.1 PURPOSE

These areas are intended to provide a range of industrial office and research facilities that can be located relatively close to residential uses without negative influences and which will have minimum impacts on the natural resource base of the Town.

12.2 PERMITTED USES

The following uses shall be permitted within this district:

- 12.2.1 Corporate headquarters
- 12.2.2 Business, professional offices
- 12.2.3 Office buildings
- 12.2.4 Research, design and development facilities
- 12.2.5 Warehousing, wholesale businesses, interior or exterior storage
- 12.2.6 Studios for recording, television, radio, and motion pictures including transmitters, antennae, and ancillary equipment
- 12.2.7 Governmental offices, libraries, schools, public safety facilities and public utilities
- 12.2.8 Accessory buildings and uses
- 12.2.9 Other industrial uses which can be operated using on-site septic systems which have been approved by the Health District
- 12.2.10 Automobile and heavy equipment dealers
- 12.2.11 Micro-Breweries allowing for the manufacture, storage, bottling, sale and distribution of beer with an on premise tasting room, food service and gift shop.
- 12.2.11.a Micro-Distilleries allowing for the manufacture, storage, bottling, sale and distribution of alcoholic liquor with an on premise tasting room, food service and gift shop.
- 12.2.12 Indoor recreation and cultural facilities such as a bowling alley, tennis court, swimming pool, skating rink, art gallery, museum or theater (excluding drive-in theater)
- 12.2.13 Temporary gatherings such as fairs, outings or job marts
- 12.2.14 Ambulance facilities
- 12.2.15 Nursery school and child care center serving more than twelve (12) children
- 12.2.16 Excavation and processing (crushing) operations in accordance with Section 4.11.11 of these Regulations

- 12.2.17 Bituminous concrete and concrete manufacturing operations in accordance with Section 4.11.11 of these Regulations
- 12.2.18 Telecommunication towers in accordance with Section 4.11.6 of these Regulations
- 12.2.19 Cannabis Establishments including Cultivators, Micro-cultivators, Food and Beverage Manufacturers, Producers, Product Manufacturers, Delivery Services, Transporters and Product Packagers, subject to the requirements of section 4.11.15 of these Regulations.

12.3 SPECIAL PERMITS: NONE

12.4 MINIMUM LOT SIZE

The minimum lot size in this district is 40,000 square feet

12.5 MINIMUM LOT FRONTAGE

Each lot in this district shall have at least one hundred feet (100') of frontage on a street

12.6 MINIMUM SETBACKS

- 12.6.1 FRONT YARD 50 FEET
- 12.6.2 SIDE YARD 30 FEET
- 12.6.3 REAR YARD 50 FEET to Residential
30 FEET to Commercial or Industrial

12.7 MAXIMUM BUILDING HEIGHT

There is no maximum building height in this zone.

12.8 ENVIRONMENTAL PROTECTION

12.8.1 Any improvements proposed to be located within a regulated area, as set by the Montville Inland Wetlands and Watercourses Commission, or that may have any impact on the regulated wetlands or watercourses, shall require approval by the Montville Inland Wetlands and Watercourses Commission and meet the requirements of the health code of the State of Connecticut.

12.9 OFF-STREET PARKING

Off-street, including shared parking, shall be provided for each lot in this district in accordance with the provisions of Section 18 of these Regulations.

12.10 SIGNS

All signs in this district shall conform to the provisions of Section 19 of these Regulations.