



Light Mfg / Shop Space FOR LEASE



1159 Main St., Coventry CT 06238

- > For Lease 4,000sf ground floor space
- > Newly paved parking area with an additional acre of parking possible.
- > Village Center Zone (VC) perfect for light mfg and professional services incl most contractors
- > Ceiling height, up to 10'
- > One overhead door
- > Well; City sewer
- > Handicap accessible
- > Propane ductless gas heat
- > Main level fully leased
- > Road frontage 120' +/-
- > Building also For Sale; Owner/Agent Owner Financing available

Jeff Brewer

jbrewer@pequotcommercial.com

**Pequot
Commercial**

15 Chesterfield Road, Suite 4
East Lyme, CT 06333

860-447-9570

860-444-6661 Fax

FOR LEASE

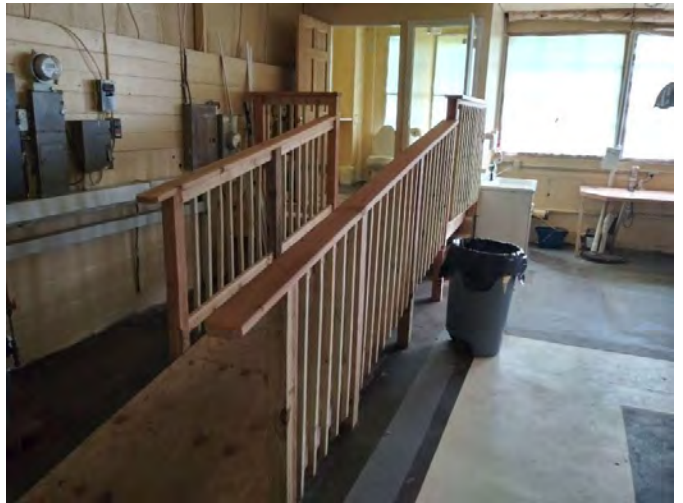
4,000± sf on Lower Level

\$2,590/month plus utilities



Street view (upper level)

DEMOGRAPHICS	3 MILE	5 MILE	10 MILE
Total Population	9,142	41,279	126,097
Total Households	3,704	12,177	45,610
Household Income \$0—\$30,000	15.15%	22.00%	18.77%
\$30,001-\$60,000	14.97%	17.36%	18.69%
\$60,001-\$100,000	21.37%	17.98%	22.01%
\$100,001+	48.50%	41.65%	40.53%





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



NEWLY PAVED BACK AREA





ZONE VC— Village Center

Permitted Uses:

- Light Manufacturing
- Office
- Personal Services
- Professional Services
- Art Studios/Galleries
- Public Museums
- Tattoo Studios
- Finance; Insurance; Real Estate Services ...

By Special Permit:

- Retail
- Tavern
- Food Service Establishment
- Nursery School
- Child/Adult Day Car Facilities

Section 6.11 Village Center Zone

Section 6.11.01 Generally Permitted Uses

- a. Uses Not Requiring Site Plan Review by the Commission

The following uses are permitted in the Village Center Zone upon the issuance of a zoning permit by the Zoning Agent:

1. Finance, insurance, real estate services
2. Offices
3. Personal services
4. Professional services
5. Art studios/galleries
6. Residential apartment (not on primary street level)
7. Public museums
8. Government services
9. Tattoo studios (Added – Effective 3/7/13)

- b. Uses Requiring Site Plan Review by the Commission

The following uses are permitted in the Village Center Zone upon the issuance of site plan approval by the Commission:

1. Business services – data processing
2. Retail trade – up to 5,000 square feet of gross building floor area per lot
3. Municipal public parking
4. Churches and other places of religious worship

Section 6.11.02 Specially Permitted Uses

The Commission may issue a special permit in accordance with Section 7.03 of these Regulations for the following uses in the Village Center Zone:

- a. Taverns and inns
- b. Recreational activities

- c. Educational institutions and services
- d. Retail trade – over 5,000 square feet of gross building floor area per lot
- e. Food service establishment (with or without outdoor seating)
- f. Child and adult day care facilities and nursery schools
- g. Theatres
- h. In a mill structure existing as of January 1, 2005, or in an expansion thereof, the following uses may be permitted: (Revised - Effective 06/15/12)
 - 1. assembly
 - 2. factory outlet
 - 3. light manufacturing
 - 4. office
 - 5. residential uses
 - 6. business services
 - 7. retail services
- i. Designed Apartment/Condominium Developments, including, but not limited to senior housing, in accordance with Section 5.13 of these Regulations
- j. Public Utility Stations and Buildings essential to Public Convenience or Welfare (**Added – Effective 06/08/15**)

Section 6.11.03 Design Guidelines (Added – Effective 10/12/10)

In addition to the standards provided elsewhere in these Regulations, the Commission shall consider, when reviewing site plans and special permit applications for property within the Village Center Zone, the “Design Guidelines, Village and Gateway Districts, Town of Coventry,” developed by the Green Valley Institute and dated September 2003, in rendering its decision on application for either (i) new construction; (ii) modifications to an existing building that would result in an increase of 25% or more in the surface area of the exterior of the building; or (iii) modifications to an existing structure that would result in an increase of 25% or more in the footprint area of the structure. The foregoing Design Guidelines are hereby incorporated into these Regulations by reference.