

INDUSTRIAL OFFERING MEMORANDUM

4 NORA LANE

4 NORA LANE, POMFRET, CT 06259



OFFERING MEMORANDUM

KAZANTZIS REAL ESTATE, LLC
8C Day Street
Brooklyn, CT 06234



PRESENTED BY:

ANDREA KAZANTZIS, CCIM
Broker/Owner
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REB.0791040, CT

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

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PROPERTY SUMMARY

4 NORA LANE | POMFRET, CT 06258



Property Summary

Price:	\$1,850,000
Building SF:	11,500
Price / SF:	191.30
Lot Size:	4.53 Acres
Price / Acre:	485,651
Occupancy:	Owner/user
Warehouse SF:	9600
Grade Doors:	5
Truck Door:	5
Clear Height:	16
Power:	3-phase 600 Amp
Yard:	185,826
Year Built:	2020
Zoning:	CB

Property Overview

Strategically located in the sought-after town of Pomfret along the high-traffic I-395 corridor, this turnkey commercial facility offers exceptional access to regional markets—just 35 minutes from Providence and Worcester, 50 minutes to Hartford, and 1 hour from Boston. Constructed in 2020, the property features 11,500 square feet of functional space, including 3,500 square feet of professionally finished office space designed for seamless operational efficiency.

The office area includes a full bath, two half baths, multiple private offices, a fully equipped kitchen, and ample storage—ideal for logistics, dispatch, administration, or contractor headquarters. Also included is 1,600 square feet of open-air covered space, perfect for equipment staging, vehicle storage, or additional work areas.

Situated on nearly 5 level acres, the site combines attractive curb appeal—with stone walls and curated plantings—with commercial functionality, including five 20'x80' bays divided into three sections and heated by two high-efficiency waste oil furnaces. Zoned for continued commercial use, the property offers plenty of space to construct additional buildings, making it well-suited for fleet expansion, warehousing, or complementary operations.

Location Overview

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PROPERTY PHOTOS

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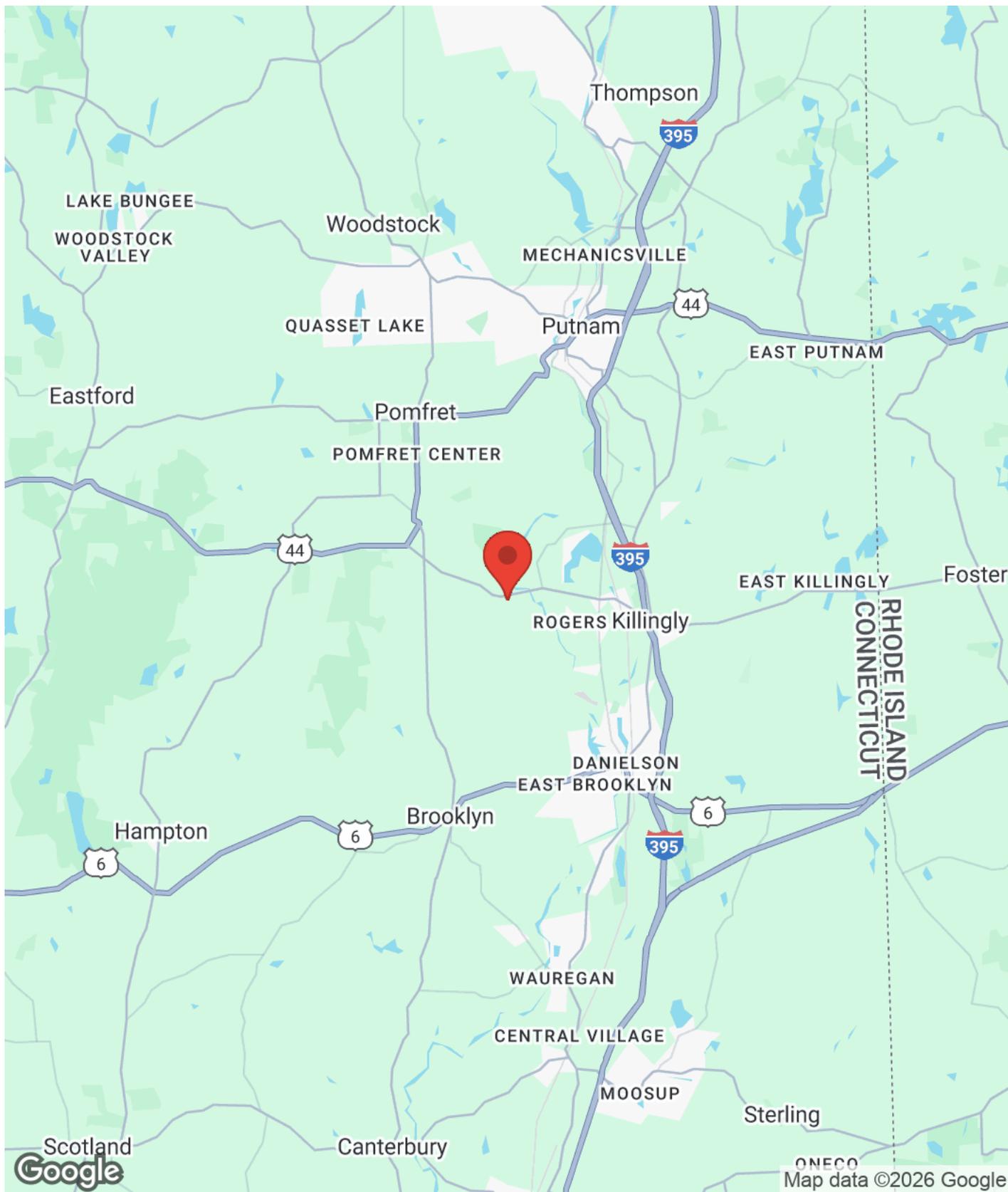
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REGIONAL MAP

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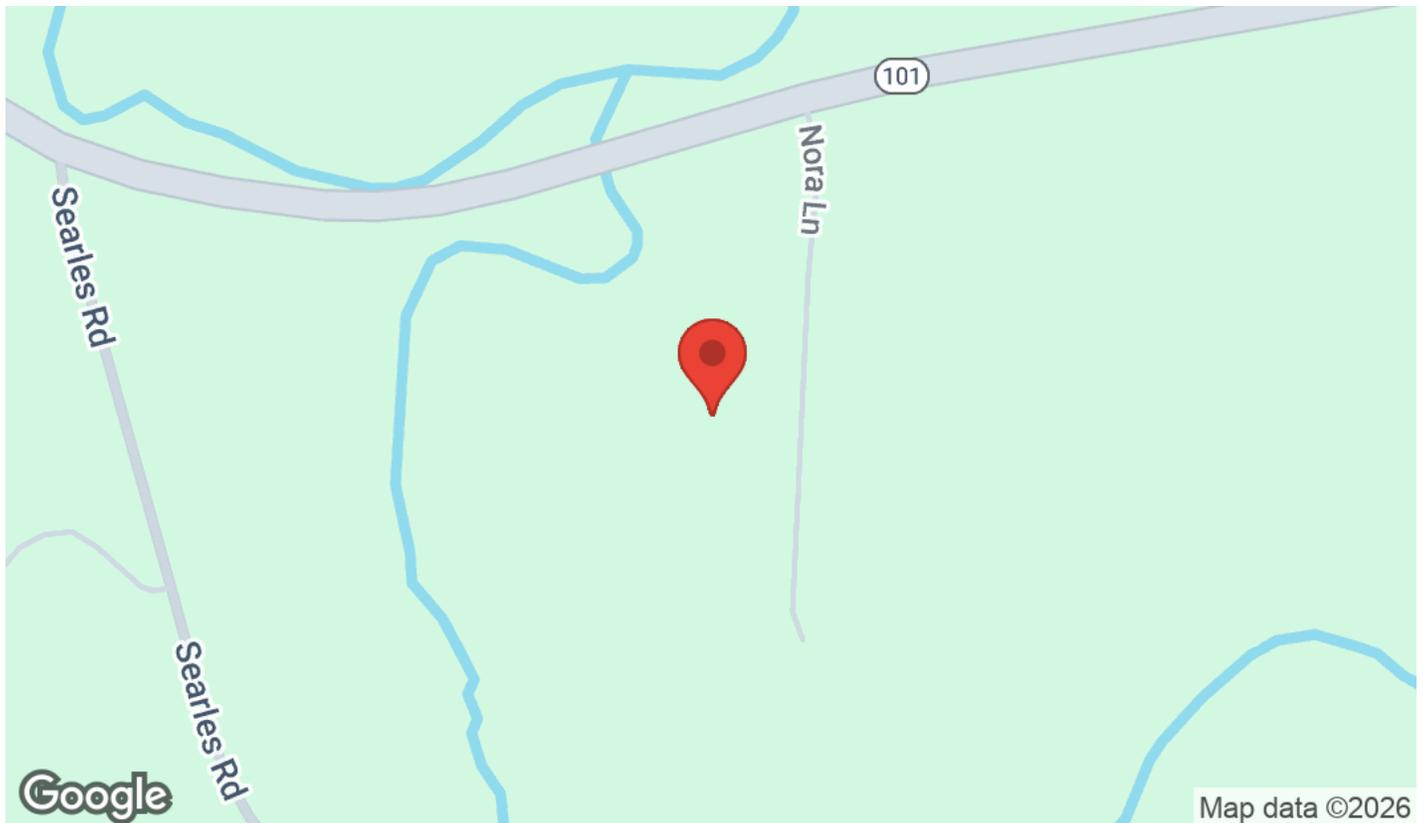
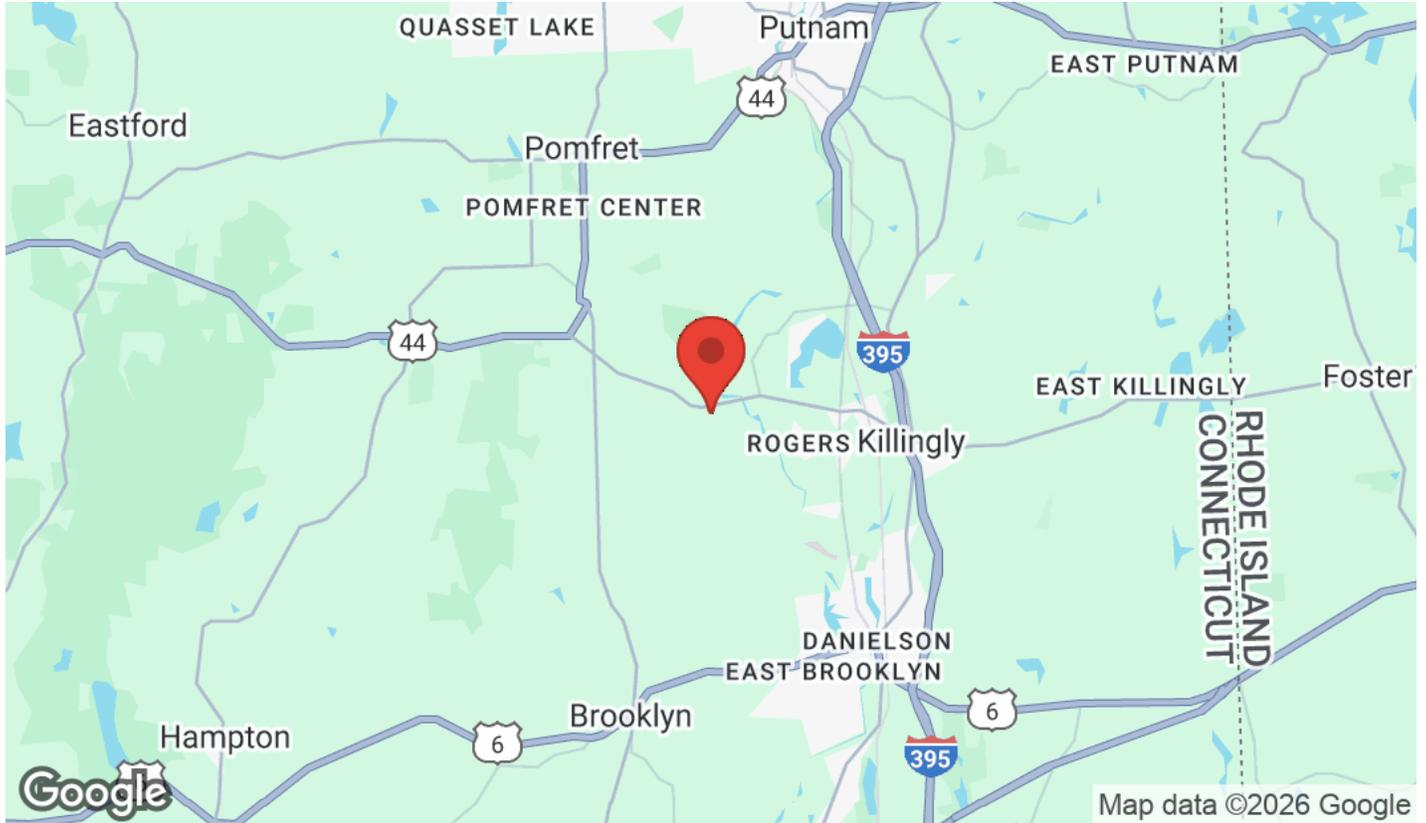
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LOCATION MAPS

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AERIAL MAP

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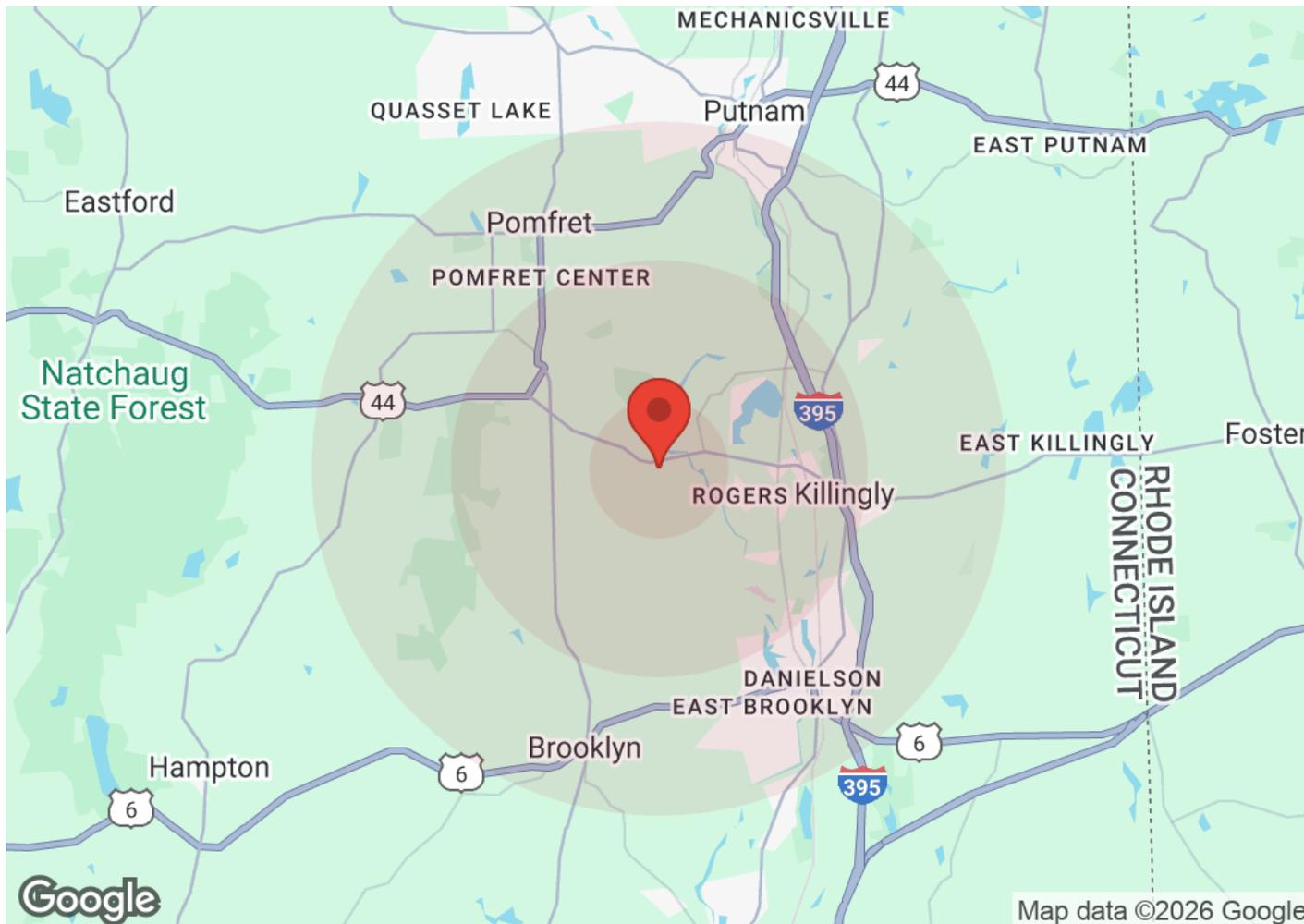
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DEMOGRAPHICS

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Population	1 Mile	3 Miles	5 Miles	Income	1 Mile	3 Miles	5 Miles
Male	216	3,314	13,582	Median	\$103,255	\$88,342	\$86,576
Female	217	3,275	12,845	< \$15,000	5	173	837
Total Population	433	6,589	26,426	\$15,000-\$24,999	30	198	616
				\$25,000-\$34,999	7	144	794
				\$35,000-\$49,999	N/A	141	689
				\$50,000-\$74,999	17	486	1,800
				\$75,000-\$99,999	19	435	1,522
				\$100,000-\$149,999	51	541	2,397
				\$150,000-\$199,999	12	280	1,015
				> \$200,000	28	349	1,211
Race	1 Mile	3 Miles	5 Miles	Housing	1 Mile	3 Miles	5 Miles
White	383	5,825	22,449	Total Units	179	2,889	11,269
Black	13	189	1,017	Occupied	170	2,745	10,880
Am In/AK Nat	N/A	5	32	Owner Occupied	132	1,873	6,937
Hawaiian	N/A	1	N/A	Renter Occupied	38	872	3,943
Hispanic	19	322	1,675	Vacant	8	144	390
Asian	9	110	526				
Multi-Racial	8	131	687				
Other	N/A	6	37				

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