

FOR LEASE

Office Building



1360 Baldwin Hill Rd., Gales Ferry, CT 06335

FOR LEASE

\$2,200/mo
plus utilities

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COMPASS

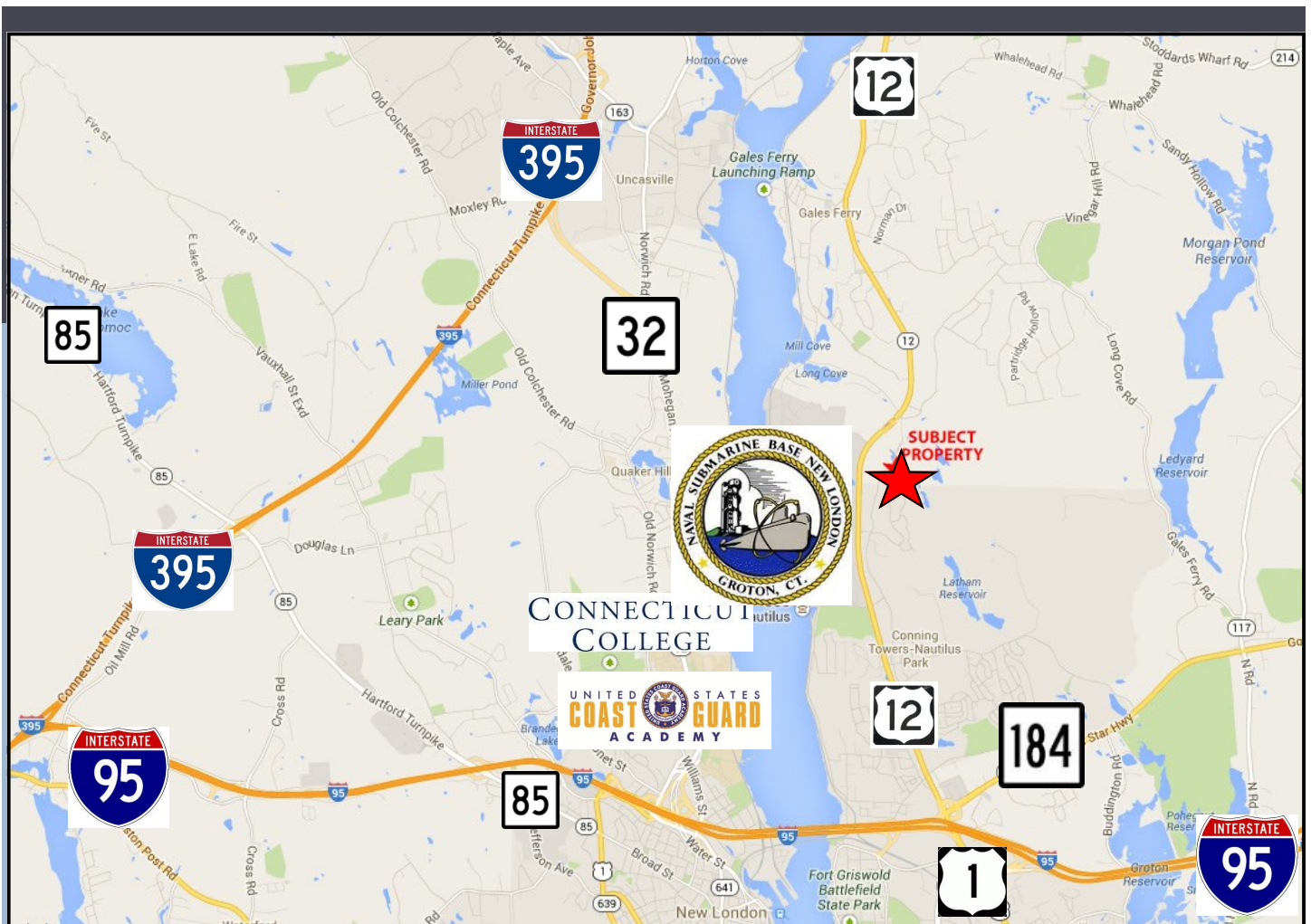
22 Holmes Street
Mystic, CT 06355

(860)572-9099 (office)

(860)908-4705 (cell)

- ⌘ 2,400sf one story office building
- ⌘ Zone CIP Commercial/Industrial Park
- ⌘ Public water; Septic; Oil heat office
- ⌘ A/C
- ⌘ 154' Road frontage





**Zone: CIP
Commercial Industrial Park**

Permitted Uses: Office, Laboratories, Recreational, Repair Shops, Storage/Warehousing, Manufacturing...

DEMOGRAPHICS	3 MILE	5 MILE	10 MILE
Total Population	23,031	72,338	175,405
Total Households	7,499	28,306	71,753
Household Income \$0—\$30,000	11.38%	14.25%	18.78%
\$30,001-\$60,000	24.14%	23.99%	21.83%
\$60,001-\$100,000	31.37%	26.39%	25.53%
\$100,001+	33.10%	28.36%	33.88%

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



