

**FOR LEASE**  
**2.78+ acre Industrial Lot and  
Commercial Building w/ many possible uses**



**170-178 Yantic Rd.  
Norwich, CT 06360**

**FOR LEASE**

**\$10/sf** plus real  
prop taxes & utilities

**Jeff Brewer**  
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860.510.9381

- ◆ 3,774 1st Floor Space on 2.78+/- acres located behind Hale's Mill Inn Conversion
- ◆ Zone PMR Industrial / Mfg / Warehouse
- ◆ Ample parking
- ◆ Former restaurant / club use is grandfathered
- ◆ Public Water/Sewer; Oil heat
- ◆ 206+/-' Road frontage
- ◆ Built 1860's; Remodeled in 1980's

**COMPASS**

76 Salem Turnpike  
Norwich, CT 06360



**170-178 Yantic Rd.  
Norwich, CT**

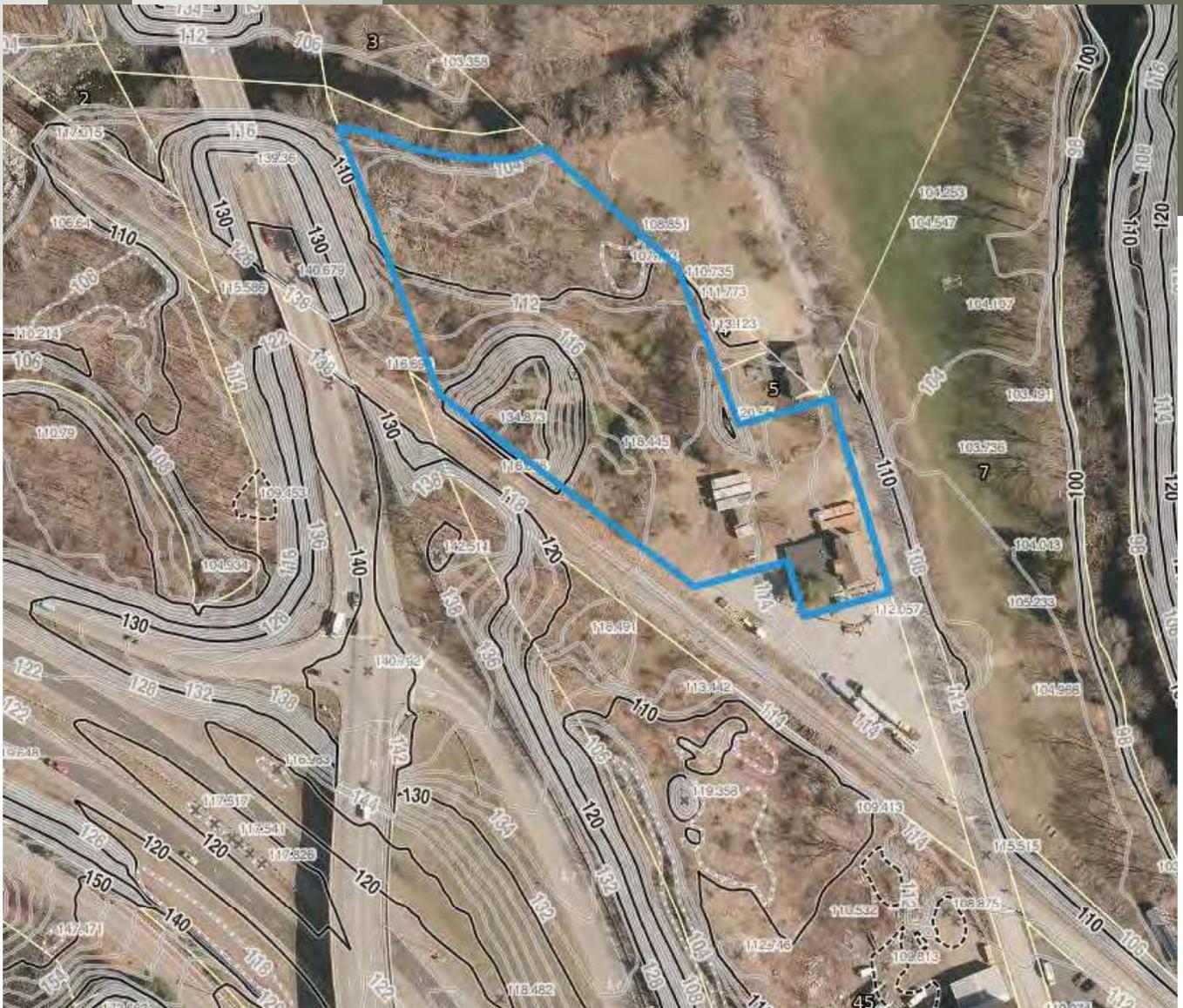
**Zone PMR - Production, Mfg, Research**

Permitted Uses: Advanced / Precision mfg., Business, Corporate & Professional Offices, Mfg., R+D, Warehousing, Restaurant (grandfathered)...

By Special Permit: ... Blacksmith shop / Machine shop, Boat/Marine Engine Sales/Display/Repair, Educational Institutions, New Car Dealership, Saw or planning mill, Stone and monument works...

| DEMOGRAPHICS                         | 3 MILE | 5 MILE | 10 MILE |
|--------------------------------------|--------|--------|---------|
| <b>Total Population</b>              | 13,442 | 46,613 | 107,639 |
| <b>Total Households</b>              | 5,483  | 19,550 | 43,804  |
| <b>Household Income \$0—\$30,000</b> | 14.41% | 21.33% | 15.29%  |
| <b>\$30,001-\$60,000</b>             | 18.13% | 21.20% | 18.40%  |
| <b>\$60,001-\$100,000</b>            | 20.46% | 22.09% | 23.78%  |
| <b>\$100,001+</b>                    | 47.00% | 35.38% | 42.52%  |

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



Street view



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**2.9 Production, Manufacturing & Research District, PMR.**

2.9.1 Purpose. The PMR district is a base zoning district. The purpose of the PMR district is to provide opportunities for large-scale and intensive industrial development opportunities.

2.9.2 Principal Uses and Activities.

.1 Buildings or land may be used and buildings may be erected or altered for the manufacturing, warehousing, processing, storage, or assembling of products as long as such use is not dangerous by reason of fire or explosion hazard, and not injurious, noxious or detrimental to the community or neighborhood by reason of the emission of dust, odor, fumes, smoke, wastes, refuse matter, noise, vibration, or because of any other objectionable feature.

.2 The following principal buildings and uses may be allowed, and permitted in the PMR district:

**NP**

.3 No Permit Required

.1 Community garden.

.2 Open space and passive recreation.

.3 Public utility substations and solar equipment (1 mW and larger) pursuant to the Connecticut Siting Council.

**Z**

.4 Zoning Permit Required, see section 7.2.

.1 Advanced manufacturing.

.2 Business, corporate and professional offices.

.3 Data centers.

.4 Foundry casting light-weight non-ferrous metal not causing noxious fumes or odor.

.5 Government buildings and facilities (e.g., administrative offices, recreation center).

.6 Manufacture, compounding, assembly, packing or treatment of such products as:

(i) Commercial signs, billboards, and other advertising structures.

(ii) Pottery and figurines or other similar ceramic products, using only previously pulverized clay, and kilns fired only by gas or electricity.

(iii) Articles or merchandise from the following previously prepared materials: aluminum, bone, cellophane, canvas, cloth, cork, feathers, felt, fiber, fur, glass, hair, horn, leather, paper, plastics, precious or semi-precious metals or stone, shell, rubber, tin, tobacco, wood (excluding sawmill), tars and paint not involving a boiling process.

(iv) Candy, cosmetics, drugs, perfumes, pharmaceutical toiletries, and food products, except the rendering or refining of fats and oils.

.7 New construction of buildings and additions of up to 5,000 square feet. Buildings of 5,000 square feet or more require a site plan review, as listed below.

.8 Off-premises advertising signs in accordance with section 5.2 hereof.

.9 Precision manufacturing.

.10 Public buildings and uses including city, state and federal.

.11 Public utility lines, stations, facilities and buildings as defined under the Connecticut General Statutes.

.12 Research and development.

.13 Visitor centers / information centers.

.14 Warehousing and storage.

.15 Woodworking shop.

**S**

.5 Requires Site Plan Review, see section 7.5.

.1 New construction of buildings greater than 5,000 square feet.

.2 Mixed use buildings of up to 20 dwelling units, in accordance with section 6.5.

**SP**

.6 Requires Special Permit, see section 7.7.

.1 Blacksmith shop or machine shop, excluding punch presses over 20 tons rated capacity and all drop hammers.

.2 Boat and marine engine sales, display and repair, including sale of marine equipment or products.

**Business Districts**

- .3 Colleges, universities, educational institutions including private trade schools.
- .4 Franchise new car dealerships with salesrooms and sales lots in conjunction therewith for the sale and exchange of new and used passenger motor vehicles, trucks, camping trailers, mobile homes and vehicle repairs.
- .5 Manufacture, compounding, assembly, packing or treatment of such products as:
  - (i) Glass.
  - (ii) Pulp, paper, cardboard, or building board.
- .6 Rag or bag cleaning establishments.
- .7 Saw or planing mill.
- .8 Stone and monument works.
- .9 Trucking terminals, in accordance with section 6.18.
- .10 Public utility facilities as follows: water tanks over 50,000 gallons, propane or natural gas tanks over 50,000 gallons, new electrical substations with more than five megawatt capacity, transmission towers of more than 35 feet in height, waste disposal/transfer station.
- .11 Urban farm.
- .12 The following buildings and uses may be permitted by special permit provided the buildings are more than 500 feet from a boundary of any residence or commercial district:
  - (i) Adult bookstores and theaters that dispense, sell or entertain using adult media or live entertainment subject to a minimum separation distance of 1,500 feet in any direction of any lot upon which is located a building or premises used for a similar use or for the purpose of a public school, a church or other building used as a place of worship, or a hospital, whether supported by public or private funds.
  - (ii) Bulk storage of cement and concrete mixing plants.
  - (iii) Manufacturing and storage of alcohol (not including alcoholic beverages), plastics, and chemicals excluding sulphuric, nitric and hydrochloric acid, rubber products, bricks, cement products, tile and terracotta, asphalt products.
  - (iv) Metal fabricating plants, rolling mills, boiler works and drop forges.
  - (v) Public utility power plants.
  - (vi) Waste processing facility (e.g., sale, storage, and sorting of junk, waste, discarded or salvaged materials, machinery, or equipment but not including processing, providing such operation is enclosed by an eight-foot-high tight board or other solid fence).

2.9.3 Accessory Uses and Activities. The following accessory buildings and uses subordinate and customarily incidental to any of the foregoing principal uses may be allowed, and permitted in the PMR district:

**NP**

- .1 No Permit Required.
  - .1 Excavation, clearing and site disturbance of less than ½ acre.
  - .2 Keeping of domestic animals. NOTE: No commercial activity involving domestic animals is permitted and no more than 4 adults of a species per household may be kept and only on the following lot sizes:
    - (i) Dogs, cats, fowl, or others compatible with cohabitation with humans may be kept with no minimum lot area. No roosters are allowed.
  - .3 Sale of alcoholic beverages in accordance with section 6.2.
  - .4 Employee amenities (e.g., clinic, commissary, recreation center, day care)