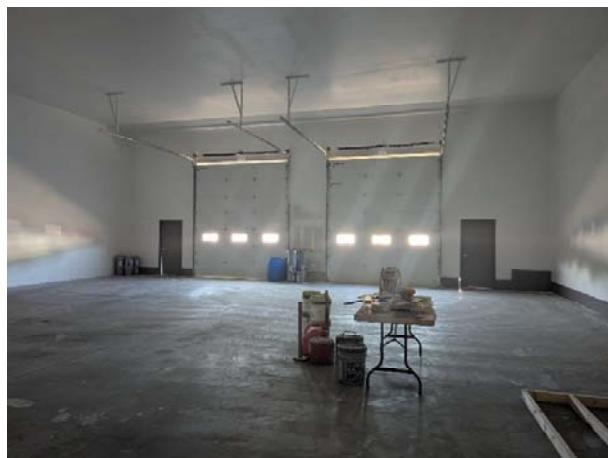




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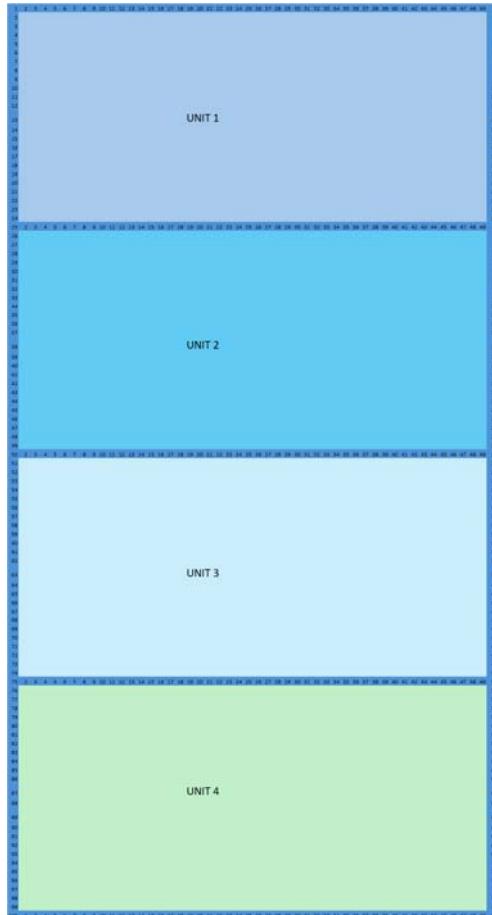
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PROPOSED WAREHOUSE FOR LEASE OR SALE – NEW CONSTRUCTION

40 Sea Pave Road, South Windsor, Connecticut.

Entitled for the Construction of Two Warehouse Buildings – 3,600 sf and 5,000 sf, total of 8,600 sf

Building:	Square Feet	Estimated Delivery	Estimated Rent	Basis
Proposed Building A:	1,250 square feet	June 2026	\$1,460/mo	Plus util.
Proposed Building A:	1,250 square feet	June 2026	\$1,460/mo	Plus util.
Proposed Building A:	1,250 square feet	June 2026	\$1,460/mo	Plus util.
Proposed Building A:	1,250 square feet	June 2026	\$1,460/mo	Plus util.
Proposed Building B:	1,200 square feet	August 2026	\$1,400/mo	Plus util.
Proposed Building B:	1,200 square feet	August 2026	\$1,400/mo	Plus util.
Proposed Building B:	1,200 square feet	August 2026	\$1,400/mo	Plus util.

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LAND FOR SALE – UNDER AGREEMENT

40 Sea Pave Road, South Windsor, Connecticut.

Entitled for the Construction of Two Warehouse Buildings – 3,600 sf and 5,000 sf, total of 8,600 sf
New Construction – Lease, Pre-purchase or Speculative

Lease Offering – Existing Property - Adaptive Reuse Plans

Proposed Building: 3,600 square feet 2 Bay Warehouse

Proposed Building: 5,000 square feet 4 Bay Warehouse

Proposed Building: 8,600 square feet

Asking Land Price- \$180,000

Land – 1.03-acres

Zoning – Industrial

Description

There are two proposed buildings planned that are to be clear span industrial buildings, a 3,600 square foot building on the southern border and a 5,000 square foot building on the northern border. The buildings can be built with clear heights ranging from 16-foot to say 24-foot in clear height at the tenant/user's discretion and budget. The buildings are to be designed with one-overhead door and one man-door per 1,000 square feet. The site plan calls for 12 parking spaces or 1.4 per 1,000 square feet.

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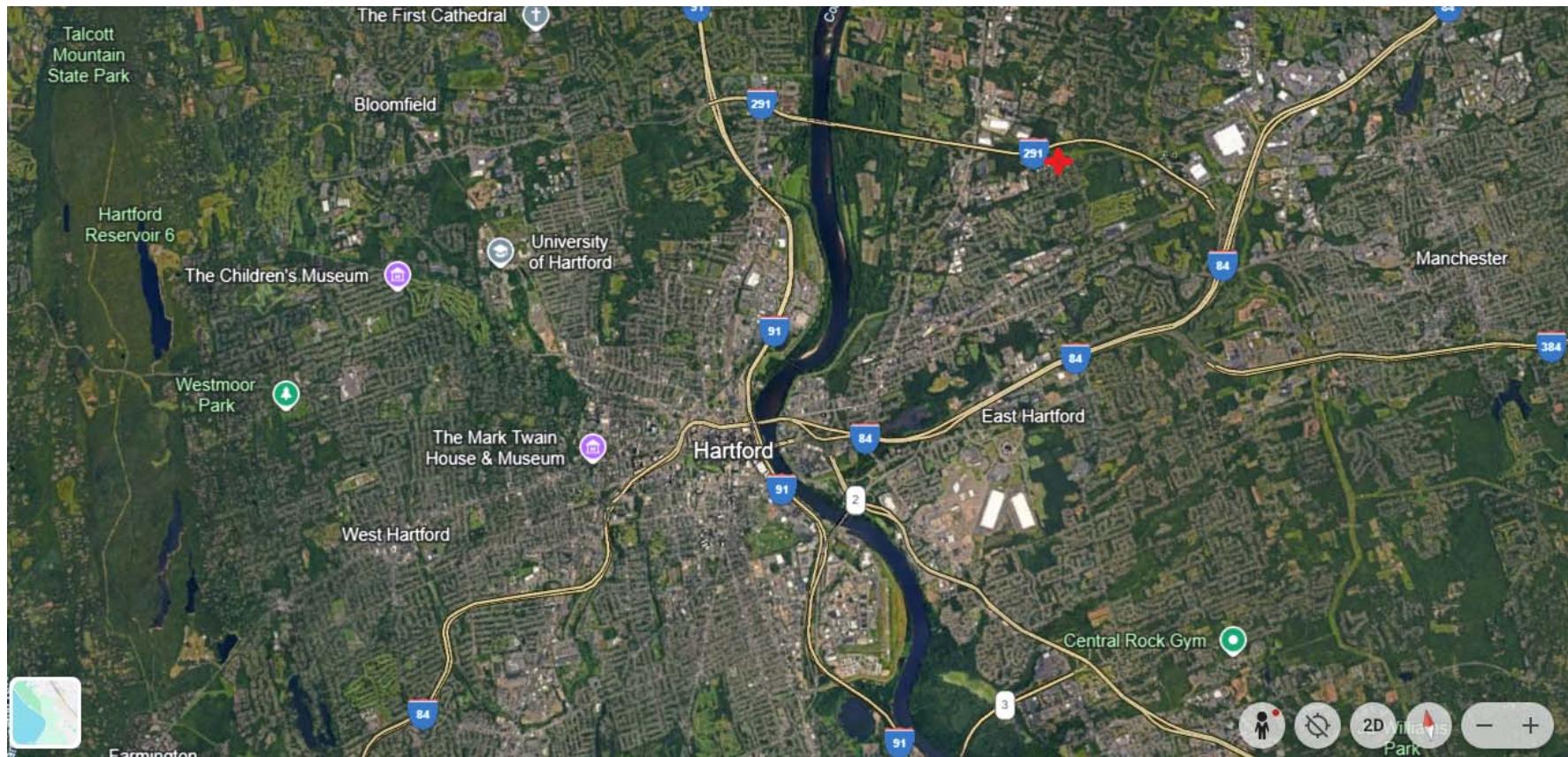
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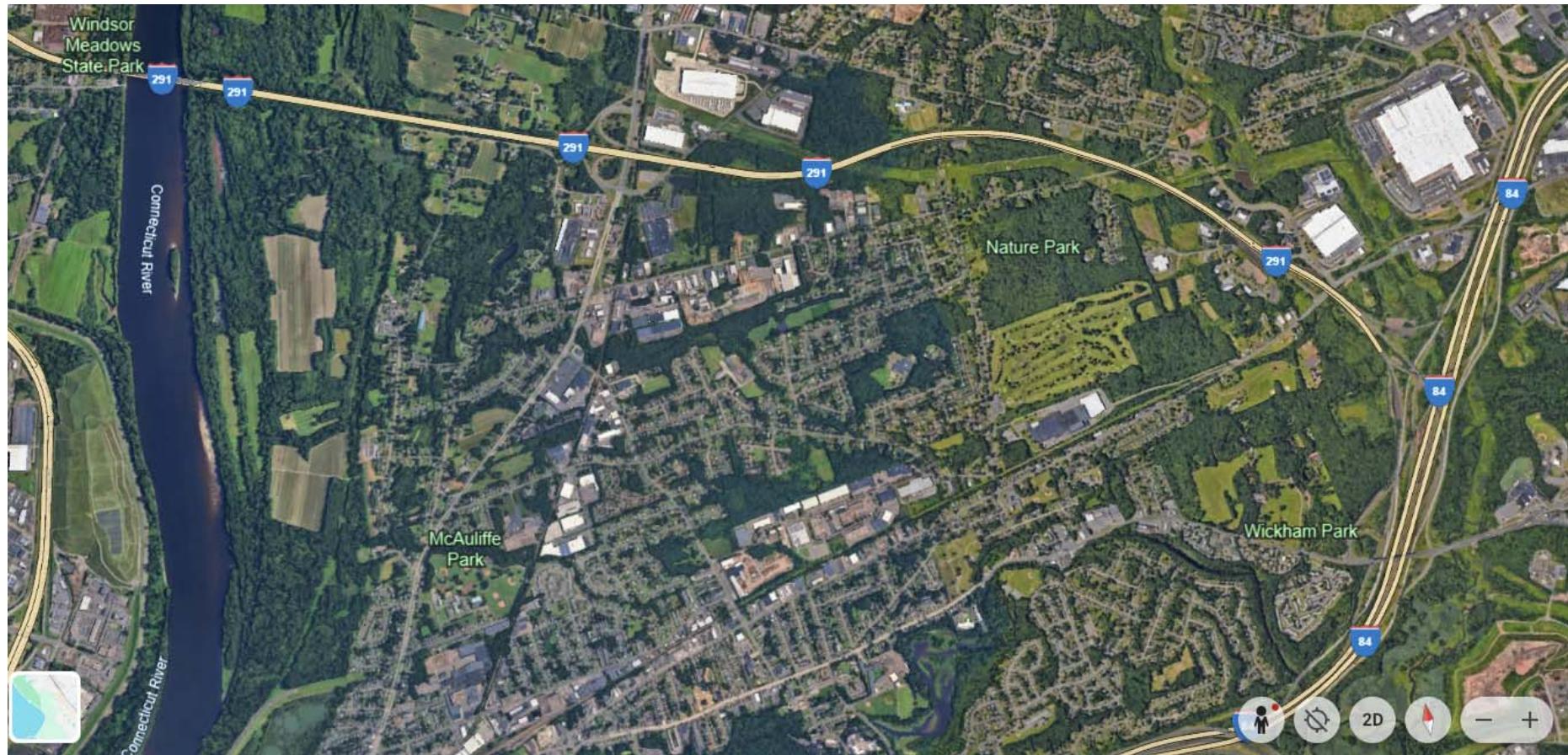
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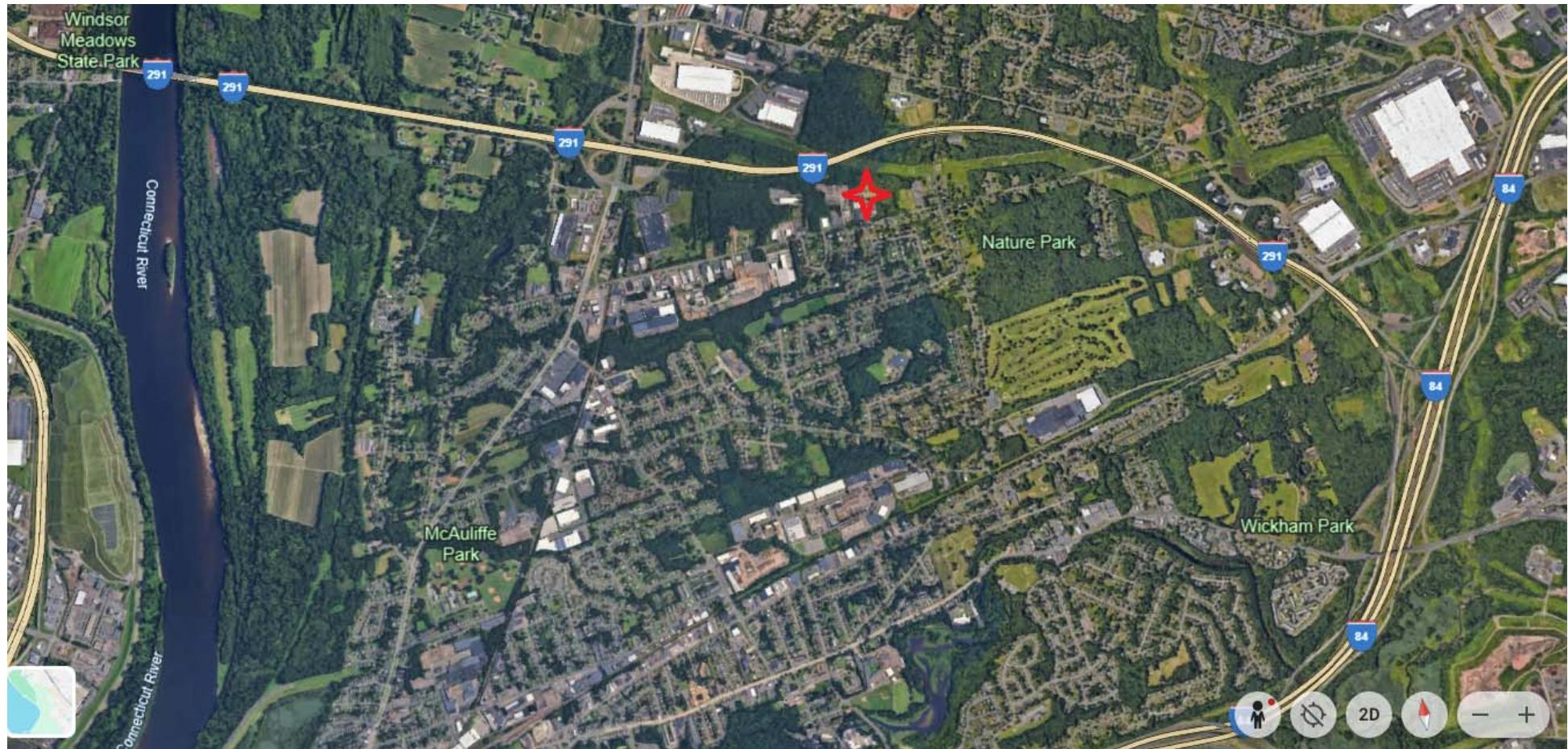
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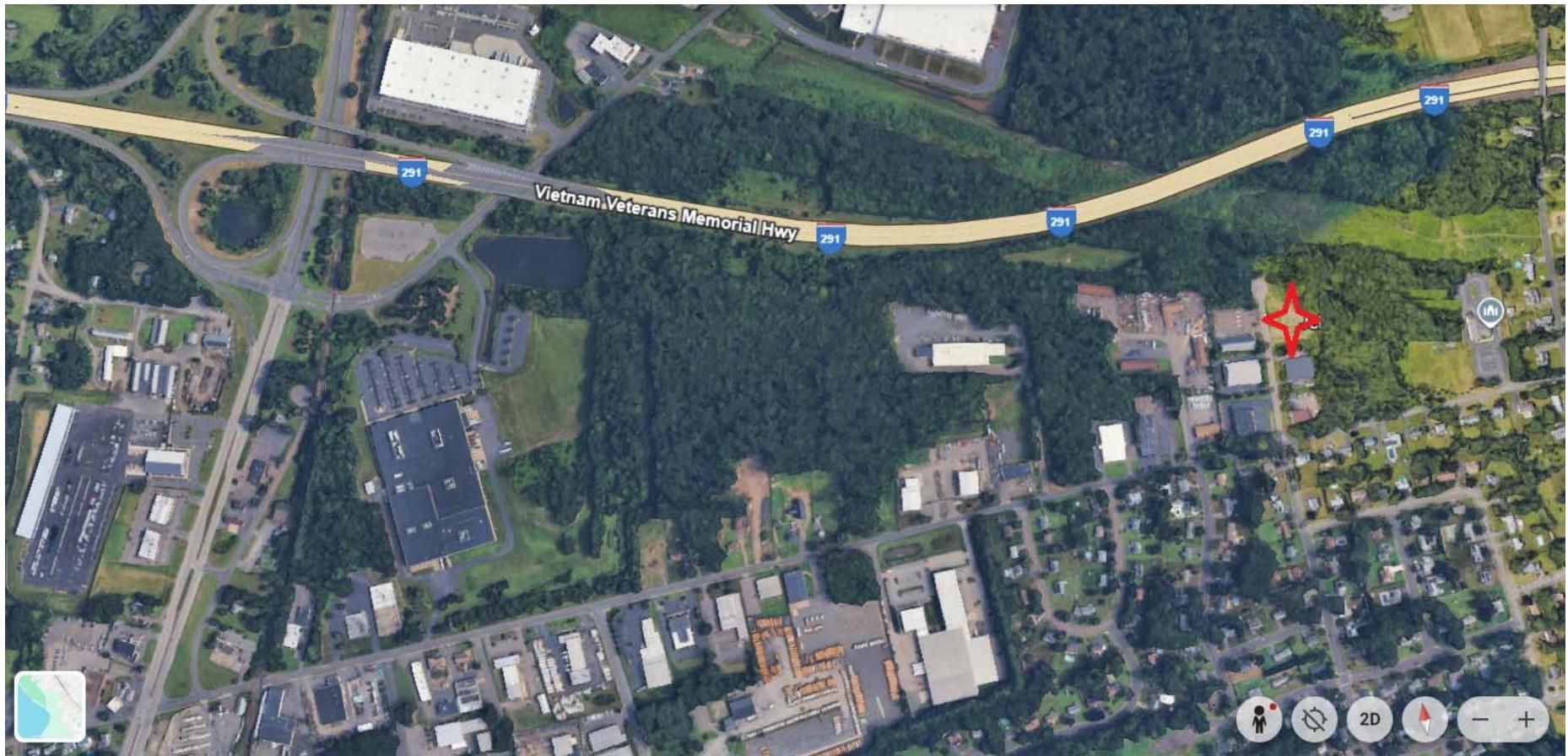
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General - Site

The site consists of a 1.03-acre site. The site has 242 feet of frontage on Sea Pave Road and an average depth of 200 feet. The site slopes gradually to the east from a dry frontage to inland wetland review areas and inland wetlands. The site required restoration of the inland wetlands on or near the property due to an encroachment that has been addressed by the current owner via plantings and watering. The buyer is to maintain the restored areas during construction and following construction through three grow seasons inclusive of a \$5,000 bond payable to the Town of South Windsor. Once paid and the areas maintained for three growing seasons, then the bond is to be returned. In the event that there are issues with the restoration areas, the Town may tender the bond and maintain the inland wetland restoration area. The issue has been addressed and should be a non-issue going forward.

The site is planned and entitled for two industrial buildings. The entitlements are approved for two buildings, a 3,600 square foot freestanding industrial building at the southeast corner of the site facing north and a second freestanding industrial building at the northeast corner of the site facing south. The buildings are designed for multi-tenant or multi-use configuration with average suite sizes ranging from 1,000 square feet to 1,600 square feet. As planned, demising walls are planned between units to secure individual tenant occupancy and access.

Building Area:	8,600 sf
Land Area:	1.03 acres
Zoning:	Industrial
Existing Use:	Vacant Land
Parking Spaces:	12
Parking Ratio:	1.4/1,000 sf
Occupied Square Footage:	0
Vacant Square Footage:	8,600 sf

Town of South Windsor, CT- Assessment:	\$ 79,300 land only
Town of South Windsor, CT - Factor:	\$ 79.30
Mil Rate:	37.86
Real Estate Taxes:	\$ 3,002.30
Real Estate Taxes Per Square Foot:	\$ 0.35 per square foot

Land – The site consists of a 1.03-acre site with 242.82 feet of frontage on Sea Pave Road, South Windsor, Connecticut. The average depth of the site is 282.83 feet. The ingress and egress is average with one curb cut on the east side of Sea Pave Road. Sea Pave Road is a cul-de-sac that leads to

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Burnham Street on the South Windsor/East Hartford town line. Interstate freeways are easily accessible via the 291 Connector which is about 2 miles east of the subject property.

Existing Property –

“As Is” Land – The subject property consists of a level site with some inland wetlands just off site and lands in the flood plain the northeast corner of the site that are not material and do not materially affect the development potential of the site.

Zoning –

Existing Zoning – Industrial

Proposed Zoning – Industrial

Trucks – The Town stated they will permit tractor trailers on a case-by-case basis per the Zoning Enforcement Officer of the Town of South Windsor, CT.

Permitted Uses:

Uses permitted by zoning on the pages that follow.

Highest and Best Use:

Physically Possible – The subject site has adequate frontage, depth, topography, dry lands outside the flood plain and inland wetlands to support most uses that would be considered for the site. The utilities appear appropriately sized to accommodate most forms of permitted development.

Legally Permitted – Zoning Permits mainly industrial uses; See zoning detail pages

Financially Feasible – The most appealing uses are single-user and multi-user industrial buildings for purchase or lease.

Highest Yielding or Maximally Productive – Single-user and multi-user industrial buildings for purchase or lease.

Contact:

Please call Kenneth Labbe, Associate Broker, Pyramid Real Estate Group for quotes – Cell - 860-891-8551; Desk – 203-391-6805 – Email – klabbe@pyramidregroup.com

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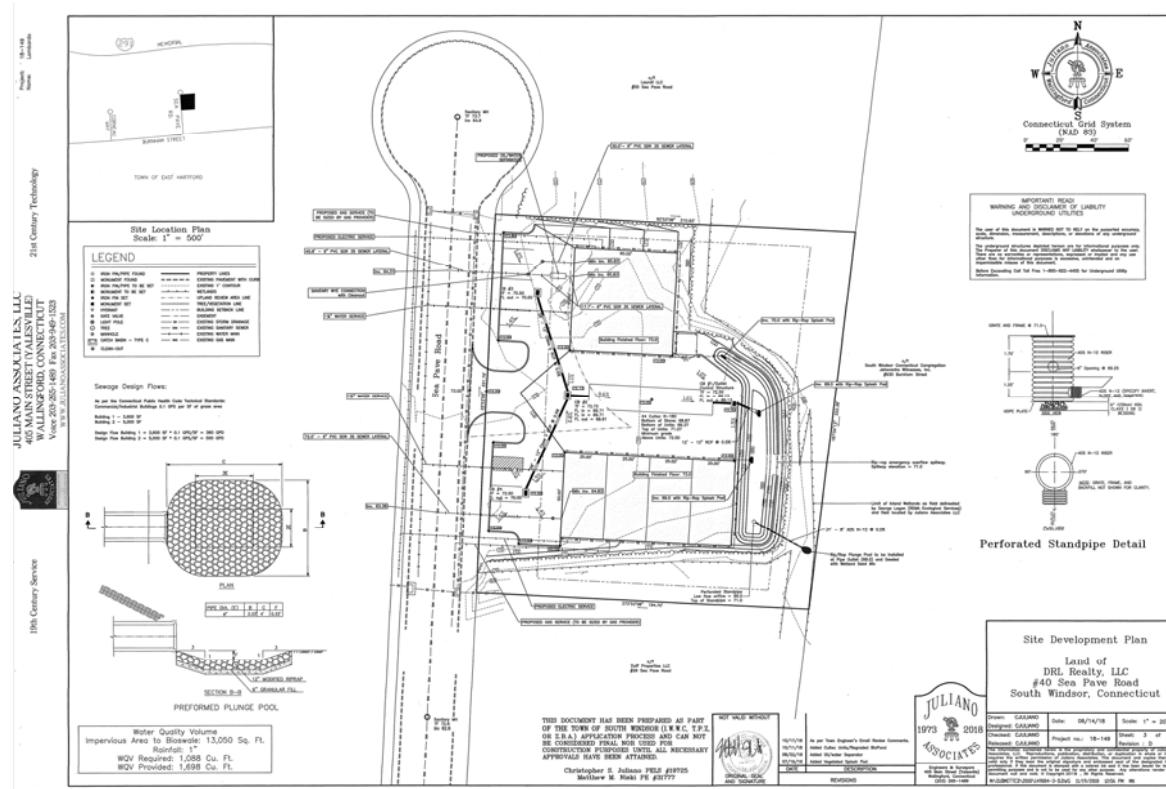
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APPROVED SURVEY AND SITE PLAN – TWO INDUSTRIAL BUILDINGS – 3,600 SQUARE FEET AND 5,000 SQUARE FEET – 8,600 SQUARE FEET TOTAL



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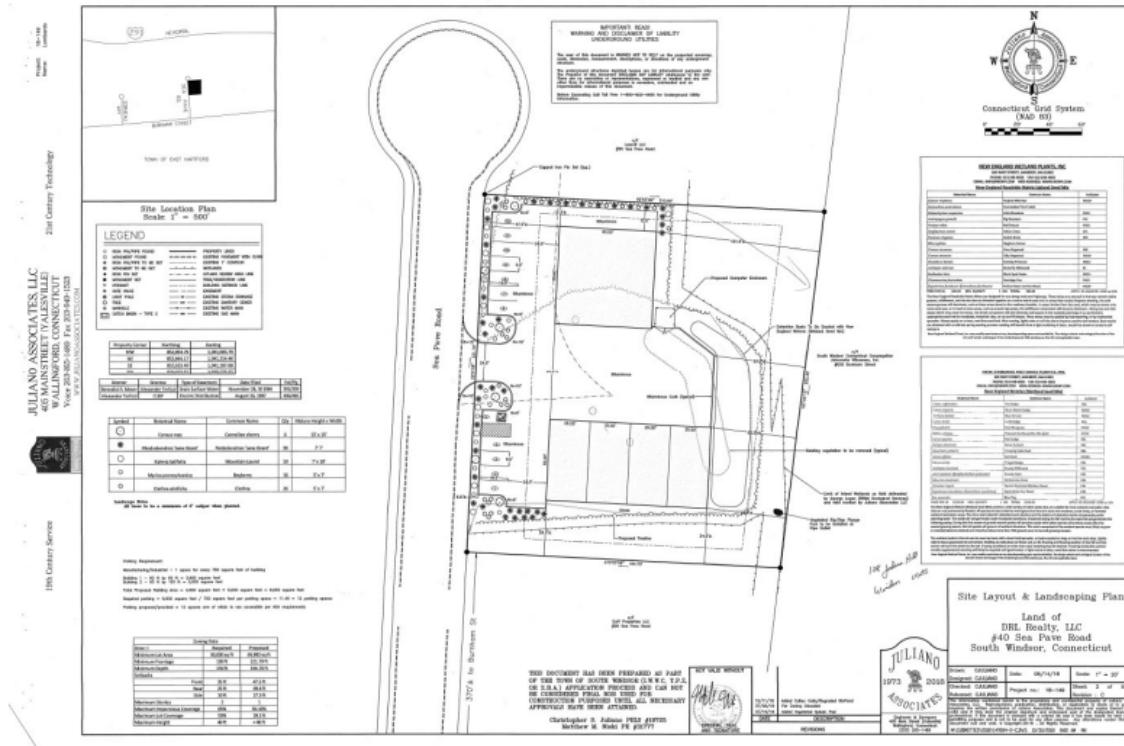
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SEA PAVE ROAD, SOUTH WINDSOR, CT – VIEW NORTH FROM CUL-DE-SAC
EXISTING SITE



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PROPOSED DEVELOPMENT – PLAN A – CLEAR SPAN WAREHOUSES



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PROPOSED DEVELOPMENT – PLAN B = POTENTIAL ELEVATION OF CAD DESIGN

Job: FCB-South Windsor 60 x 60 x 16
Date: 4/23/2024
Time: 7:58 AM

Iso 1



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SEA PAVE ROAD, SOUTH WINDSOR, CT – VIEW NORTH FROM CUL-DE-SAC



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ARTICLE 4 – COMMERCIAL AND INDUSTRIAL ZONES

ARTICLE 4 COMMERCIAL AND INDUSTRIAL ZONES

Section 4.1 Commercial and Industrial Use Regulations

4.1.1 Permitted Uses

Uses within Commercial and Industrial Zones shall be governed by Table 4.1.1A. See Section 4.2 for use provisions relating to the Buckland Road Gateway Development Zone (GD); Section 4.3 for the De-signed Commercial Zone (DC); and Section 4.4 for the I-291 Corridor Development Zone (CD).

Table 4.1.1A Permitted Commercial and Industrial Uses

Use	Zones						Additional Provisions
	DC	GC	I	RC	RO	TS	
Residential		SP/SE*	SP/SE*	SP/SE*			A single residential dwelling by the owner of the facility is allowed in conjunction with a permitted commercial use. The residence may be either a dwelling unit contained within the commercial facility itself and be a separate free-standing single-family dwelling that otherwise meets all of the requirements of the underlying zone. * An owner can request either the business/residential use be a rental property for properties developed prior to 2019 provided the owner lives on site or operates the business. No more than 10% of properties within 1,000 feet can contain such rentals.
Assisted Living	SE	SE		SE	SE		See Article 7 Special Regulations.
Duplex		SE					See Article 7 Special Regulations.
Horses and ponies for personal use	SP		SP	SP			See Article 7 Special Regulations.
Multi-family residential	SE						See Section 5.10 – Specific Requirements for a Sullivan Avenue Mixed-Use Development in the GC
Public and Semipublic							
Hospitals, Sanitariums, Convalescent Homes		SE					Except for contagious, mental, alcoholic, and drug cases provided that: The lot area is not less than 1/10 acre for each person accommodated, including patients and employees; Such uses are served by the public sewer and water facilities; and 50% impervious coverage
Fraternal organizations and membership clubs operated as a nonprofit activity			SE				
Municipal Facilities and Uses	SE	SE	SE	SE	SE		

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Table 4.1.1A Permitted Commercial and Industrial Uses

Use	Zones						Additional Provisions
	DC	GC	I	RC	RO	TS	
Commercial Uses							
Agriculture (e.g. forestry operation, cultivated lands, animals)	P	P	P	P	P	P	Clearing of $\frac{1}{2}$ acre of land requires PZC approval.
Adult-Oriented Businesses	SE						See Article 7 Special Regulations.
Alcoholic Liquor Stores	SP	SP		SP			
Alcoholic beverage sales for consumption on the premises of hotels, restaurants, taverns, grills and cafes	SP	SP	SE*	SP			*Industrial zone – accessory to a permitted recreational use or manufacturing use
Alcoholic liquor sales as part of a drug store or grocery store	SP	SP		SP			
Amusement – theaters, moving picture houses, assembly halls, billiard and pool rooms, bowling alleys, and similar amusement enterprises		SP	SE*				Excluding shooting galleries, freak shows, mechanical rides and similar enterprises * Industrial zone in conjunction with permitted indoor recreational use. See Article 7 Special Regulations
Automobile retail sales, new and used	SE	SE*					* Maximum cars offered for sale is four (4)
Automobile service and repair		SP					
Automobile wholesale	SE						
Automobile service stations, fuel and repair	SE						See Article 7 Special Regulations.
Automotive fuel	SP						Only when accessory to a retail sales and inventory directly related thereto facility that has a minimum gross floor area of 50,000 sq ft Commission may determine hours of operation.
Brewery / Distillery			SP				Accessory uses and incidental sales (e.g. tasting rooms) subject to criteria in Section 4.5.3 Accessory Uses. Parking is subject to PZC approval.
Beverage Stores, quick service; e.g. coffee shop					SP		
Building and landscape materials sales and storage including lumber yards and construction equipment		SE					Excluding the storage or fabricating of structural steel and heavy concrete products. Primary building shall be minimum 2,000 sq ft (excluding greenhouses). Except plant materials, outdoor storage/sales area shall not be visible from a public street.
Convenience Stores					SP		

ARTICLE 4 – COMMERCIAL AND INDUSTRIAL ZONES

Table 4.1.1A Permitted Commercial and Industrial Uses

Use	Zones						Additional Provisions
	DC	GC	I	RC	RO	TS	
Convention Facilities	SE						
Day Care Facilities	SE	SE	SE	SE	SE		See Article 7 Special Regulations.
Dog Grooming Facilities		SE	SE	SE			See Article 7 Special Regulations for Dog Grooming Facilities in the Industrial Zone.
Dry cleaning, laundry, and dyeing establishments		SP					
Entertainment (live) at hotels and restaurants, taverns, grills and cafes	SP	SP	SE*				*Industrial zone in conjunction with permitted indoor recreational use. See Article 7 Special Regulations
Equipment sales, service and rentals, including farm equipment		SP	SE				
Financial Services, institutions and agencies	SP	SP	SP	SP		SP	
Fitness Facilities		SP	SE	SP		SP	See Article 7 Special Regulations for indoor recreational facilities
Freezer lockers and incidental processing of food for human consumption		SP					
Garages - public		SP		SE			
Hotels (and motels)	SP	SP		SP		SP	
Hotels, exclusive of entertainment		SP		SP			
Manufacture of bricks, cement products, tile and terra cotta			SE				
Manufacture, processing, packaging and assembly of components or goods			SP				
Microbrewery, Brewpub		SP		SE			No more than 15,000 barrels manufactured per year; wholesale and retail sales allowed; tasting rooms allowed; outside tasting allowed in conformance with Section 7.15 Outdoor Dining. Hours of operation may be determined by the PZC.
Mobile Food Vendor	ZP	ZP	ZP	ZP	ZP		Mobile food vendors are permitted in these zones without a permit provided that all of the following criteria are met: 1. Written permission from the property owner; 2. Adequate room for vehicles to pull off safely; 3. A maximum of 12 sq. ft. of free-standing signage; 4. Vendors shall not be located within public rights of way;

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Table 4.1.1A Permitted Commercial and Industrial Uses

Use	Zones						Additional Provisions
	DC	GC	I	RC	RO	TS	
							5. All facilities and equipment used by vendor must be portable and must be removed from the site by 9:00 p.m. 6. Connections to external utilities are not permitted. 7. Vendors must comply with health and safety regulations of the Town of South Windsor and the State of Connecticut. 8. Vendors shall keep the area of operation free of debris and clean up thoroughly upon ceasing operations each day. At least 1 trash container must be provided for use by patrons in conjunction with mobile food vendor.
Mortuaries, funeral and interment services		SP		SP			May have living quarters containing a dwelling unit of at least 700 square feet of living space and at least 2 rooms exclusive of the bathroom, to be occupied by a person, together with his family, who is the owner, manager, caretaker, or junior, residing in the same building.
Multi-family residential	SE						See Section 5.10 – Specific Requirements for a Sullivan Avenue Mixed-Use Development in the GC zone.
Motor vehicle refueling / re-energizing stations					SP		
Offices - professional, commercial, corporate and business	SP	SP	SP	SP	SP	SP	
Personal Services Shops	SP	SP		SP			Limited to barber shops, beauty shops, shoe repair shops, tailoring and dressmaking shops, tanning salons, clothes rental stores, and similar establishments. Tattoo parlors are not considered a personal service shop.
Pharmacy	SP	SP		SP		SP	Including pharmacy with drive thru.
Petroleum Product Bulk Storage			SE				
Plumbing, heating, electrical, mechanical industrial and general contracting establishments			SP				May include showrooms, storage and maintenance of heavy construction equipment
Printing and publishing, graphic arts processes, sign shop painting	SP	SP					
Radio and television studios and transmitters, communication towers, multi media stations	SP						

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ARTICLE 4 – COMMERCIAL AND INDUSTRIAL ZONES

Table 4.1.1A Permitted Commercial and Industrial Uses

Use	Zones						Additional Provisions
	DC	GC	I	RC	RO	TS	
Recreational Activities - indoor	SP	SP	SE*				*See Article 7 Special Regulations.
Recreational Facilities - outdoor	SE	SE*					*See Article 7 Special Regulations
Research Laboratories		SP					
Restaurants, including fast food	SP	SP		SP			
Restaurants, exclusive of entertainment		SP	SP				
Retail Establishments with high turnover (frequent customer arrivals / departures)					SP		
Retail sales and inventory directly related thereto	SP	SP		SP			Retail sales and high-turnover uses with frequent customer arrivals and departures are prohibited. Retail sales associated with a club membership format are permitted and shall not be considered a wholesale sales use. Repairing and fabricating incidental to a retail store are permitted as an accessory use. Tire and battery repair and replacement as an accessory use to retail sales is permitted in the DC zone only.
Riding Academies, Barns and Stables	SP						
Solar Energy, Roof Mounted	P	P	P	P	P	P	See Article 7, Special Regulations
Solar Energy System, Large	SE	SE					See Article 7, Special Regulations
Solar Energy System, Small	SP	SP					See Article 7, Special Regulations
Solid waste, recycling, transfer station facilities			SE				Including storage and maintenance of vehicles and refuse containers, but excluding dumping and/or disposal on-site of waste originating off-site
Training Facilities	SE	SE	SE				
Truck and Freight Terminals			SE				With the right to service, maintain and repair motor vehicles incidental to the afore- said use
Veterinary Hospitals and Boarding Kennels			SE				For the treatment and boarding of small animals, primarily cats and dogs, with all facilities housed inside a building with a limited outside fenced area for exercising and training with necessary office and service space

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ARTICLE 4 – COMMERCIAL AND INDUSTRIAL ZONES

Table 4.1.1A Permitted Commercial and Industrial Uses

SE = Special Exception SP = Site Plan ZP = Zoning Permit Blank = Not Permitted	Zones						Additional Provisions
	DC	GC	I	RC	RO	TS	
Warehouses and Distribution Centers			SP				
Wholesale sales and inventory directly related thereto			SE				
Wholesale sales and inventory directly related thereto for the public	SP						

Note that in the GC Zone, buildings in excess of 40,000 square feet, parking areas in excess of 50 cars, and non-bank drive-in facilities require a special exception approval.

4.1.2 Other Permitted Uses

Other uses or services may be approved by the Commission when the Commission determines such use or service to be substantially similar to the uses permitted above as to the type of business or as to the services offered; or as determined by the Commission to meet the purpose and general concepts of this regulation, including compatibility with the character of the neighborhood. Uses similar to those permitted by Site Plan approval may be allowed by Site Plan approval. Those uses similar to Special Exception uses may be permitted by Special Exception approval.

4.1.3 Accessory Uses

Parking and accessory uses serving the uses above are permitted. Such accessory uses of land or structures shall be intended and designed only for the use, maintenance or operation of the property.

4.1.4 Accessory Structures

Accessory structures of 500 square feet or less may be permitted through issuance of a Zoning Permit. Larger accessory structures require site plan approval. Storage of hazardous materials in an accessory structure requires site plan approval regardless of structure size. Accessory structures such as air conditioning units and trash containers must observe required yard setbacks.

4.1.5 Traffic Requirements

To provide for the orderly flow of inbound and outbound site generated traffic, and to minimize the inherent conflicts between outbound left and inbound left maneuvers, applicants must demonstrate to the Commission's satisfaction that the site generated traffic is able to enter and exit the site safely without disruption to the external traffic flow. On-site queuing provisions must be adequate to prevent site generated traffic from queuing on public streets. Sight lines for the existing traffic from the site drive must be satisfactory for the prevailing speed of approaching traffic. The applicant must demonstrate that the design provides for safe and orderly vehicular and pedestrian flow and movement of traffic and minimizes vehicular and pedestrian conflicts. Delivery areas must be located so that normal operations are not impeded or compromised. An engineered traffic report must be provided with the application to demonstrate the adequacy of traffic flow and design.

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ARTICLE 4 – COMMERCIAL AND INDUSTRIAL ZONES

4.1.6 Commercial and Industrial Area, Density and Dimensional Requirements

A. Except as provided for existing lots in Section 2.5 Building on Existing Nonconforming Lots, no building shall hereafter be erected, enlarged, altered or rebuilt, or premises used except in conformity with these regulations, and as prescribed in the schedule which is part of this section and is labeled Table 4.1.6A Commercial and Industrial Area, Density and Dimensional Requirements.

Table 4.1.6A Commercial and Industrial Area, Density and Dimensional Requirements

District	Area	Minimum Lot and Area Requirements					Maximum			
		Frontage ⁽¹⁾ (feet)	Depth (feet)	Front Yard ⁽²⁾⁽³⁾ (feet)	Rear Yard (feet)	Side Yard (feet)	Stories	Impervious Coverage (sq. ft.) ⁽⁴⁾	Lot Coverage	Height (feet)
RC	30,000 sq. ft.	150	150	65	25	10	3	60%	25%	45
GC	30,000 sq. ft.	100	150	50	15	10	2	65%	30%	40
TS	2 acres ⁽⁵⁾	150 on Route 5	150	50	25	10	3	65%	30%	45
GD ⁽⁶⁾	3 acres	200	N/A		25		2	60%	N/A	30
CD ⁽⁷⁾	5 acres		N/A		35		5	65%	N/A	60
DC ⁽⁸⁾	30 acres	150	150	40	10	25	4	75%	30%	50
I	30,000 sq. ft.	100	150	35	25	10	2	65%	50%	40 ⁽⁹⁾
RO	2 acres	200	200	50	50	25	2	50%	30%	30
FP										
RSNOZ ⁽¹⁰⁾	30,000 sq. ft.	150	150	50	25	10	2 1/2	50%	30%	40
SAMUD-OZ ⁽¹²⁾	15 acres	500	150	50	15	10	3	65% Commercial 60% Residential	40%	45

⁽¹⁾Lots with frontage on Buckland Road or Sullivan Avenue have a minimum lot width of 150 feet. Where the requirements of Table 4.1.6A are greater, the Table 4.1.6A requirements apply.

⁽²⁾Lots with frontage on Buckland Road or Sullivan Avenue shall have a minimum front yard setback of 50 feet. Where the requirements of Table 4.1.6A are greater, the Table 4.1.6A requirements apply.

⁽³⁾Except where noted elsewhere in these regulations.

⁽⁴⁾Requirements vary. See Section 4.2 for specific requirements.

⁽⁵⁾Requirements vary. See Section 4.4 for specific requirements.

⁽⁶⁾See Section 4.3 for additional specific requirements.

⁽⁷⁾See Section 4.5.6 for increased height provisions.

⁽⁸⁾See Section 4.6.3 for canopy setback requirements.

⁽⁹⁾Consolidated parcels totaling a minimum of 2 acres allowed.

⁽¹⁰⁾Requirement for new commercial lots.

⁽¹¹⁾Pervious surface may be used to increase the coverage of the lot a maximum of 5% when a minimum of the pervious coverage total is a minimum of 10%. See definitions.

⁽¹²⁾See Section 5.10 for specific requirements of a Sullivan Avenue Mixed-Use Development (SAMUD-OZ)

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ARTICLE 4 – COMMERCIAL AND INDUSTRIAL ZONES

B. The building height limit shall be applied separately for each wing or any other distinct portion of the building and may be increased for any building or distinct portion thereof by 1 foot for every 2 feet by which such building or such portion thereof lies inside the nearest limiting line of any required front, side or rear yard. Spires, cupolas, towers, chimneys, flagpoles, penthouses, ventilators, HVAC equipment, rooftop units, tanks, and similar features which are an integral part of the main structure occupying in the aggregate not more than 10% of the building area and not used for human occupancy, may be erected to a reasonable and necessary height.

4.1.7. Design Requirements - RC Zone

A. Design Requirements

1. Sites and landscaping shall be designed in accordance with the criteria and standards contained in Section 8.7 Architectural and Design Review. Existing trees and hedgerows shall be incorporated into site design and preserved to the maximum extent possible. All building elevations that are visible from a public street must be attractively designed, with windows and/or other architectural elements and features such that no visible elevation looks like the back of a building.
2. All buildings must conform to the provisions of Section 8.7 Architectural and Design Review. Applicants must avoid submitting stereotypical franchise type buildings unless the building truly demonstrates architectural excellence.

B. Access

The Commission may require or limit the number of access/egress drives and/or direct the placement of same within a Consolidated Parcel such that only 1 or more of several individually or commonly owned "sub-parcels" within the Consolidated Parcel would have a point of access/egress. Such restriction would be in accordance with current access management policies and plans.

C. Yards

Side or rear yards may be ignored along common boundaries of consolidated lots.

D. Impervious Coverage Bonus

A 5% impervious coverage bonus may be granted for the consolidation of 2 or more lots that are nonconforming to the minimum lot size requirement into 1 larger lot. When a non-conforming lot is combined with a conforming lot, an additional 5% of the area of the non-conforming lot can be added to the total impervious surface allowed.

4.1.8. Mixed Uses in Commercial/Office Zones

A. Purpose

The purpose of this regulation is to increase the supply of affordable rental dwelling units in South Windsor by allowing construction of dwelling units in commercial buildings in certain commercial/office zones as a Special Exception use.

B. Applicable Zones

Mixed uses are permitted by Special Exception in Restricted Commercial, General Commercial, Restricted Office, and Office Conversion Overlay zones only.

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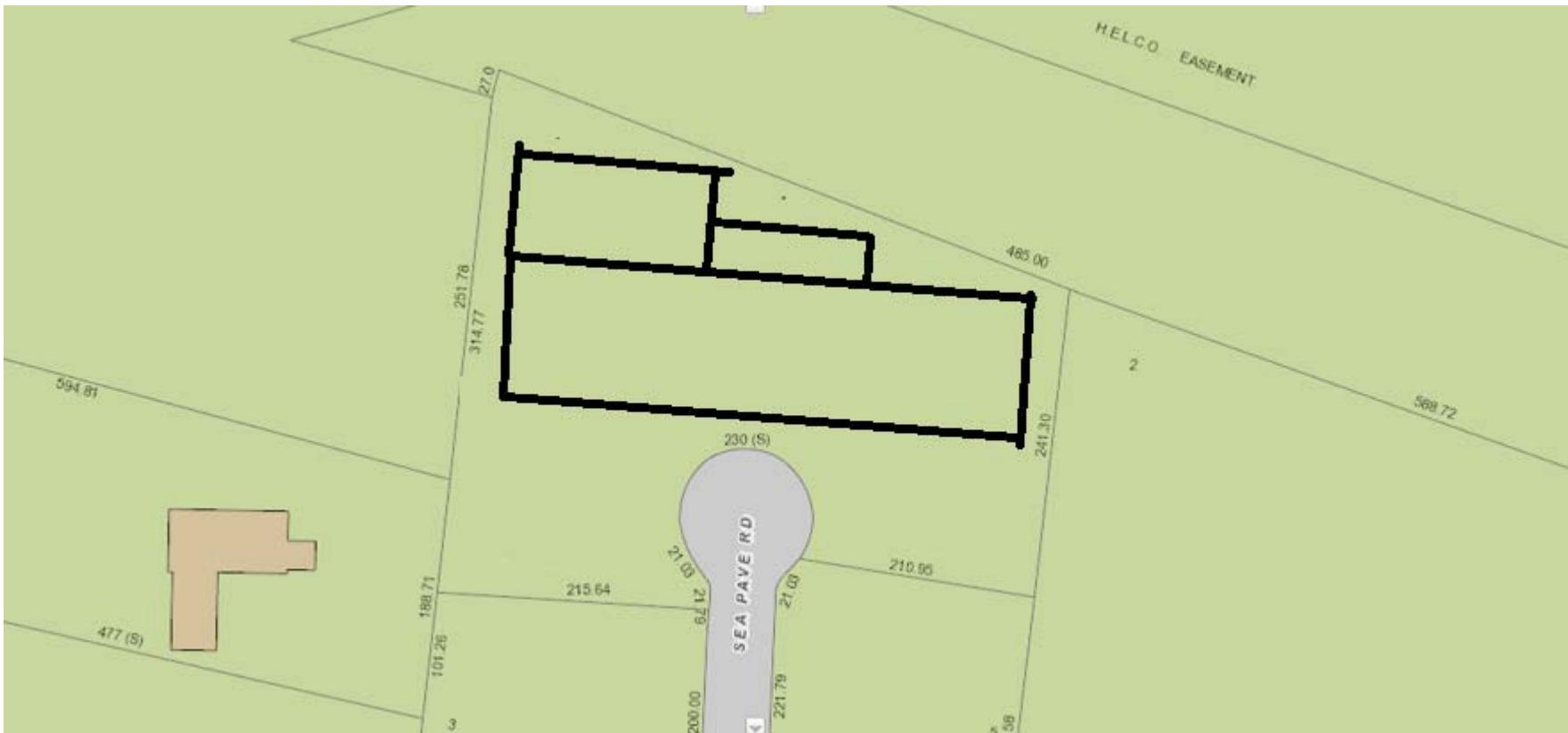
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