

PLAINFIELD, CONNECTICUT 06374 · ROUTE 12 / I-395 CORRIDOR

960 Norwich Road

Turnkey Auto Sales & Service Facility · CI Zoning · 60-Car Lot

\$265,000

PRICE IMPROVED

SELLER FINANCING AVAILABLE

1,496

SF BUILDING

0.27

ACRES

60+

VEHICLE LOT

10,200

CARS / DAY

CI

ZONING

NEW FOR 2026 — ENVIRONMENTAL ADVANTAGE

Connecticut's Transfer Act sunset on 3/1/2026. This sale requires **no Transfer Act filing, no certifying party, and no DEEP transfer fee** — removing the friction that historically complicated automotive-property sales.

"I'm not here to sell you on a building. I teach you how to buy it."



Robbie Santos, REALTOR®

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(860) 864-5442 · sellwithsantos.com

61 closed transactions · \$21.2M+ volume

Property Overview

Turnkey automotive repair and service facility on Route 12 with immediate I-395 access. The 1,496 SF free-standing building holds a **2-bay repair shop with lifts** plus a **separate 4-car drive-in garage**, on 0.27 fully-improved acres with parking for 60+ vehicles — built for an owner-operator service business, an investor in a growth corridor, or a trades operator needing highway access and workspace.

Property Details

Address	960 Norwich Road, Plainfield, CT 06374 · Parcel 010-013B-0016
Building	1,496 SF single-story · reinforced concrete frame, masonry · finished concrete floors · built 1950
Layout	2-bay repair shop with lifts · separate 4-car drive-in garage · 200 SF office
Lot / Parking	0.27 acres (~11,761 SF), paved · 60+ vehicle capacity
Frontage	Route 12 — ~10,200 vehicles/day · ~120 ft road frontage · 0.3 mi to I-395 Exit 28
Zoning	CI — Commercial Industrial, Town of Plainfield (25+ supported uses)
Taxes	\$2,970/yr (2025–26)
Flood Zone	Zone X — minimal risk
Sale Type	Investment or Owner-User · available at closing

EQUIPMENT CONVEYS — TURNKEY OR CLEAN SHELL

Two vehicle lifts, tire machine, air compressor, waste-oil removal tank, and the security-camera system all convey with the property. Prefer a clean shell? The seller removes all equipment at the seller's expense — the choice is the purchaser's.

SELLER FINANCING — \$100,000 AVAILABLE

The seller offers \$100,000 in financing to qualified purchasers via a secured note prepared through counsel — less cash at the table, and a path that doesn't live or die on a commercial bank's timeline. Ask for current terms.

Ideal For

Owner-Operators

Automotive, mechanical, or service businesses seeking to own vs. rent — build equity instead of paying a landlord.

Investors

Commercial real estate in an appreciating logistics corridor with multiple exit strategies.

1031 Exchange Buyers

Replacement-property candidate inside an active industrial growth corridor. Inquire for timing flexibility.

Contractors & Trades

Highway access, fleet and trailer parking, and flexible zoning for light-industrial use.

The 2026 Environmental Advantage

Historically, selling an automotive facility in Connecticut meant the **Transfer Act**: filings, a certifying party, DEEP fees, and months of friction — auto-repair facilities were a specifically named establishment type. That era is over.

WHAT CHANGED

Public Act 20-9 directed CT DEEP to replace the transfer-triggered system with a Release-Based Cleanup Program; Public Act 25-6 confirmed the Transfer Act applies only to transfers **before March 1, 2026**. This sale closes after that date — **no Transfer Act filing, no certifying party, no DEEP transfer fee**. To the seller's knowledge, there is no open Transfer Act filing on the parcel.

For buyers who passed on auto-use properties because of environmental transaction risk: the risk profile of this purchase is structurally different from any comparable sale before March 2026.

Dealer-License Roadmap — Mapped for You

Planning used-vehicle sales? The path runs through the **Town of Plainfield Certificate of Approval of Location** (CGS §14-54) and then the DMV K-7 package. A complete step-by-step action plan — approvals, fees, and contacts — is available to serious purchasers on request. Know the timeline before you commit, not after.

Transportation & Accessibility

- Route 12 frontage — ~10,200 vehicles per day past the property
- I-395 access 0.3 miles away (Exit 28) — direct reach to Eastern CT, Southern MA, Western RI
- Proximity to I-95 for east–west corridor access
- Serves the Plainfield –Killingly –Putnam –Woodstock –Sterling trade area
- ~45 minutes to Hartford, Providence, and New London

Location & Market Strength

The Norwich Road / I-395 corridor is absorbing major logistics investment, driven by Eastern Connecticut's position between Boston and New York. Distribution activity generates sustained daily commercial traffic on Route 12 — the lifeblood of any automotive, service, or trades business.

Amazon Last-Mile	~200,000 SF facility nearby — daily delivery-fleet traffic on Route 12
ULINE	1.25M SF facility approved within ~1 mile — ~1,200 projected corridor jobs
Lowe's Distribution	~1.35M SF hub ~2 miles away — major daily vehicle volume
Killingly Centers	Two additional distribution centers approved — continued corridor expansion
Ryan Companies	Killingly warehouse in pipeline (2026 hearings) — further industrial growth

WHY IT MATTERS FOR THIS PROPERTY

Logistics growth compounds three things an automotive or trades operation needs: commercial vehicle traffic (fleet service), a growing workforce (personal-vehicle service), and rising commercial property values (equity).

Zoning — CI (Commercial Industrial)

One of Plainfield's most flexible designations. Current automotive use is fully supported; buyer to verify specific intended use with the Town Land Use Office.

Automotive & Service	Auto repair, auto body, tire service, oil change, detailing, used-vehicle sales (with approvals)
Contractor & Trades	HVAC, plumbing, electrical, construction, landscaping, equipment yards
Light Industrial	Small-scale manufacturing, assembly, fabrication, warehousing
Storage	Contractor storage, equipment storage, self-storage (with approvals)
Service Commercial	Service-oriented retail supporting the industrial and contractor trade

★ NOW IN EFFECT — The Mixed-Use Upside (as of July 1, 2026)

Connecticut's Public Act 25-1 ("An Act Concerning Housing Growth") is no longer a future change — it's live. As of **July 1, 2026**, municipalities must allow residential buildings of 2–9 units ("middle housing") on commercially-zoned lots **by summary review**: approval based on written standards — no public hearing, no special permit, no discretionary zoning action.

Three Pathways for This Lot

1 • Continue Commercial	Operate or lease as the automotive facility it is today — current use fully supported under CI zoning.
2 • Mixed-Use	Combine residential units (2–9) with continued commercial use via the new summary-review pathway — add density while keeping ground-floor commercial income.
3 • Redevelop	The lot can support redevelopment into a 2–9 unit residential building under PA 25-1's non-discretionary approval process.

Development pathways subject to the Town of Plainfield's implementing regulations and written standards; purchaser to verify with the Town Land Use Office.



Let's talk about this property.

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Information deemed reliable but not guaranteed. All figures from public records, town sources, and the seller; purchaser to independently verify all information material to their decision, including zoning, permitted uses, utilities, and development pathways. Equipment conveyance per listing terms. Seller financing offered to qualified purchasers, subject to credit review and mutually agreeable terms documented through counsel.