

FOR LEASE

MEDICAL OFFICE IN ROCKY NECK BUSINESS PARK



FOR LEASE

**1,600sf @
\$1,900/mo
plus util + A/C**

Norm Peck

Signature Properties
of New England

1031 Norwich-New London
Turnpike #13
Uncasville, CT 06382

860-447-8839 ext 7203
NPeck@PropertiesCT.com

AVAILABLE 1/1/25

1,600sf Modern medical office includes:
- 4 Exam rooms, large private office,
small private office, front reception
office and waiting area

Public Water / Sewer

Gas heat w/ central A/C

Zone LI - Light Industrial

Built 2003

Just off I-95 Exit 74





Sea Spray
Condominiums

Bride Brook
Health & Rehab

ROCKY NECK CONNECTOR



ROCKY
NECK
BUSINESS
PARK

156

Rocky Neck
State Park

W Main St

Bride Brook

Freedom Way

Freedom Way

Freedom Way

Liberty Way

Liberty Way

Liberty Way

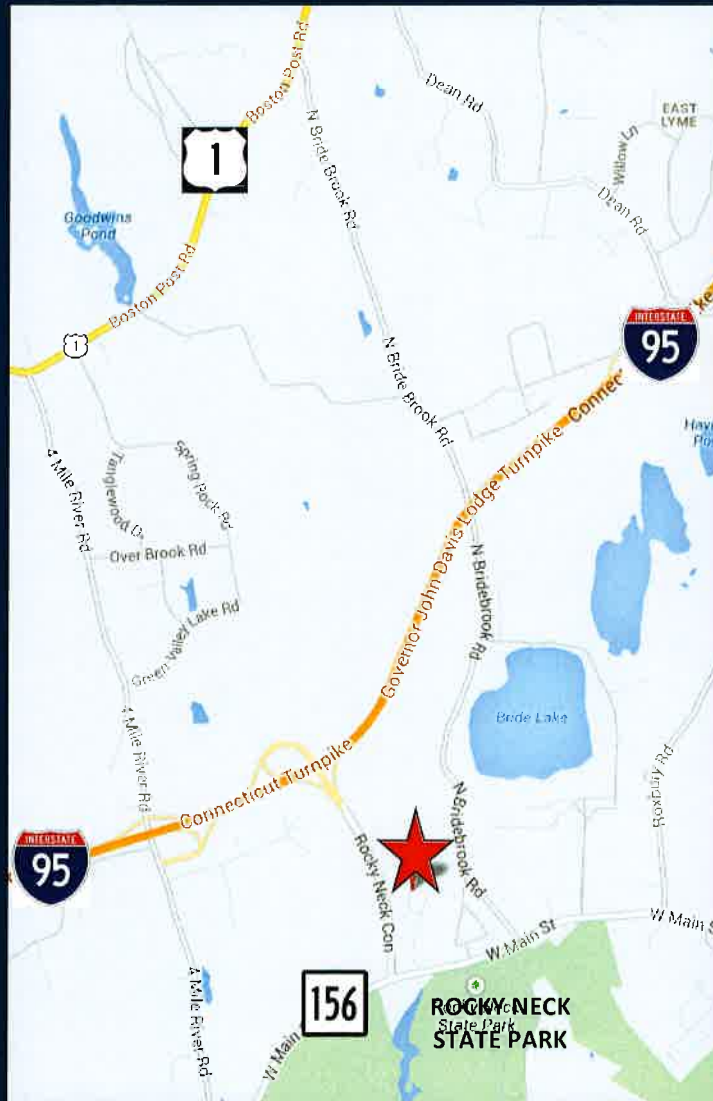
Liberty Way

Liberty Way

156

156





<u>DEMOGRAPHICS</u>	<u>3 MILE</u>	<u>5 MILE</u>	<u>10 MILE</u>
Total Population	18,038	33,607	114,214
Total Households	7,496	14,323	46,995
Household Income: \$0—\$30,000	12.93%	12.52%	16.36%
\$30,001-\$60,000	13.37%	13.16%	16.41%
\$60,001-\$100,000	18.85%	19.05%	20.98%
\$100,001+	54.86%	55.26%	46.25%

SECTION 11

LI LIGHT INDUSTRIAL DISTRICTS

GENERAL DESCRIPTION AND PURPOSE - A district suitable for heavy commercial and light manufacturing, oriented essentially to major transportation facilities. The purpose of this district is to provide areas for industrial and commercial uses in an open setting that will not have objectionable influences on adjacent residential and commercial districts.

11.1 PERMITTED USES - The following uses of buildings and/or land and no others are permitted subject to site plan approval in accordance with Section 24.

11.1.1 Light Industrial or manufacturing uses which are not dangerous by reason of fire or explosion, nor injurious or detrimental to the neighborhood by reason of dust, odor, fumes, wastes, smoke, glare, noise, vibration or other noxious or objectionable feature as measured at the nearest property line.

11.1.2 Trucking terminal

11.1.3 Printing or publishing

11.1.4 Warehouse and wholesale storage; self-storage warehouses including accessory storage of motor vehicles, boats, trailers, and recreational trailers provided that such outdoor storage is fully screened from view by a building, fence, wall, shrubbery, or embankment not less than six (6) feet in height.

11.1.5 Commercial nurseries, greenhouses and garden centers

11.1.6 Office complex

11.1.7 Dog Grooming

11.1.8 All related accessory uses customarily incidental to the above permitted uses.

(ALSO SEE SECTION 20 - - GENERAL REGULATIONS)

11.2 SPECIAL PERMIT USES - The following uses may be permitted when granted a Special Permit by the Zoning Commission subject to the Special Permit Requirements of Section 25.

11.2.1 Deli, coffee shop or cafeteria

11.2.2 Private training facilities, trade and technical schools and facilities of higher learning, without a residential component

11.2.3 Research, design and development facilities

11.2.4 Health spas and gymnasiums, sports facilities and other commercial indoor recreations, without a residential component

11.2.5 Hotels

11.2.6 Contractor or trade service facilities

11.2.7 (Removed 1/5/2017)

11.2.8 Motor Vehicle and heavy equipment Repairers Station

11.2.9 Office and retail sales of industrial services manufactured items and/or processed items that are produced/provided on site wherein such retail services are an accessory use and take place in the same structure.

11.2.10 Adult Use Establishments subject to the following conditions: no building or premises shall be used, erected or altered, which is arranged, intended or designed to be used as an Adult Use Establishment if any part of such building or premises is situated on any part of a lot within a nine hundred feet radius in any direction of any lot zoned or used for, or upon which is located any building used for:

- A. Any single family or multi-family residential use;
- B. Any public or private school, or other educational facility attended by persons under the age of eighteen (18);
- C. Any church or other religious facility or institutions;
- D. Any hospital, library or licensed child care facility;
- E. Any public park; or
- F. Any other Adult Use Establishment.

No adult use establishment shall be conducted in any manner that permits the observations from any public right-of-way of any material depicting, describing or relating to the adult use, except for signage per Section 18 of these regulations.

11.2.11 Brew Pub

11.2.12 Dog Daycare and Training Center

11.2.13 Cannabis Establishment (subject to Section 25.5)

(ALSO SEE SECTION 20 - - GENERAL REGULATIONS)

11.3 DIMENSIONAL REQUIREMENTS

11.3.1 LOT SIZE - Within the LI Light Industrial District no lot shall be less than 40,000 square feet in area.

11.3.2 FRONTAGE - Each lot shall have not less than 150 feet frontage.

11.3.3 SETBACK - No building or structure shall be placed less than 25 feet from the street line or 20 feet from other lines. The 25 feet to be used for lawn, trees and sidewalks only.

11.3.4 COVERAGE - The total area covered by all buildings and structures on a lot shall not exceed 40 percent of the lot area.

11.3.5 OFF-STREET PARKING AND LOADING SPACE - Off-street parking and loading space shall be provided as required in Section 22 of these regulations.

11.3.6 HEIGHT - No building or structure shall exceed 40 feet in height.

11.3.7 BUFFER STRIP - A suitable landscaped buffer strip not less than 50 feet wide shall be provided along the property line where any LI Industrial District abuts any non-industrial district within the Town or any adjoining town.