

# To Be Built Data Center/Distribution Center Manufacturing/Warehouse Facility

60 + 70 CT AVE & 170 VERGASON AVE, NORWICH, CT  
151,200 SF w/15,000 SF Office Space



**FOR LEASE /SALE**

**CALL AGENT**

**FOR PRICING**

- ⇒ Fiber Optic Available
- ⇒ Construction Type: Pre-Cast Concrete/Tilt Up
- ⇒ Vehicle Parking: 285 Spaces
- ⇒ Van Parking: 209 Spaces
- ⇒ Van Staging: 80 Spaces
- ⇒ Loading Docks: 12 Spaces
- ⇒ Frontage: 1,027 Ft.
- ⇒ 12" Municipal Water Line
- ⇒ 8" Sewer Line
- ⇒ Gas Line (600 P.S.I.)
- ⇒ Electrical Service: 1,200 (approx.)
- ⇒ Zoned: Business Park
- ⇒ Roof GAF/TPO
- ⇒ Clear Height: 36'
- ⇒ Slab Thickness: 6"
- ⇒ Fire Sprinkler: ESFR
- ⇒ Acres:17.16

# LYMAN

**REAL ESTATE BROKERAGE & DEVELOPMENT**

[www.LymanRE.com](http://www.LymanRE.com)

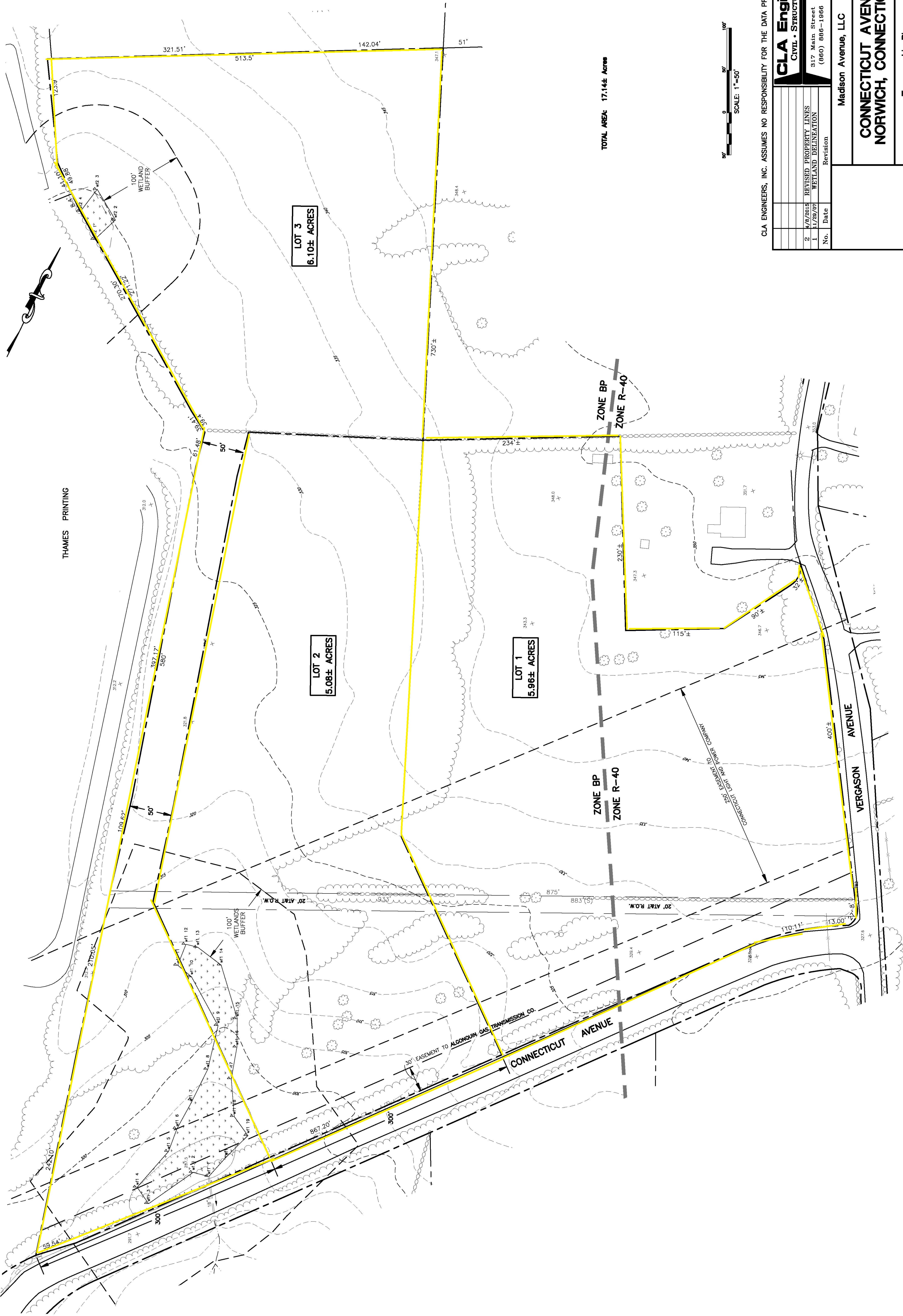
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# Area Map





CLA ENGINEERS, INC. ASSUMES NO RESPONSIBILITY FOR THE DATA PROVIDED ON THIS PLAN.

<b>CLA Engineers, Inc.</b> CIVIL • STRUCTURAL • SURVEYING	
317 Main Street Norwich, Connecticut (860) 886-1966 Fax (860) 886-9165	
No.	Date
2	4/9/2015
1	11/29/07
REVISIONS	
REVISED PROPERTY LINES	
WETLAND DELINEATION	
Revision	
Project No. CLA-9778	
Client Madison Avenue, LLC	
Project Engineer T.L.C.	
Date 10/19/05	
Sheet No. <b>1</b>	

**CONNECTICUT AVENUE  
NORWICH, CONNECTICUT**

Topographic Plan