

FOR LEASE

Office Building



1360 Baldwin Hill Rd., Gales Ferry, CT 06335

FOR LEASE

\$2,000/mo
plus utilities

Judy Walsh
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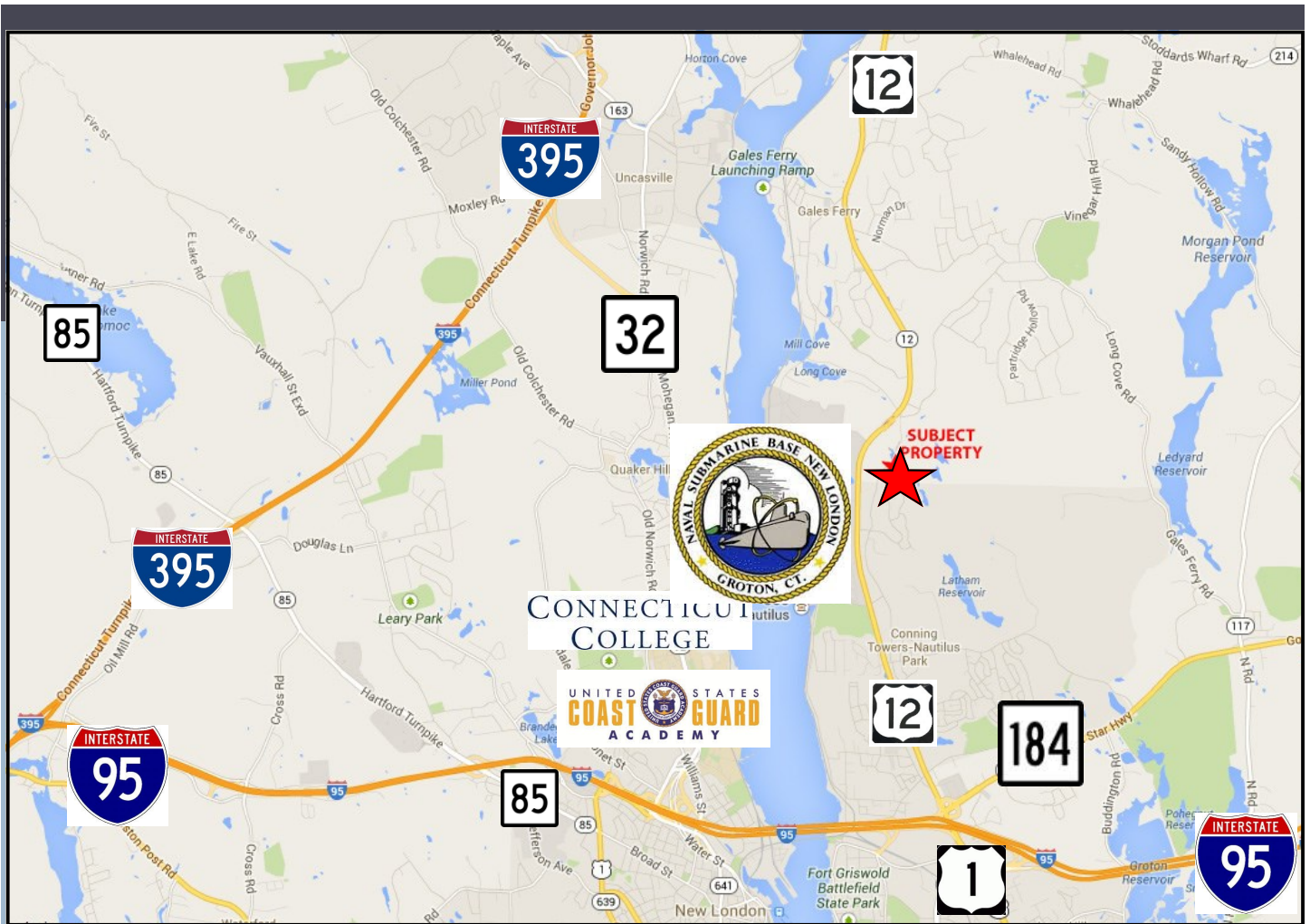
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**PEQUOT
COMMERCIAL**

15 Chesterfield Road, Suite 4
East Lyme, CT 06333
860-447-9570 x153
Fax 860-444-6661

- ⌘ 2,400sf one story office building
- ⌘ Zone CIP Commercial/Industrial Park
- ⌘ Public water; Septic; Oil heat office
- ⌘ A/C
- ⌘ 154' Road frontage





**Zone: CIP
Commercial Industrial Park**

Permitted Uses: Office, Laboratories, Recreational, Repair Shops, Storage/Warehousing, Manufacturing...

| DEMOGRAPHICS | 3 MILE | 5 MILE | 10 MILE |
|---|--------|--------|---------|
| Total Population | 23,031 | 72,338 | 175,405 |
| Total Households | 7,499 | 28,306 | 71,753 |
| Household Income \$0—\$30,000 | 11.38% | 14.25% | 18.78% |
| \$30,001-\$60,000 | 24.14% | 23.99% | 21.83% |
| \$60,001-\$100,000 | 31.37% | 26.39% | 25.53% |
| \$100,001+ | 33.10% | 28.36% | 33.88% |

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



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