

# **FOR LEASE**

## **INDUSTRIAL / OFFICE**



### **Taugwonk Spur, Stonington, CT**



**800 SF  
starting @  
\$700/mo  
utilities  
up to \$900/mo**

**Norm Peck**

Signature Properties  
of New England

1031 Norwich-New London

Turnpike #13

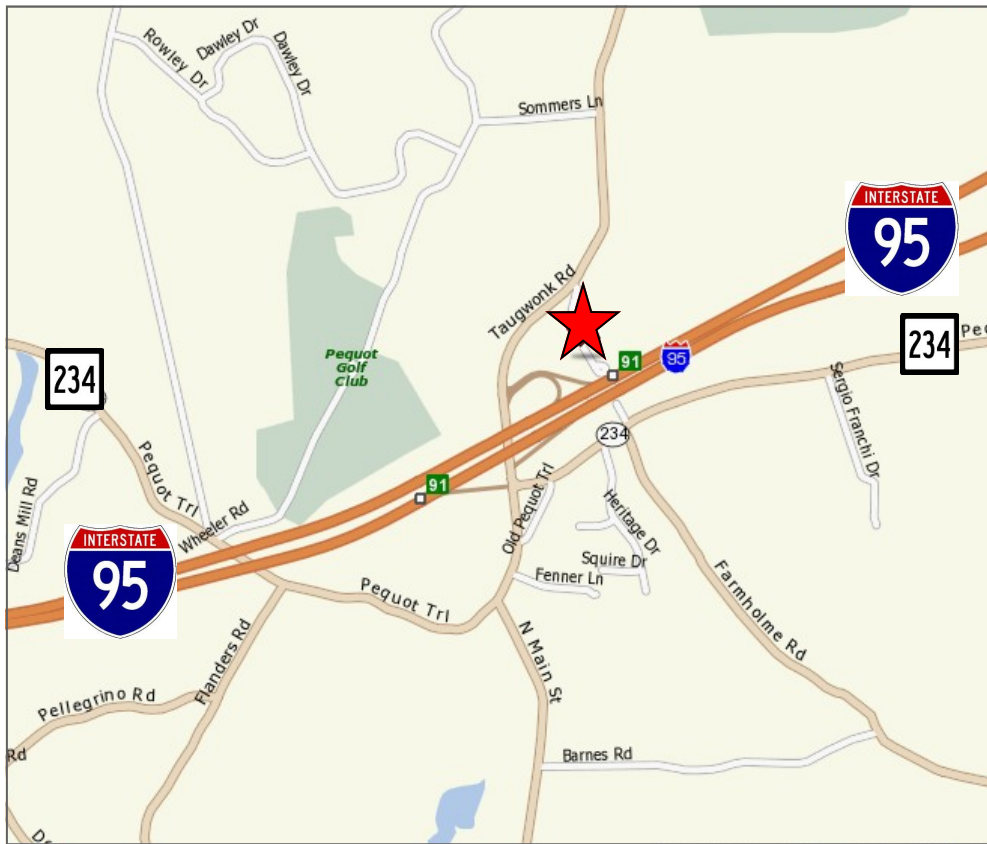
Uncasville, CT 06382

860-447-8839 ext. 7203

NPeck@PropertiesCT.com

- ◆ Rent negotiable for larger spaces
- ◆ Fully air-conditioned space
- ◆ Private well
- ◆ Overhead doors available
- ◆ Building divided into 800 SF units
- ◆ Internet ready
- ◆ Just off I-95 at Exit 91
- ◆ On-site owner and manager
- ◆ Ample parking





#### TENANT MIX:

- ⇒ Woodworkers
- ⇒ Electrician
- ⇒ Painters
- ⇒ Artists
- ⇒ Investment company
- ⇒ Communications
- ⇒ Tool & Die
- ⇒ Solar energy contractor
- ⇒ Video production
- ⇒ Oil & gas company
- ⇒ Landscaper
- ⇒ String instrument manufacturer
- ⇒ Auto glass company
- ⇒ High tech manufacturer
- ⇒ General offices
- ⇒ Construction company
- ⇒ Warehousing
- ⇒ Indoor recreation



| DEMOGRAPHICS         | 3 Mile | 5 Mile | 10 Mile |
|----------------------|--------|--------|---------|
| Population           | 10,912 | 41,302 | 107,585 |
| Number of Households | 4,719  | 18,262 | 45,817  |
| Household Income     |        |        |         |
| \$0 - \$30,000       | 11.31% | 11.67% | 12.50%  |
| \$30,000 - \$60,000  | 15.70% | 17.70% | 17.63%  |
| \$60,000 - \$100,000 | 19.41% | 21.62% | 22.26%  |
| \$100,000 +          | 53.57% | 49.00% | 47.60%  |