



AVAILABLE FOR LEASE

INDUSTRIAL | MANUFACTURING | WAREHOUSE
100 MECHANIC ST | PAWCATUCK, CT | 06379



100 Mechanic Street | Pawcatuck, Connecticut | 252,219± SF



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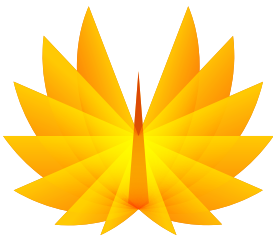
Opportunity. Execution. Value Creation.

Owned and managed by:
Phoenix Investors, LLC
401 E Kilbourn Avenue, Suite 201
Milwaukee, WI 53202

Jason Lennartz
414-312-6633
jlennartz@phoenixinvestors.com

SPACE FEATURES

- Pawcatuck Riverfront property
- 1/2 mile from US-1
- 3.5 miles from I-95



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PROPERTY DETAILS

Building Size:	252,219 SF
Floors:	3
Available Space:	17,812 SF
Minimum Divisible:	5,327 SF
Maximum Contiguous:	6,874 SF
Warehouse Space:	6,874 SF
Office Space:	12,201 SF
Construction:	Roof: Tar and gravel Walls: Masonry and steel with wood frame sections Floors: 6" Reinforced concrete
Year Built:	1920
Sprinklers:	100% Wet
Parking:	180 Surface spaces
Land Area:	16.60 Acres
Zoning:	M-1: Manufacturing HM: Heritage Mill District
Parcel ID:	STON- 000004-000007-000016
Clear Height:	12-26'
Column Width/Depth:	Varies throughout building
Drive-In Doors:	10
Dock Doors:	12 Exterior
Cross Docks:	Yes
Lighting:	Fluorescent
Power:	Heavy power
Cranes:	1 10-ton
OpEx Estimate 2019:	\$1.21



FOR COMPLETE INFORMATION CONTACT:

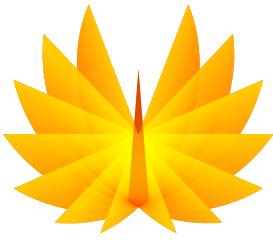
✉ JLENNARTZ@PHOENIXINVESTORS.COM | ☎ (414) 312-6633

📍 401 EAST KILBOURN AVENUE, SUITE 201, MILWAUKEE, WI 53202



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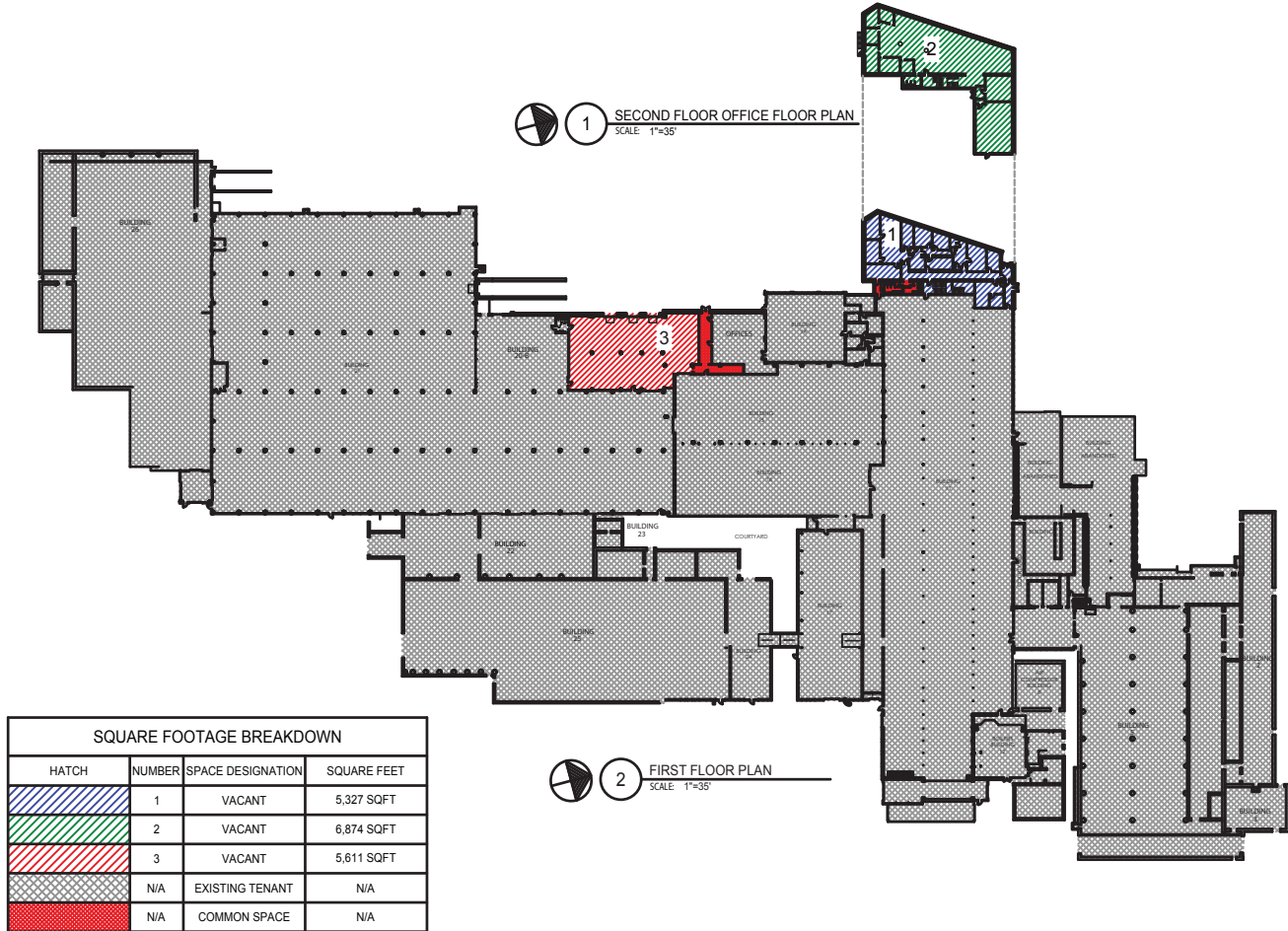
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SITE PLAN



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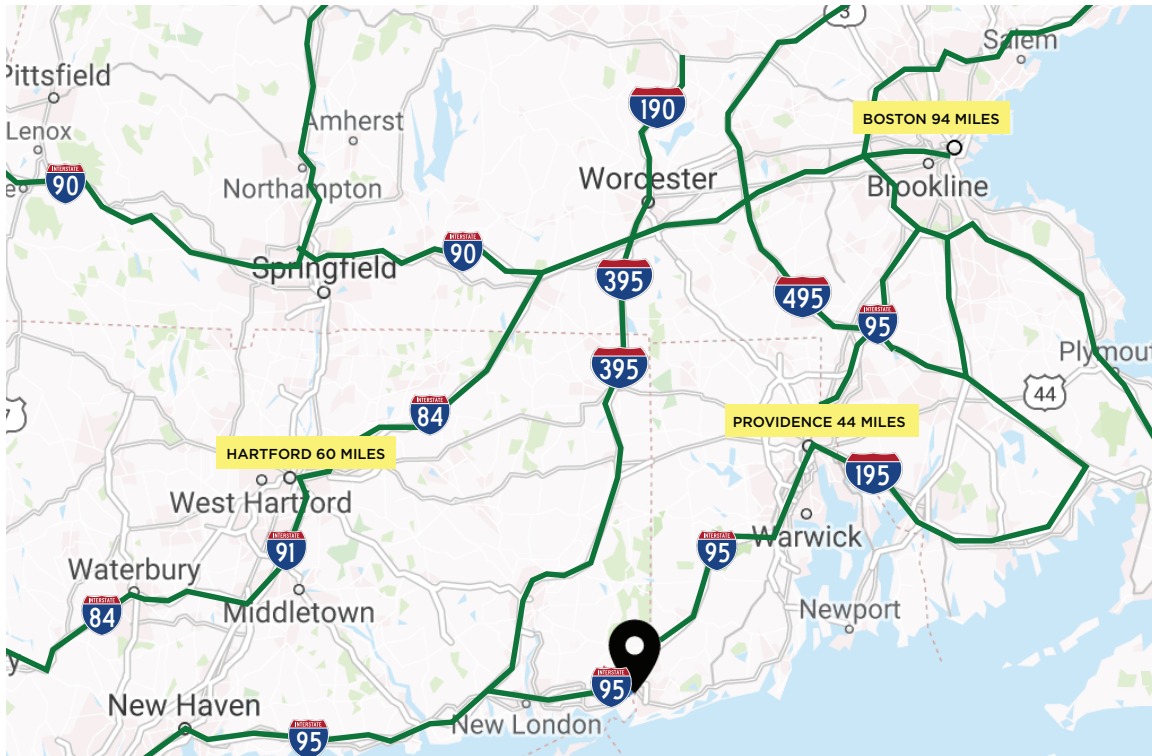
ADDITIONAL INFORMATION

Transportation: US-1: 0.5 miles
I-95: 3.5 miles
Green Memorial State Airport: 39 miles

Location: New London: 17 miles
Boston: 94 miles
New York: 141 miles

Major Employers: General Dynamics
Pfizer
Dominion Nuclear Power

LOCATION MAP



No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.

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