



1425 Gold Star Highway
 9,875 SF of Industrial Space
 Available in Groton, CT 06340



**Broker / Owner 860-535-0200,
 Mobile 860-460-3188**

Flex space, easy on off highway location, close to major defense contractor General Dynamics and United States Groton Submarine Base.

Features

- Ceiling Height up to** **15'8"**
- Drive-In Bays** **1**
- Exterior Dock Doors** **1**
- Levelers** **1**
- Standard Parking Spaces** **23**

Space	Size	Term	Rental Rate	Space Use	Condition	Available
1st Floor	9,875 SF	Negotiable	\$14.00 /SF/YR	Industrial	Full Build-Out	Now

**Shared exterior loading dock, 18 wheeler covered well with leveler.
 Warehouse 8075 square feet with 3 garage doors one is drive in.**

- Lease rate does not include utilities, property expenses or building services
- 1 Drive bay
- 1 Loading dock
- Private restrooms
- Includes 1,800 sf of dedicated office space
- Space is in excellent condition
- Central air and heating in office
- Security system
- Natural light
- Emergency lighting
- Warehouse built 2000, single slope roof clear span

Property Overview

This location offers an excellent opportunity that includes an 8075 sq. ft. warehouse built the year 2000. The 1800 sq. ft. 2nd floor office was built 1978 and renovated 2023. There are two half baths in the building.

Conveniently located approximately one mile from I-95 North and South, within approximately 5 miles of General Dynamics, United States Submarine Base, and Pfizer Pharmaceutical. Traffic count on Gold Star Highway (Rte 184) is 9800 per day.

- Warehouse space is part of a 35,000 sq. ft. building. Unit one is occupied by New England region Plumbing Supply Company.
- Warehouse ceiling height up to 15 feet 8 inches between 25 foot spaced beams.
- Clear height 10 foot to 12 foot single slope metal roof.
- Two metal pass doors.
- Power garage drive in door, 2 raised garage doors, 3 opening skylights, walled off air compressor with air lines through out.
- 5 separate offices on the second floor recently renovated with vinyl plank flooring.
- Well lighted property – 10 overhead poles and wall mounts.
- Ventilation 4 roof hatches, 3 garage doors, and two exhaust fans.
- Space has been used for chip making and high security companies.
- Extensive paving completed June 2024.
- Separate managers office in warehouse and dedicated air compressor room with dedicated venting and all air lines run through the warehouse.
- Propane heat and gas lines run through out warehouse.

Manufacturing Facility Facts

Building Size	35,000 SF
Lot Size	6.54 AC
Year Built/Renovated	2000/2023
Construction	Metal
Lighting	Fluorescent
Water	City
Sewer	Septic Field
Heating	Electric
Gas	Propane
Power Supply	Amps: 100-1,200 Volts: 120-600 Phase: 3
Zoning	CR - Commercial Regional https://cms9files.revize.com/grotonct/document_center/Departments/Planning%20&%20development/Regulation/7-14-23%20Groton_Zoning_Regulations.pdf

