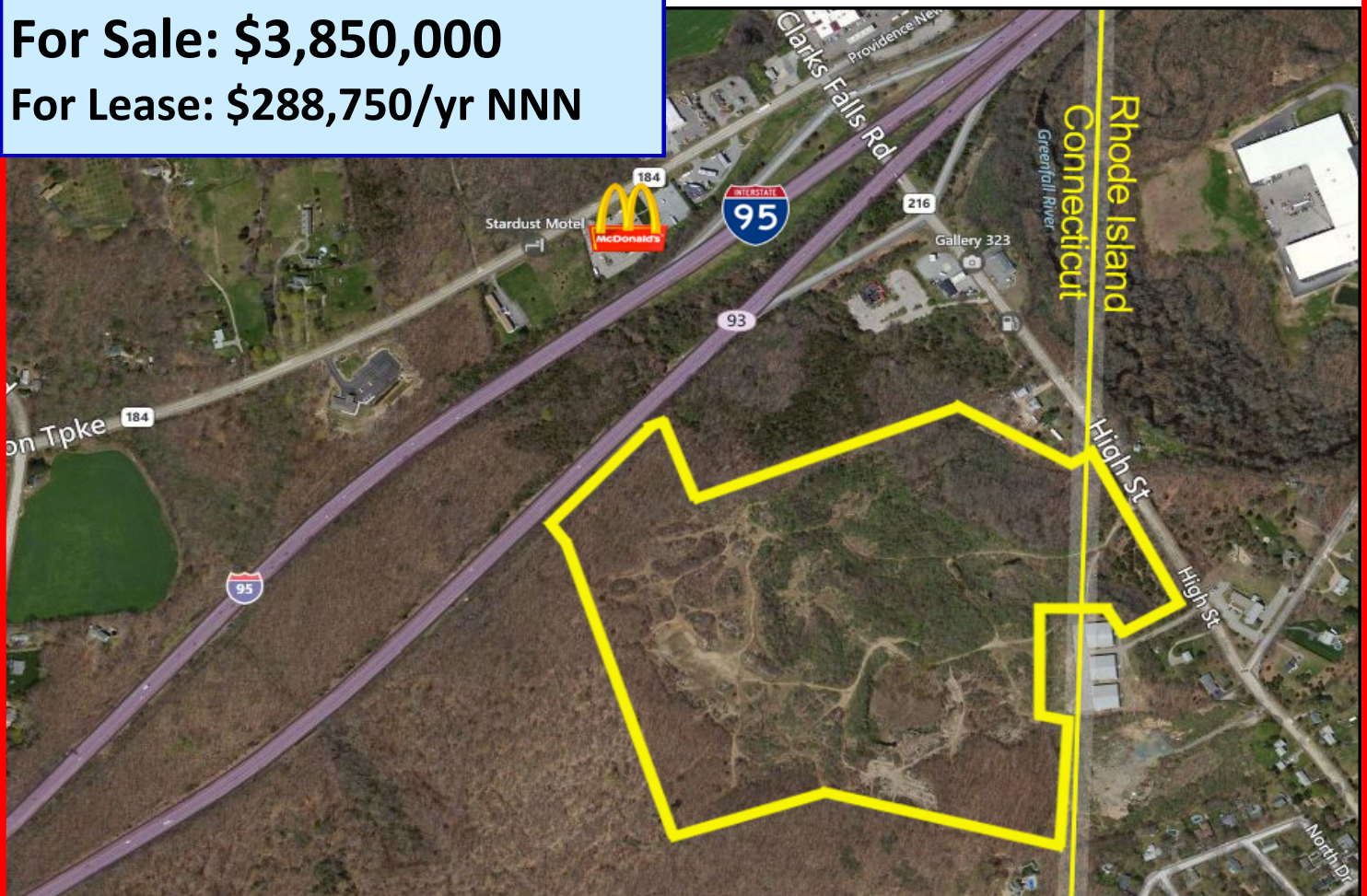


CLARKS FALLS RD., Abutting I-95 NORTH STONINGTON, CT

For Sale: \$3,850,000

For Lease: \$288,750/yr NNN



Concept Plans for Campground & 210,000 S.F. Commercial Building attached

Possible Uses Per Zoning: Medical, Hospital, Commercial, Retail, Inn/Hotel, Restaurant, Mixed Use. Office, Self Storage, Gas, Truck Terminal, Manufacturing, Cannabis

LYMAN

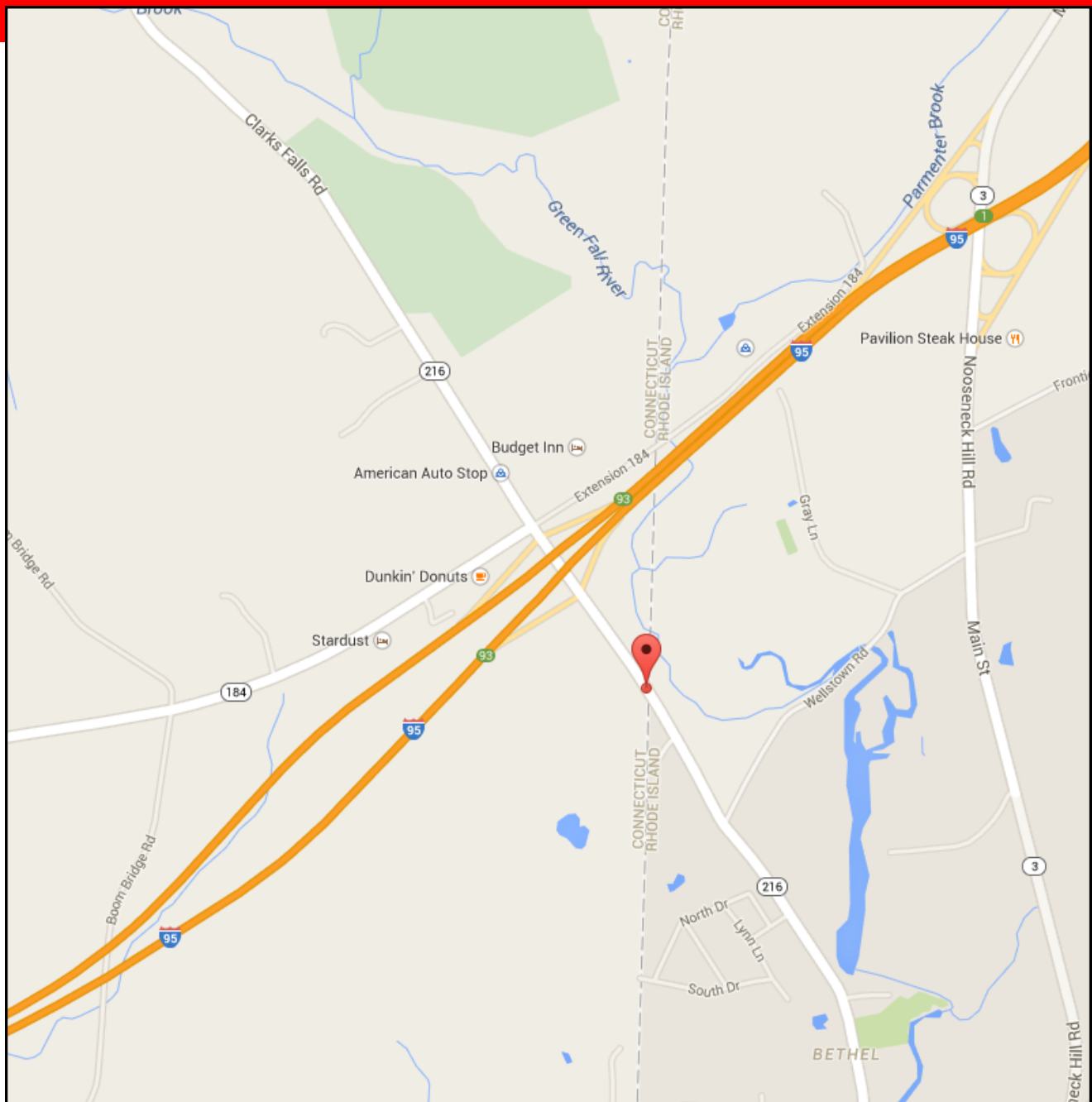
REAL ESTATE BROKERAGE & DEVELOPMENT
www.LymanRE.com

RON LYMAN

Lyman Real Estate
860-884-4666 Cell
860-887-5000 Office
ronl@lymanre.com

Max Lyman

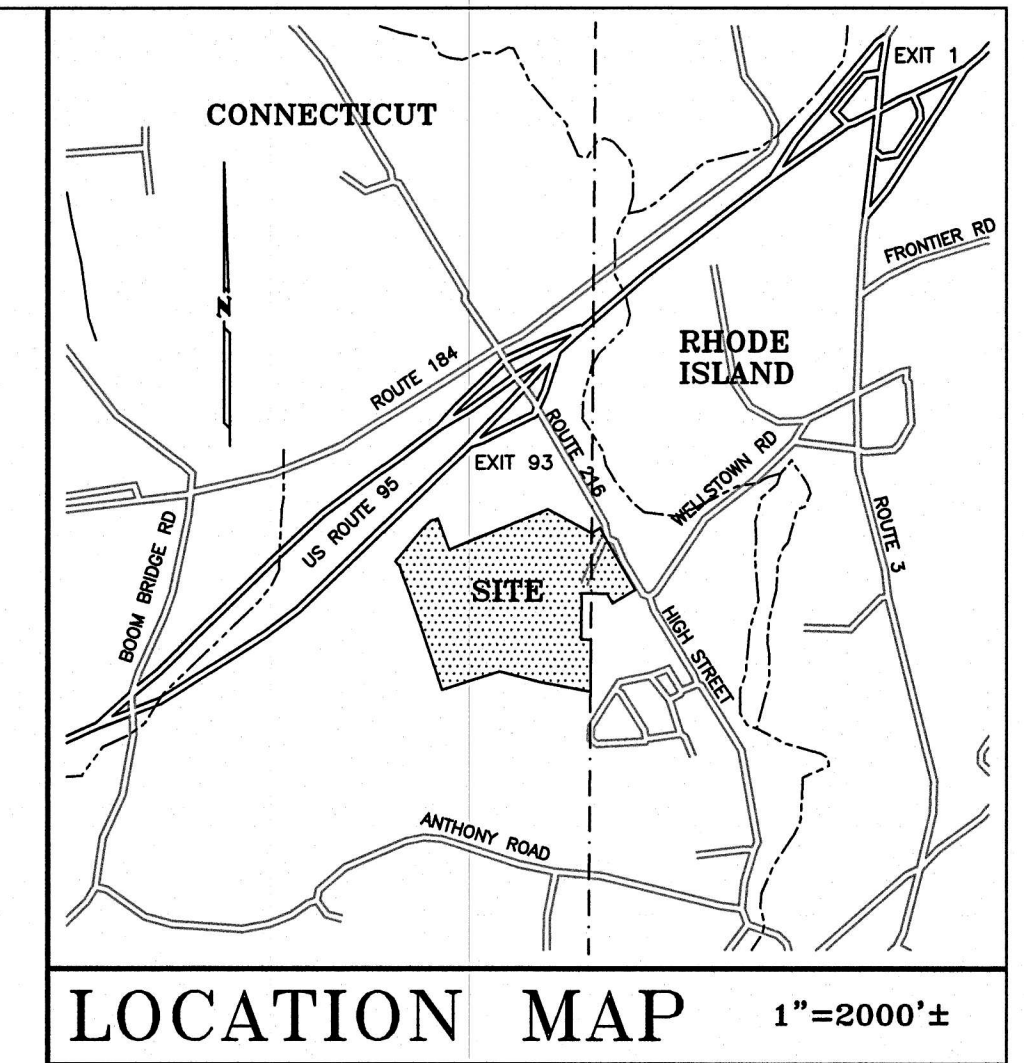
860-876-7766
maxl@lymanre.com



Average Daily Traffic Count: 85,000 bidirectional on I-95



Raymond F. Cherenzia, P.E., L.S.
P.O. Box 513
25 Ledward Avenue
Westerly, RI 02891
(401) 596-7747 FAX (401) 596-3610



- Notes:
- Reference is hereby made to the following Land Evidence Records:
 - An Administrator Deed dated May 10, 1963 from the Estate of Frances S. Norman to AL-JO Realty Corporation and recorded in the Town of North Stonington, Ct. Land Evidence Book 31 at Page 353.
 - An Administrator Deed dated, 1963 from the Estate of Mary E. Lewis to AL-JO Realty Corporation and recorded in the Town of North Stonington, Ct. Land Evidence Book .. at Page ...
 - A Warranty Deed dated May 15, 1963 from Norman Lewis to AL-JO Realty Corporation and recorded in the Town of Hopkinton, RI Land Evidence Book 50 at Page 132.
 - Reference is hereby made to the following plans:
 - Connecticut State Highway Department Right Of Way Map Town Of North Stonington Interstate Route 95 From Boom Bridge Road Easterly To The Rhode Island State Line Scale: 1" = 80' Approved August 2, 1966 Number 101-15 Sheet 2 of 3
 - Final Subdivision Plan Of Property Of David Hurwitz, Bennett Rubenstein, Irving Shapiro, Zena Goldberg, Phillip D'Angelo and Celeste Caracausa Route #216 North Stonington, Connecticut Scale: 1" = 80' Chandler, Palmer & King Norwich, Conn. January 25, 1977 Additions Feb 15, 1977
 - Tanny L. and Irma H. Davis Anthony Road North Stonington, Conn. Scale: 1 inch = 100 feet April 1, 1982 Horace A. Emerson, L.S. 3012
 - Plan Showing Property Of Francis S. Norman & Heirs Of Mary E. Lewis Located In Rhode Island Ashway - Clarks Fall Road, Route 216 Hopkinton, R.I. Scale: 1 inch = 100 feet Dec. 24, 1958 H. A. Emerson Civil Engineer
 - Plan Showing Property Conveyed By AL-JO Realty Co. To Sunderland Moving and Storage, Inc. R.I. Route 216 - High Street Hopkinton, R.I. & North Stonington, Ct. Scale: 1" = 40' - June 1986 Rossi & Lewis Engineers Westerly, Rhode Island
 - Schedule A-3 Survey Plan Property Of Barres Kleeman Barres Barres A Connecticut General Partnership High Street Route 216 Hopkinton, R.I. Scale: 1" = 40' December 30, 1987 Cherenzia & Assoc., Ltd. Westerly, Rhode Island
 - Plan Of Property Of Walter G. and Marjorie M. Eccleston And Robert Whyte Hopkinton, R.I. and North Stonington, Conn. Scale: 1 inch = 80 feet December 5, 1974 Horace A. Emerson, Civil Engineer
 - Bearings and north arrow orientation are referenced to the Rhode Island State Plane Grid (NAD 1983).
 - The locus parcel lies within an M (manufacturing) Zoning District in the Rhode Island portion of the property and partly within a HC (highway commercial) Zoning District and partly within an R-60 (residential) Zoning District in the Connecticut portion of the property.
 - Vertical elevations are referenced to the NAVD-1988 datum.

SHOWING PROPERTY OF
**NORTH STONINGTON
BUSINESS PARK**
HIGH STREET
(ROUTE 216)
PLAT 4/LOT 3 - HOPKINTON, RI
MAP 305/LOT 8 - NORTH STONINGTON, CT

SCALE: 1" = 100' DRAWN BY: TWS
JULY 5, 2022 CHECK BY: TJL

100 0 100 200 300 Feet

CHERENZIA & ASSOCIATES, LTD.
WESTERLY, RHODE ISLAND

SHEET: 1 OF 1 JOB NO.: 221037
FILE NO.:

Revised: 5/30/02 - Bearings

TOTAL
Area = 3,056,033 Sq. Ft.
70.16 Acres ±
NORTH STONINGTON, CT
Area = 2,863,743 Sq. Ft.
65.74 Acres ±
HOPKINTON, RI
Area = 192,290 Sq. Ft.
4.41 Acres ±

N/F
Hyman M. Goldberg & Zena M. Goldbergs
Trustees
Book 109 Page 899
Map 305 Lot 4

Nancy K. Lozier
Book 99 Page 805
Map 305 Lot 7

Nancy K. Lozier
Book 11 Page 7
Map 305 Lot 4
(Not Recorded)

N/F
Al-Jo Realty Corporation
Book 50 Page 132
Map 4 Lot 3

N/F
Samuel Rogovin
Book 87 Page 780
Lot 305 Lot 18.01

N/F
Richard W. Marrone &
Constance S. Marrone
Book 310 Page 65
Plat 4 Lot 38

N/F
Samuel Rogovin
Book 203 Page 166
Plat 4 Lot 3A

N/F
Todd M. McCord
Book 333 Page 52
Plat 4 Lot 2A

N/F
Robert M. Whyte & Jane S. Whyte
Book 215 Page 430
Plat 4 Lot 2

N/F
Robert M. Whyte, Jr. & Linda A. Whyte
Book 79 Page 294
Map 305 Lot 15

N/F
Thomas L. Bergen &
Susan J. Bergen
Book 241 Page 426
Map 25 Lot 95

N/F
Delmar E. Crandall & G. Eleanor Crandall
Book 36 Page 12
Map 305 Lot 14

N/F
Henry E. Cooper
Book 115 Page 304
Map 305 Lot 13.01

N/F
Emerson S. Herbert, et al
Book 32 Page 251
Map 280 Lot 15