

COMMERCIAL PROPERTY FOR SALE

960 Norwich Road

Plainfield, Connecticut 06374

Turnkey Auto Repair & Service Facility on Route 12
I-395 Corridor • CI Zoning • 0.27 Acres • 60-Car Lot

\$279,900

Offered at

1,496

SF BUILDING

0.27

ACRES

60

PARKING SPACES

CI

ZONING

"I'm not here to sell you on a building. I teach you how to buy it."

OFFERED BY

Robbie Santos

REALTOR® • RE/MAX ONE, Next Level Team

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56 closed transactions • \$20M+ volume • CT & MA

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50 Academy Hill Rd, Unit A • Plainfield, CT 06374

Property Overview

Turnkey automotive repair and service facility strategically positioned on Route 12 with immediate access to Interstate 395 in Plainfield, Connecticut. This 1,496 SF free-standing commercial building sits on 0.27 acres of fully-improved land featuring a 2-bay automotive repair shop with lifts, a separate 4-car drive-in garage, and substantial parking for 60 vehicles — ideal for an owner-operator service business, an investor seeking a cash-flowing property in a growth corridor, or a trades/light-industrial operator needing highway access and workspace.

Property Details

Address	960 Norwich Road, Plainfield, CT 06374
Building Size	1,496 SF
Lot Size	0.27 acres (approx. 11,761 SF)
Stories	1
Zoning	CI — Commercial Industrial (Town of Plainfield)
Parking	60 vehicles
Auto Bays	2-bay repair shop with lifts
Additional Storage	4-car drive-in garage
Frontage	Route 12 (high daily commercial traffic)
Highway Access	Immediate I-395 on/off access
Sale Price	\$279,900
Sale Type	Investment or Owner-User

Ideal For

<p>■ Owner-Operators Automotive, mechanical, or service businesses seeking to own vs. rent. Build equity instead of paying a landlord.</p>	<p>■ Investors Cash-flow commercial real estate in a rapidly appreciating corridor. Multiple exit strategies.</p>
<p>■ 1031 Exchange Buyers Replacement property candidate within an active industrial growth corridor. Inquire for timing flexibility.</p>	<p>■ Contractors & Trades Highway access, ample parking for fleet vehicles and trailers, and flexible zoning for light industrial use.</p>

Location & Market Strength

The Norwich Road / I-395 corridor has experienced meaningful industrial and logistics investment in recent years, driven by Eastern Connecticut's strategic position between Boston and New York. This concentration of distribution, warehouse, and commercial activity generates sustained daily commercial traffic along Route 12 — the lifeblood of any automotive repair, service, or trades business.

Recent Corridor Investment

Development	Scale	Impact on Corridor
Amazon Last-Mile Distribution	Nearby, 200,000 SF facility	Increased delivery fleet traffic on Route 12
Uline Distribution Facility	Approved, 1.25M SF	Projected 1,200 new jobs in the corridor
Lowe's Distribution Facility	Approximately 2 miles away, 1.35M SF	Major logistics hub generating daily vehicle volume
Killingly Distribution Centers	Two additional centers approved	Continued corridor expansion and workforce growth
Ryan Companies Warehouse	Killingly, hearing May 2026	Further pipeline of industrial development

Why This Corridor Matters for an Auto Repair Operation

Distribution and logistics facilities generate three things an auto repair business needs: **daily commercial vehicle traffic** (fleet service opportunities), **a growing workforce** (personal vehicle service), and **rising commercial property values** (building equity). All three are compounding in the Plainfield / Killingly / Putnam corridor heading into 2026 and beyond.

Transportation & Accessibility

- **Route 12 frontage** with high daily commercial and passenger vehicle traffic
- **Interstate 395 access** within minutes — direct reach to Eastern CT, Southern MA, Western RI
- **Proximity to I-95** for east-west logistics corridor access
- **Central location** serving the Plainfield — Killingly — Putnam — Woodstock — Sterling trade area
- **Approximately 45 minutes** to Hartford, Providence, and New London

Zoning — Current Use

The property is zoned **CI (Commercial Industrial)** under Town of Plainfield zoning regulations. This designation supports a broad range of commercial, service, and light industrial uses. Buyer to verify intended use with the Town of Plainfield Land Use Office.

Uses Typically Supported Under CI Zoning

Automotive & Service	Auto repair, auto body, tire service, oil change, detailing, used vehicle sales (with approvals)
Contractor & Trades	HVAC, plumbing, electrical, construction, landscaping, equipment yards
Light Industrial	Small-scale manufacturing, assembly, fabrication, warehousing
Storage	Contractor storage, equipment storage, self-storage (with approvals)
Service Commercial	Service-oriented retail supporting the industrial/contractor trade

All use approvals are subject to Town of Plainfield review. Buyer should confirm specific intended use with the Town Land Use Office prior to closing.

Upcoming Zoning Changes — A Future Upside

★ NEW IN 2026: Mixed-Use & Residential Development Pathway

Connecticut's **Public Act 25-1 (HB 8002, "An Act Concerning Housing Growth")** was signed into law by Governor Lamont on November 26, 2025 and takes effect January 1, 2026. Starting **July 1, 2026**, Connecticut municipalities must update zoning regulations to allow **residential buildings of 2 to 9 units** — defined as "transit community middle housing" — **by summary review on any lot zoned commercial or mixed-use.**

What 'summary review' means: A development application is approved based on compliance with the written standards in the regulations — **without a public hearing**, without a special permit, and without discretionary zoning action. This is a significantly streamlined pathway compared to traditional commercial rezoning.

What the 2026 Zoning Changes Mean for 960 Norwich Rd

Because 960 Norwich Road is **zoned CI (Commercial Industrial)**, it falls within the category of lots that must, under Public Act 25-1, allow mixed-use or middle-housing development by summary review starting July 1, 2026. This potentially creates development optionality that did not exist when the current zoning framework was drafted.

Potential Future Pathways

1. Continue Existing Commercial Use	Operate or lease the property as the automotive repair facility it is today. No zoning change needed — current use is grandfathered and fully supported under CI zoning.
2. Mixed-Use Conversion	Under the new law, combining residential (2–9 units) with continued commercial use on a commercially-zoned lot is pursued by summary review — a non-discretionary approval pathway. Potential to add residential density while retaining ground-floor commercial income.
3. Redevelopment to Middle Housing	The lot could support redevelopment into a 2–9 unit residential building under the new summary-review pathway, subject to compliance with Plainfield's updated regulations (which must be adopted by July 1, 2026). Additional upside: the law also removes parking minimums for residential developments of 16 or fewer units.
4. Hold & Appreciate	The optionality itself has value. Properties on commercially-zoned lots in growth corridors are now strategic land banks as the regulatory framework evolves. The 20-year window for municipalities to implement and refine these rules suggests sustained interest from developers, investors, and owner-users.

Important: Regulatory Language & Buyer Due Diligence

Public Act 25-1 requires *municipalities* to update their zoning regulations by July 1, 2026. The exact standards, setbacks, lot size requirements, and application procedures that will apply to a specific 960 Norwich Road redevelopment are subject to **Plainfield's local implementation**. Any buyer considering residential or mixed-use redevelopment should engage a CT land use attorney and the Town of Plainfield Land Use Office to confirm specific site standards prior to closing.

Due Diligence & Environmental

Given the property's historical automotive use, the **Connecticut Transfer Act (CGS §22a-134)** may apply. Buyers are encouraged to conduct their own environmental due diligence, including consideration of a Phase I Environmental Site Assessment. Any required filings under the Transfer Act will be addressed between the seller and buyer through their respective counsel.

- **Phase I ESA:** Strongly recommended for any commercial property with historical automotive or industrial use
- **Zoning verification:** Buyer to confirm intended use with Town of Plainfield Land Use
- **Survey review:** Confirm property boundaries, easements, and rights of way
- **Title review:** Buyer's attorney to review title, liens, and any recorded restrictions
- **Building inspection:** Professional inspection recommended for structural, mechanical, electrical, and plumbing systems
- **Utilities:** Confirm water, sewer, electric, and gas service capacity
- **Property taxes:** Current tax information available through Plainfield Assessor's Office

Schedule a Showing

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Important Disclosures: This brochure and all information contained herein is provided for informational purposes only. Information deemed reliable but not guaranteed. All representations, dimensions, square footage, zoning interpretations, and market data should be independently verified by the prospective buyer. Connecticut Public Act 25-1 (HB 8002) interpretations are general in nature and depend on each municipality's specific implementing regulations; prospective buyers considering redevelopment should engage qualified CT land use counsel. Listing brokerage: RE/MAX ONE, CT Real Estate Brokerage. All real estate advertised is subject to applicable state and federal laws.