

Data Center Opportunity: 17.16 Acres for Sale in Norwich Business Park with On-Site Power Generation and Low-Cost Energy



As is Asking Price: \$2,990,000

PROPERTY HIGHLIGHTS

ELECTRICITY & POWER

- On-site power generation allowed by right
 - Ideal site for Fuel Cells, Solar, Turbine Systems: 5+ MW
- 25 MW can be supplied from Norwich Public Utilities (NPU) post substation upgrade
 - Any additional power from NPU over 25 MW will require an ISO study
 - Per NPU rate lower than lowest existing commercial < \$0.1519/kWh

TAX & BUSINESS INCENTIVES

- Payment in lieu of taxes to be discussed
- Electric Economic Development Rate Reduction:
 - Year 1: \$0.027/kWh, Year 2: \$0.018/kWh, Year 3: \$0.009/kWh

SITE & INFRASTRUCTURE

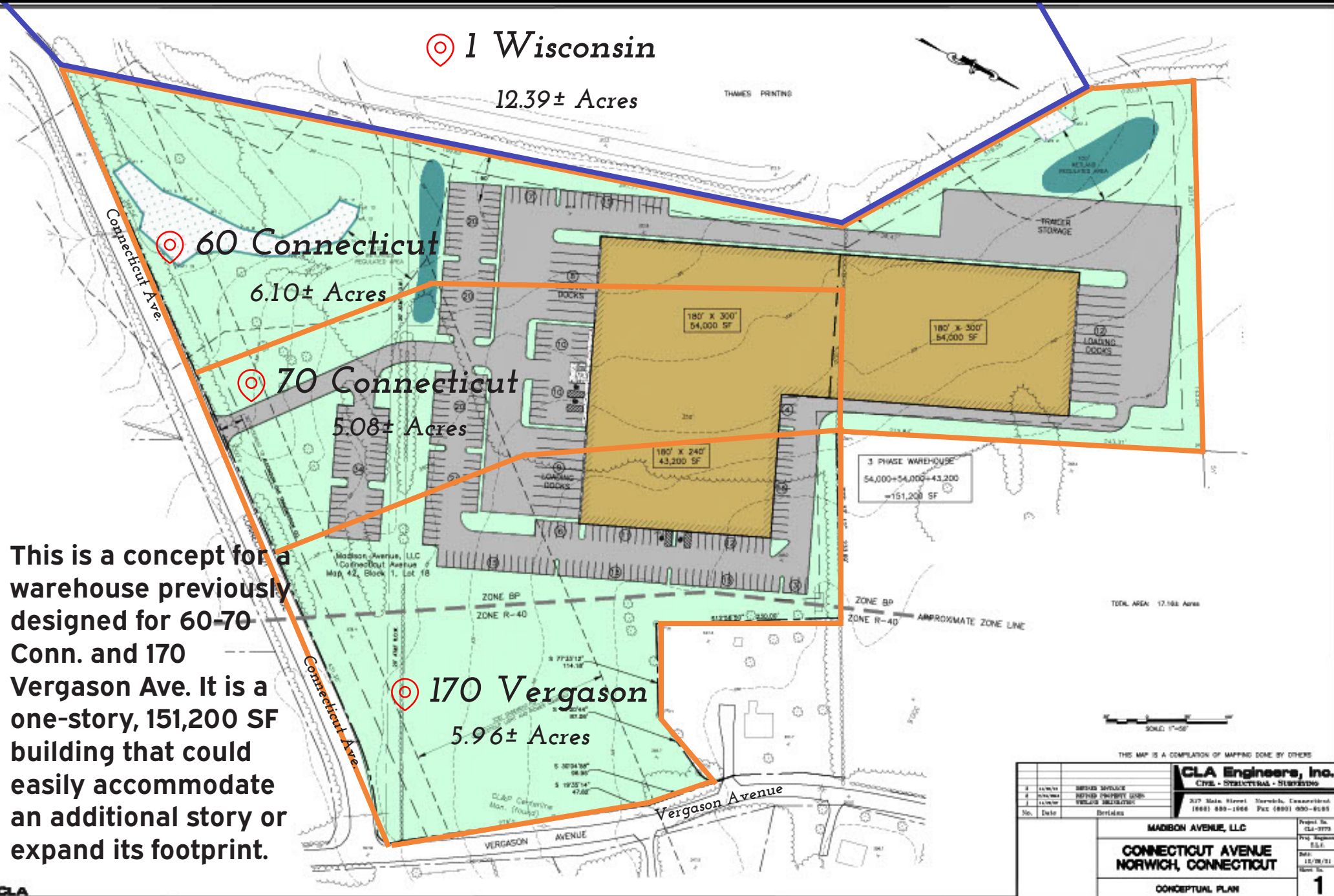
- 17.16+ acres in Norwich Business Park
- Up to 400,000 SF possible with a 200,000 SF footprint and two floors (30 ft per floor, 60 ft high building)
- 600 PSI Algonquin gas line on-site
- Additional 2x 115kV lines with direct on-site access
- 1+TB Dark Fiber from Crown Castle, Lumen, and Lightpath
- 12-inch Waterline for cooling and/or on-site hydrogen generation in road
- 8-inch Sewer in road

LOCATION

- 98 miles from Boston
- 130 miles from NYC
- 48 miles from Providence
- 35 miles from Hartford

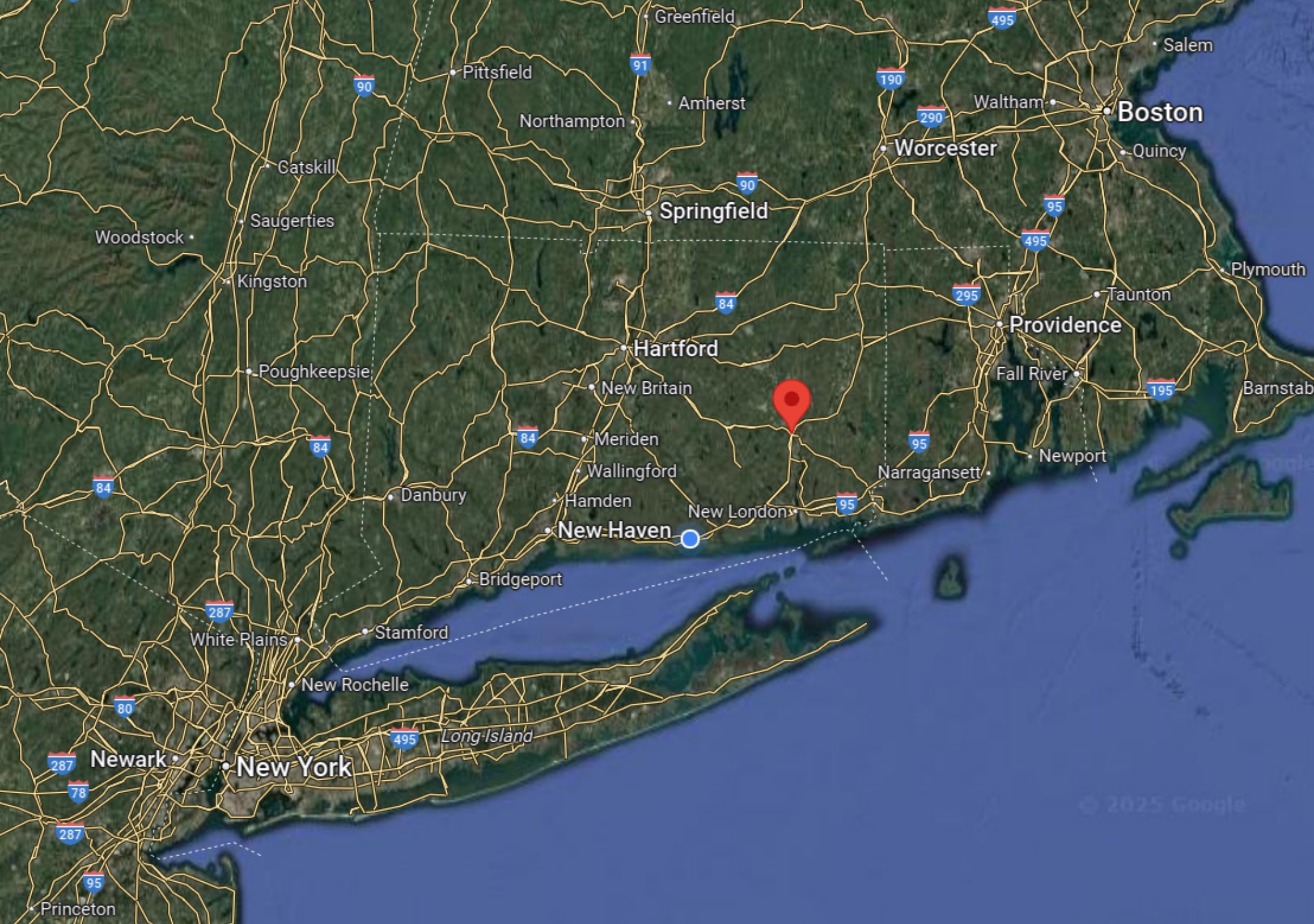
60-70 Connecticut Ave. + 170 Vergason Ave. | Norwich, CT

60-70 CONN. AVE. + 170 VERGASON AVE. CONCEPT PLAN



This is a concept for a warehouse previously designed for 60-70 Conn. and 170 Vergason Ave. It is a one-story, 151,200 SF building that could easily accommodate an additional story or expand its footprint.

60-70 Connecticut Ave. + 170 Vergason Ave. | Norwich, CT



60-70 Connecticut Ave. + 170 Vergason Ave. | Norwich, CT

60-70 CONNECTICUT AVE. + 170 VERGASON AVE. NORWICH, CT



Ron Lyman

PRINCIPAL BROKER

CELL: 860.884.4666

OFFICE: 860.887.5000

EMAIL: RONL@LYMANRE.COM

Max Lyman

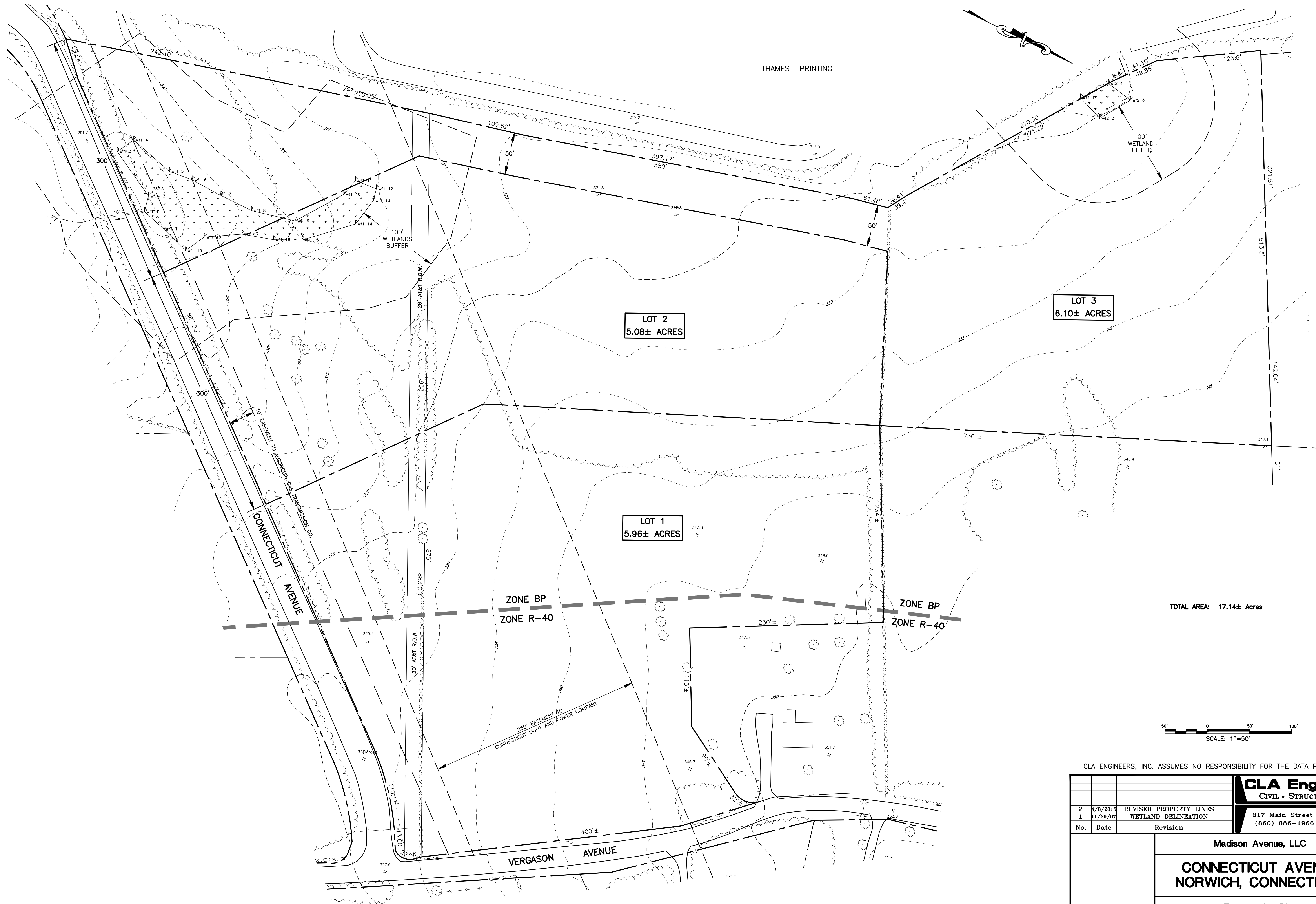
SENIOR ASSOCIATE

CELL: 860.876.7766

OFFICE: 860.887.5000

EMAIL: MAXL@LYMANRE.COM





TOTAL AREA: 17.14± Acres

SCALE: 1"=50'

CLA ENGINEERS, INC. ASSUMES NO RESPONSIBILITY FOR THE DATA PROVIDED ON THIS PLAN.

			CLA Engineers, Inc. CIVIL • STRUCTURAL • SURVEYING	
			317 Main Street Norwich, Connecticut (860) 886-1966 Fax (860) 886-9165	
No.	Date	Revision		
2	4/8/2019	REVISED PROPERTY LINES		
1	11/29/07	WETLAND DELINEATION		
			Project No. CLA-3773	
			Proj. Engineer T.L.C.	
			Date: 10/19/05	
			Sheet No. 1	
			Madison Avenue, LLC	
			CONNECTICUT AVENUE NORWICH, CONNECTICUT	
			Topographic Plan	