



FOR LEASE | **10,464 SF** **100 MECHANIC ST** | **PAWCATUCK, CT**

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PROPERTY HIGHLIGHTS



**3.5 MILES
TO I-95**



**HALF MILE
FROM US-1**



**PAWCATUCK
RIVERFRONT
PROPERTY**



PROPERTY DETAILS

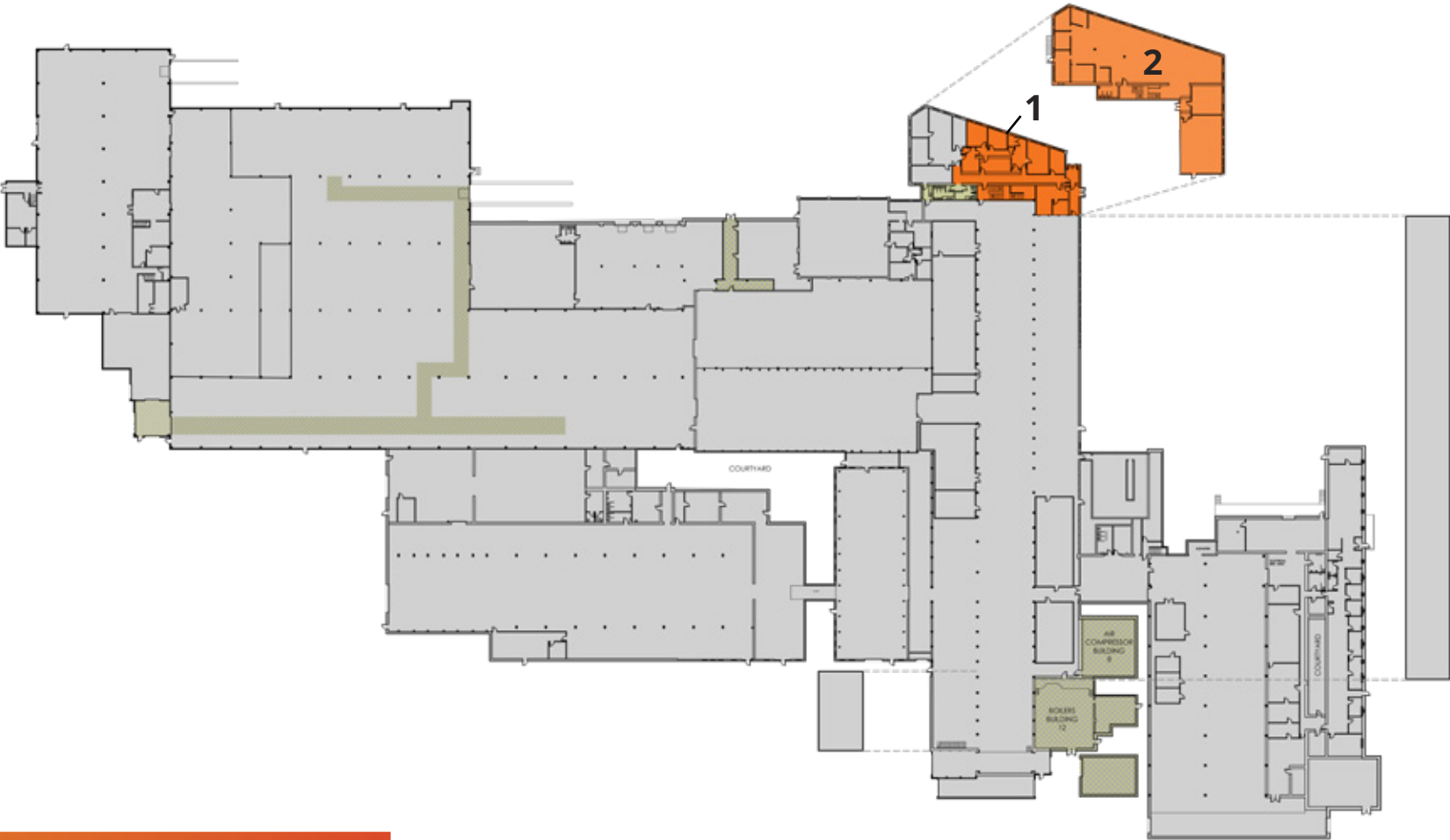
100 MECHANIC ST | PAWCATUCK, CT

| | |
|--------------------|--|
| AVAILABLE SPACE | 10,464 SF |
| MINIMUM DIVISIBLE | 3,590 SF |
| OFFICE SPACE | 12,221 SF |
| FLOORS | 3 |
| DOCK DOORS | 12 Exterior |
| DRIVE-IN DOORS | 10 |
| CRANES | 1, 10-Ton |
| CROSS DOCKS | Yes |
| CLEAR HEIGHT | 12' - 26' |
| COLUMN WIDTH/DEPTH | Varies |
| ROOF | Tar & Gravel |
| WALLS | Masonry with Steel and Wood Frame Sections |
| FLOORS | 6" Reinforced Concrete |
| LIGHTING | Fluorescent |
| YEAR BUILT | 1920 |
| FIRE SUPPRESSION | 100% Wet |
| POWER | Heavy Power |
| PARKING | 180+ Surface Spaces |
| LAND AREA | 16.60 Acres |
| ZONING | M1: Manufacturing HM: Heritage Mill District |
| PARCEL ID | STON-000004-000007-000016 |
| OPEX ESTIMATE | \$1.63/SF |



FLOOR PLAN

100 MECHANIC ST | PAWCATUCK, CT



| NUMBER | SPACE DESIGNATION | SQUARE FEET |
|--------|-------------------|-------------|
| 1 | OFFICE | 3,590 SF |
| 2 | OFFICE | 6,874 SF |
| TOTAL | | 10,464 SF |



LOCATION MAP

100 MECHANIC ST | PAWCATUCK, CT

| | |
|---------------------------------|-----------|
| US-1 | 0.5 MILES |
| I-95 | 3.5 MILES |
| GREEN MEMORIAL STATE AIRPORT | 39 MILES |
| NEW LONDON | 17 MILES |
| BOSTON | 93 MILES |
| NEW YORK | 141 MILES |

