

FOR SALE

TWO INDUSTRIAL/OFFICE BLDGS



17 Industrial Dr., Waterford, CT 06385

REDUCED!

FOR SALE

\$1,100,000

Norm Peck

Signature Properties
of New England

1031 Norwich-New London
Turnpike #13
Uncasville, CT 06382

860-460-9757 Cell

860-447-8839 ext 7203

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Two bldgs have 18,056sf TOTAL

- Front Bldg: 11,884sf built 1988 on two levels:
 - Upper (ground) level OFFICE 5,074sf
 - Lower (ground) level INDUSTRIAL 6,570sf w/ 10' - 23' ceilings, a load dock, a 10' overhead door, 13' overhead door, 400amp service and sprinklered.
- Rear Bldg: 6,161sf Industrial built 2006, steel Construction (cold storage) incl a Load Dock w/ leveler, 13' overhead door, 10' overhead door, and 25' ceilings, fully sprinklered.

*** Includes above-ground tank farm**



MORE INFORMATION (cont)

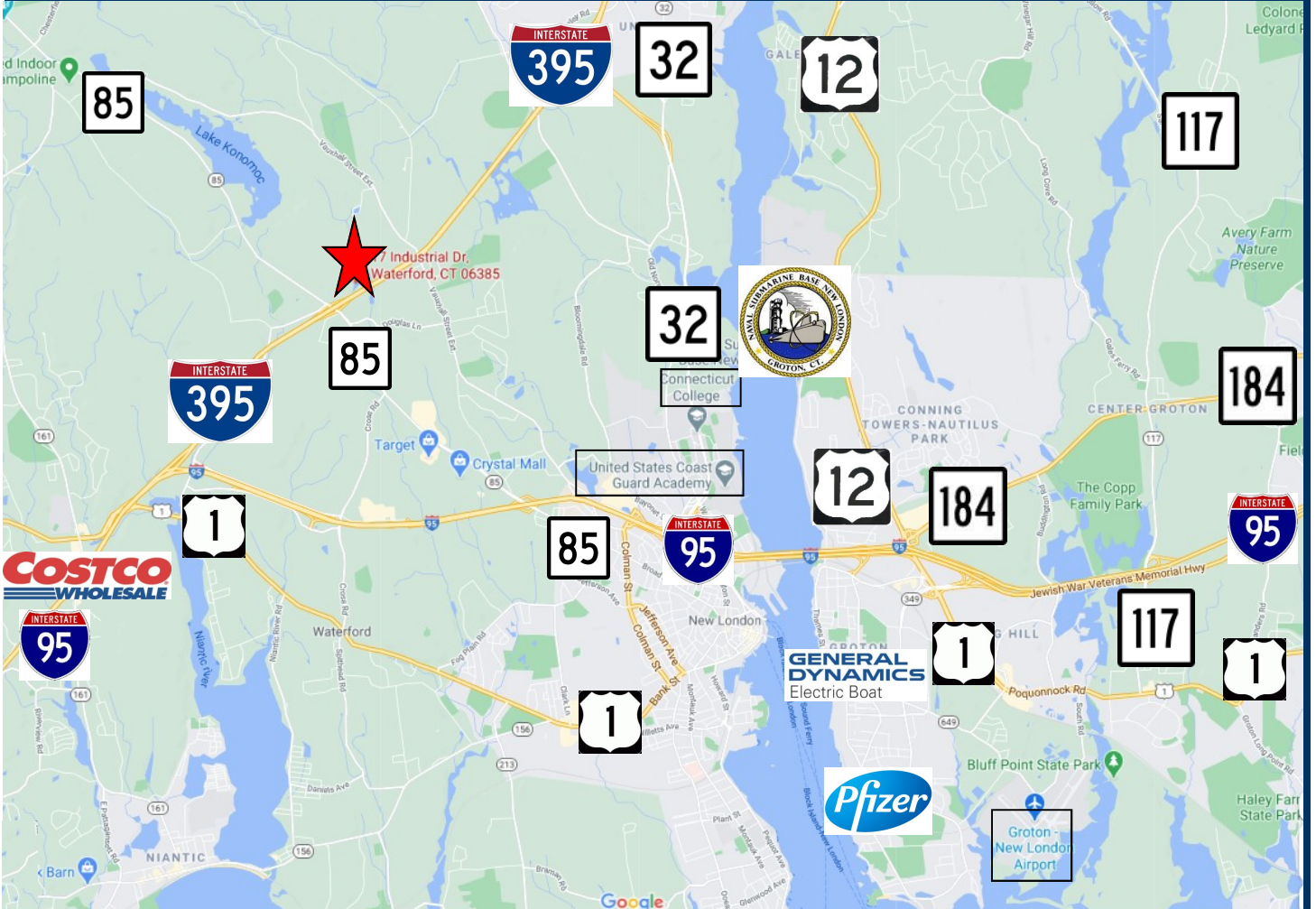
- Public Water; NO SEWER; Natural Gas (heat)
- A/C in office only
- Zone IG - Industrial
- Ample parking
- 18 acres (3 +/- usable)
- 230' road frontage
- Taxes \$34,018
- Assessment \$1,220,590

Zone IG Industrial

PERMITTED USES: Lumber yard, Printing, Medical, Office, Truck & Auto Repair, Manufacturing, Metal Fabrication, Trucking, Warehouse, Certain Retail, Recording Studio...

BY SPECIAL PERMIT: Textile, Trade School, Veterinary Clinic, Kennel, Boat & Sales, Indoor Recreation, Other Retail...

DEMOGRAPHICS	3 MILE	5 MILE	10 MILE
Total Population	8,857	61,560	163,885
Total Households	3,560	23,427	66,393
Household Income \$0—\$30,000	9.16%	21.74%	18.37%
\$30,001-\$60,000	16.27%	21.70%	20.79%
\$60,001-\$100,000	24.63%	24.29%	25.11%
\$100,001+	49.94%	32.26%	35.72%





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