

FOR LEASE

INDUSTRIAL / OFFICE



Taugwonk Spur, Stonington, CT 06378

FOR LEASE

**800sf starting
@ \$700/mo +
util up to
\$900/mo**

Norm Peck

**Signature Properties
of New England**

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

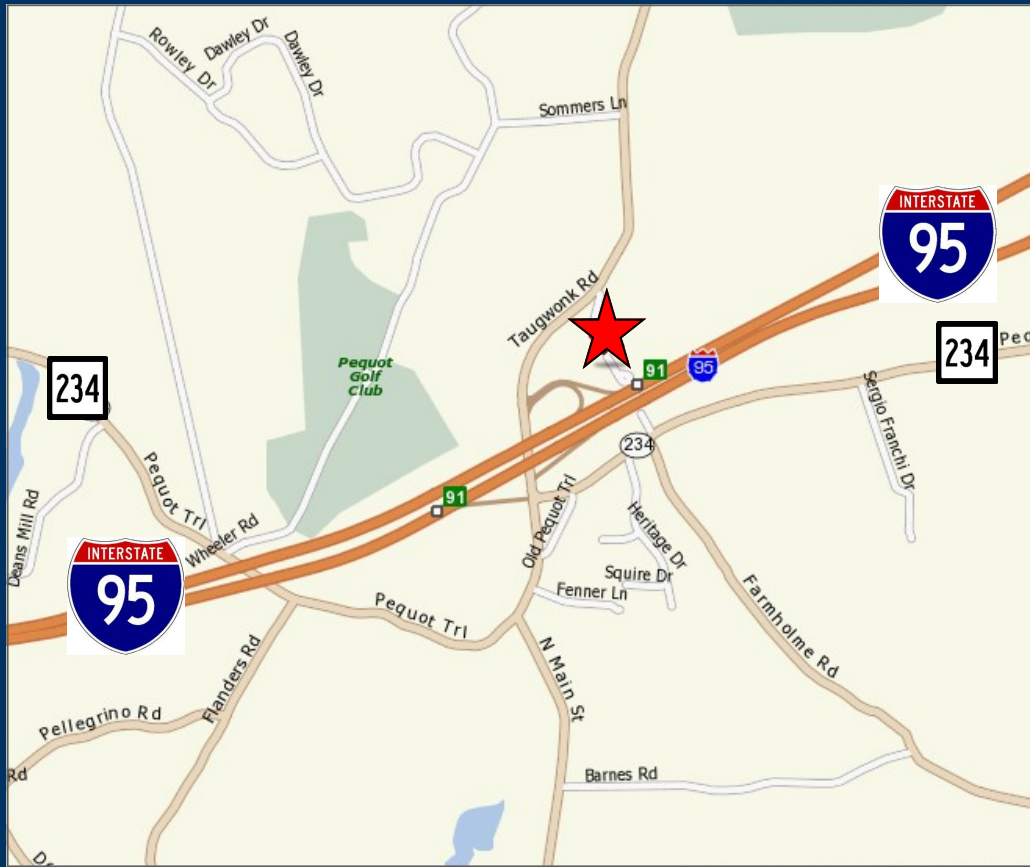
860-447-8839 ext 7203
NPeck@PropertiesCT.com

Rent negotiable for larger spaces

- Fully air-conditioned space
- Town Water
- Overhead doors available
- Buildings divided into 800sf units
- Internet ready
- Just off I-95 at Exit 91
- On-Site owner and manager
- Ample parking



★ Taugwonk Spur Rd., Stonington



DEMOGRAPHICS	3 Mile	5 Mile	10 Mile
Population	10,912	41,302	107,585
Number of Households	4,719	18,262	45,817
Household Income			
\$0 - \$30,000	11.31%	11.67%	12.50%
\$30,000—\$60,000	15.70%	17.70%	17.63%
\$60,000—\$100,000	19.41%	21.62%	22.26%
\$100,000 +	53.57%	49.00%	47.60%







Tenant Mix Taugwonk Business Park, Stonington, CT

- ⇒ **Woodworkers**
- ⇒ **Electrician**
- ⇒ **Painters**
- ⇒ **Artists**
- ⇒ **Investment company**
- ⇒ **Communications**
- ⇒ **Tool & Die**
- ⇒ **Solar energy contractor**
- ⇒ **Video production**
- ⇒ **Oil & gas company**
- ⇒ **Landscaper**
- ⇒ **String instrument manufacturer**
- ⇒ **Auto glass company**
- ⇒ **High tech manufacturer**
- ⇒ **General offices**
- ⇒ **Construction company**
- ⇒ **Warehousing**
- ⇒ **Indoor recreation**