



INDUSTRIAL/MANUFACTURING SUB-LEASE 35 RESEARCH PARKWAY

OLD SAYBROOK, CT

PROPERTY DETAILS

Total Sq Ft.	<u>34,414</u>	Industrial Sq Ft.	<u>24,638</u>	Office Sq Ft.	<u>6,776</u>
Max Clear Span	<u>57 feet</u>	Overhead doors	<u>2</u>	Parking Spaces	<u>69 + 10 long</u>
Max Ceiling Height	<u>24 feet 8 inches</u>	Loading Docks	<u>4</u>	Bathrooms	<u>3</u>
Electrical Service	<u>single and three-phase</u>	Public Utilities	<u>Yes</u>	Signage	<u>Yes</u>



EXTERIOR



OFFICE SPACE



INDUSTRIAL SPACE



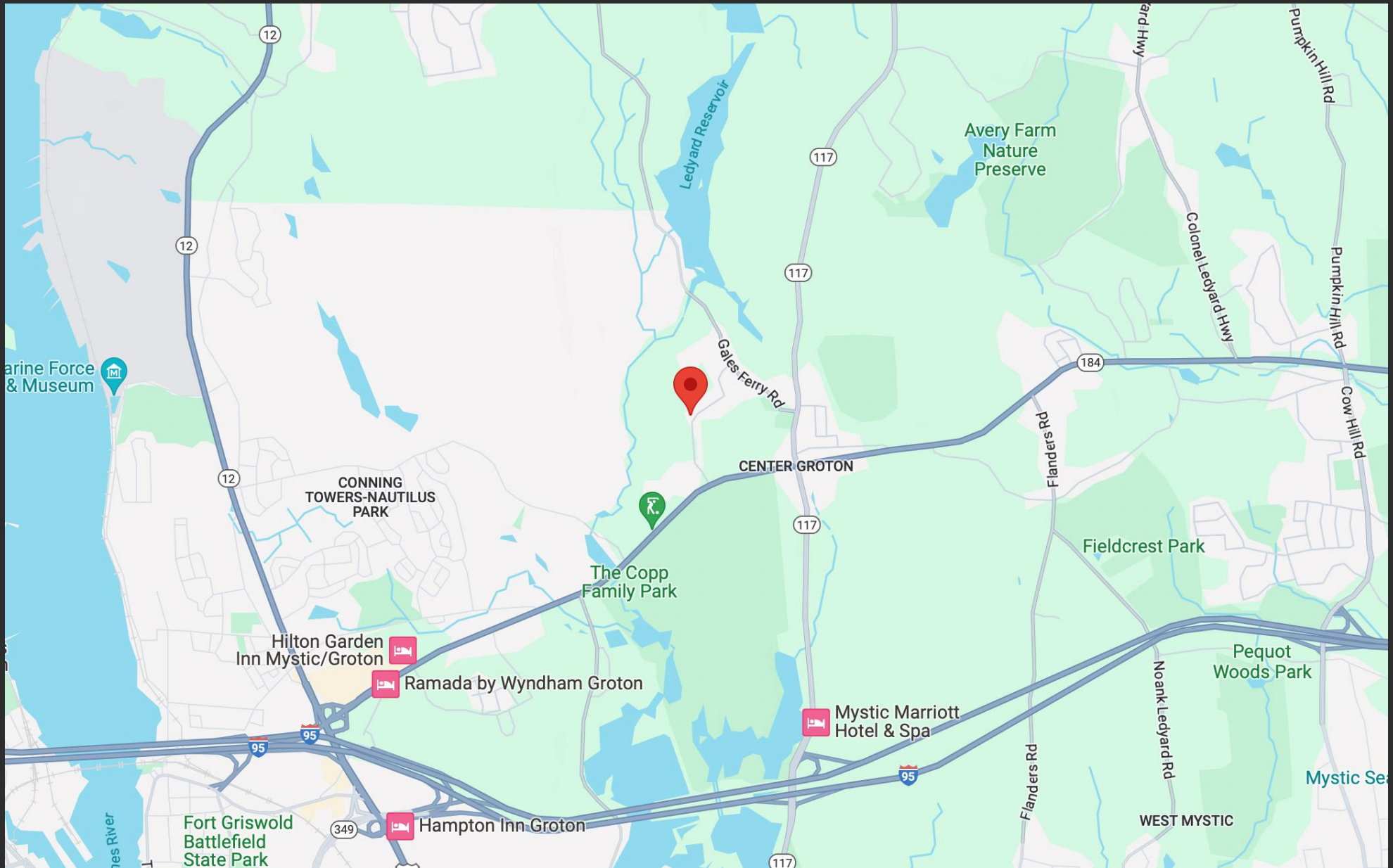
INDUSTRIAL SPACE



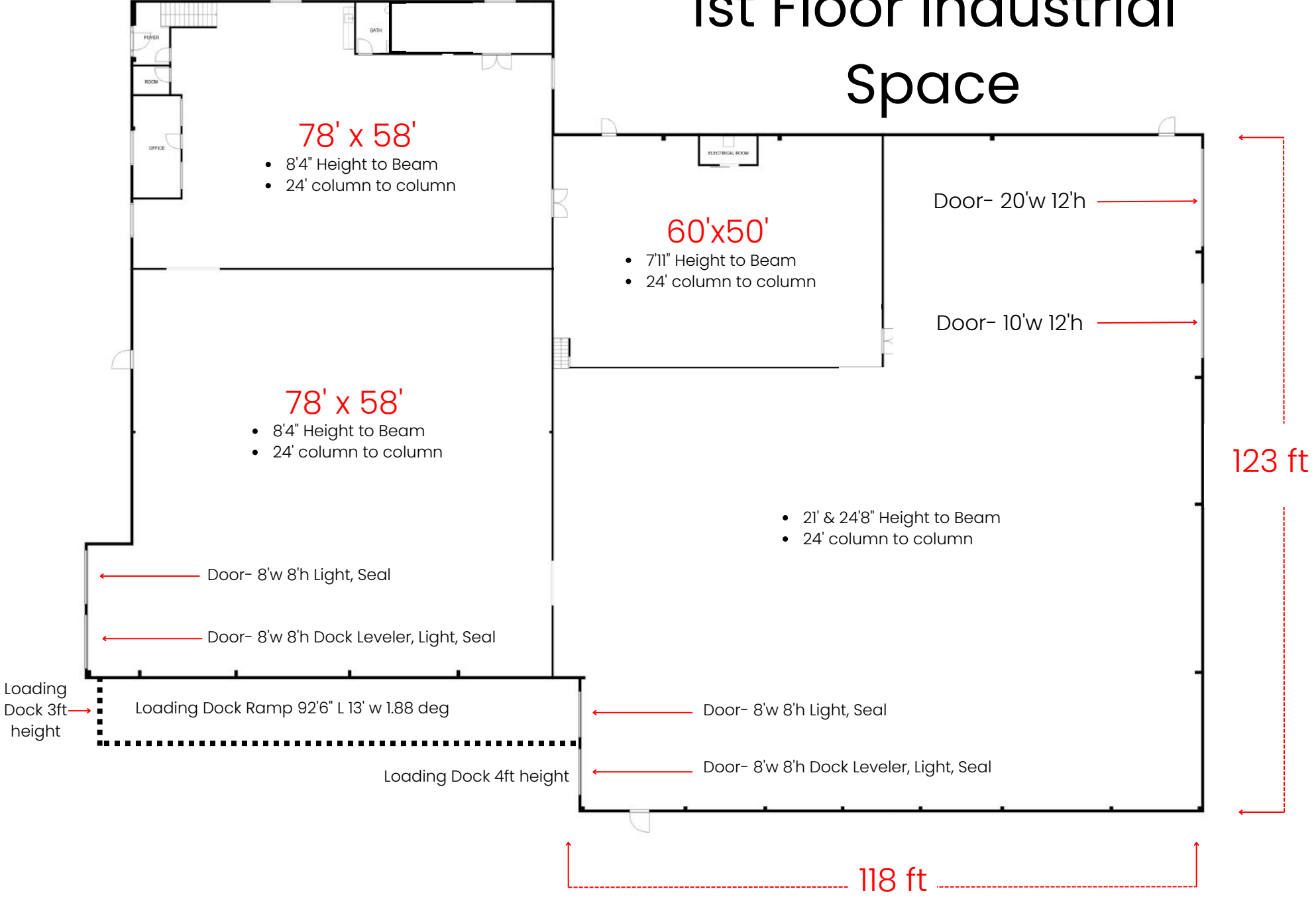
INDUSTRIAL SPACE



35 Research Parkway LOCATION ON MAP

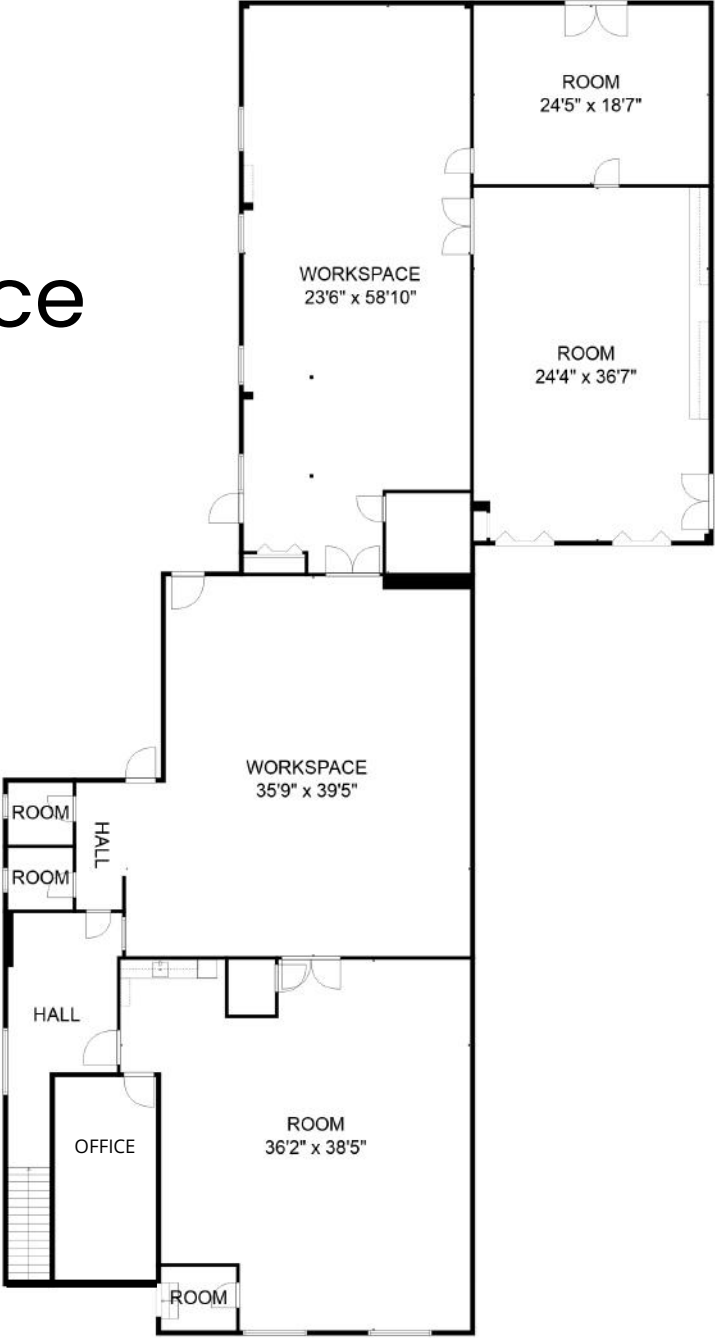


1st Floor Industrial Space



FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

2nd Floor Office Space





SECTION 41
Industrial I District

41.0 PURPOSE

To allow for offices, warehouses, light assembly, and other compatible light industrial uses that do not cause excess pollution or require sewers. Applicable standards permit flexible site development to retain the natural features and open qualities of the area.

41.1 PERMITTED USES

Any use listed in Section 41.1 that occupies a gross floor area greater than forty thousand square feet (40,000 s.f.) of total area will be a Special Exception Use.

- 41.1.1 Research laboratory, manufacture, processing or assembling of goods
- 41.1.2 Business or professional office; bank or other financial institution; medical or dental clinic; health and physical fitness facility open to general public membership
- 41.1.3 Warehousing or wholesale business; building contractor business or storage yard; lumber or building materials business; freight or materials trucking terminal or business; bus terminal; commercial storage, sale or distribution of fuel.
- 41.1.4 Printing or publishing establishment
- 41.1.5 Painting, plumbing, electrical, sheet metal, carpentry, woodworking, blacksmith, welding or machine shop
- 41.1.6 [Reserved]
- 41.1.7 Hotel or motel, including conference facility
- 41.1.8 Daycare
- 41.1.9 Store or other building or structure where goods are sold or service is rendered primarily at retail when accessory and subordinate to another permitted use on the same lot
- 41.1.10 [Reserved]
- 41.1.11 Public utility substation or telephone equipment building
- 41.1.12 Water supply reservoir, wells, tower, treatment facility or pump station
- 41.1.13 Building, use or facility of the State of Connecticut or Federal Government
- 41.1.14 Railroad right-of-way or passenger station, including customary accessory service
- 41.1.15 [Reserved]
- 41.1.16 Park, playground or open space land
- 41.1.17 Sign
- 41.1.18 Accessory use, customary with and incidental to any previously mentioned use

41.2 SPECIAL EXCEPTION USES

- 41.2.1 Helipad
- 41.2.2 Indoor restaurant or other indoor food and beverage service establishment
- 41.2.3 Nursing home facility
- 41.2.4 Off-street parking facility when not accessory and subordinate to a permitted use
- 41.2.5 Motor vehicle uses when clearly accessory and subordinate to a permitted use on the same lot
- 41.2.6 Building, use or facility of the Town of Old Saybrook not listed as a permitted use
- 41.2.7 Any one of the following uses when not conducted as a business or for profit; school, college, university or educational facility
- 41.2.8 Marine Vehicle Establishment

41.3 PROHIBITED USES

- 41.3.1 Dwelling; hospital or sanitarium
- 41.3.2 Store or other building or structure where goods are sold or service is rendered primarily at retail, except as permitted under Paragraph 41.1.9; veterinary hospital; undertakers' establishment; bowling alley
- 41.3.3 [Reserved]
- 41.3.4 Kennels; livery and boarding stables and riding academics; roadside stand for the display and sale or rental of farm products; summer day camp

41.4 LOT AREA, SHAPE AND FRONTAGE

- 41.4.1 **Minimum Lot Area**
 - A. Served by public water supply 40,000 square feet
 - B. Not served by public water supply 40,000 square feet
- 41.4.2 **Minimum Dimension of Square**
 - A. Served by public water supply 150 feet
 - B. Not served by public water supply 150 feet
- 41.4.3 **Minimum Frontage** 50 feet

41.5 HEIGHT

- 41.5.1 **Maximum Number of Stories**
 - A. Within Gateway Conservation Zone 2 1/2 stories
- 41.5.2 **Maximum Height**
 - A. Within Gateway Conservation Zone 50 feet
 - B. 35 feet



Rock Road West

Connecticut Turnpike (I 95)

MILL

Business Park Road

Research Parkway