



**FOR LEASE** | **12,221 SF**  
**100 MECHANIC ST** | **PAWCATUCK, CT**



**PHOENIX**  
**INVESTORS**  
*Opportunity. Execution. Value Creation.*

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# PROPERTY HIGHLIGHTS



**3.5 MILES  
TO I-95**



**HALF MILE  
FROM US-1**



**PAWCATUCK  
RIVERFRONT  
PROPERTY**



# PROPERTY DETAILS

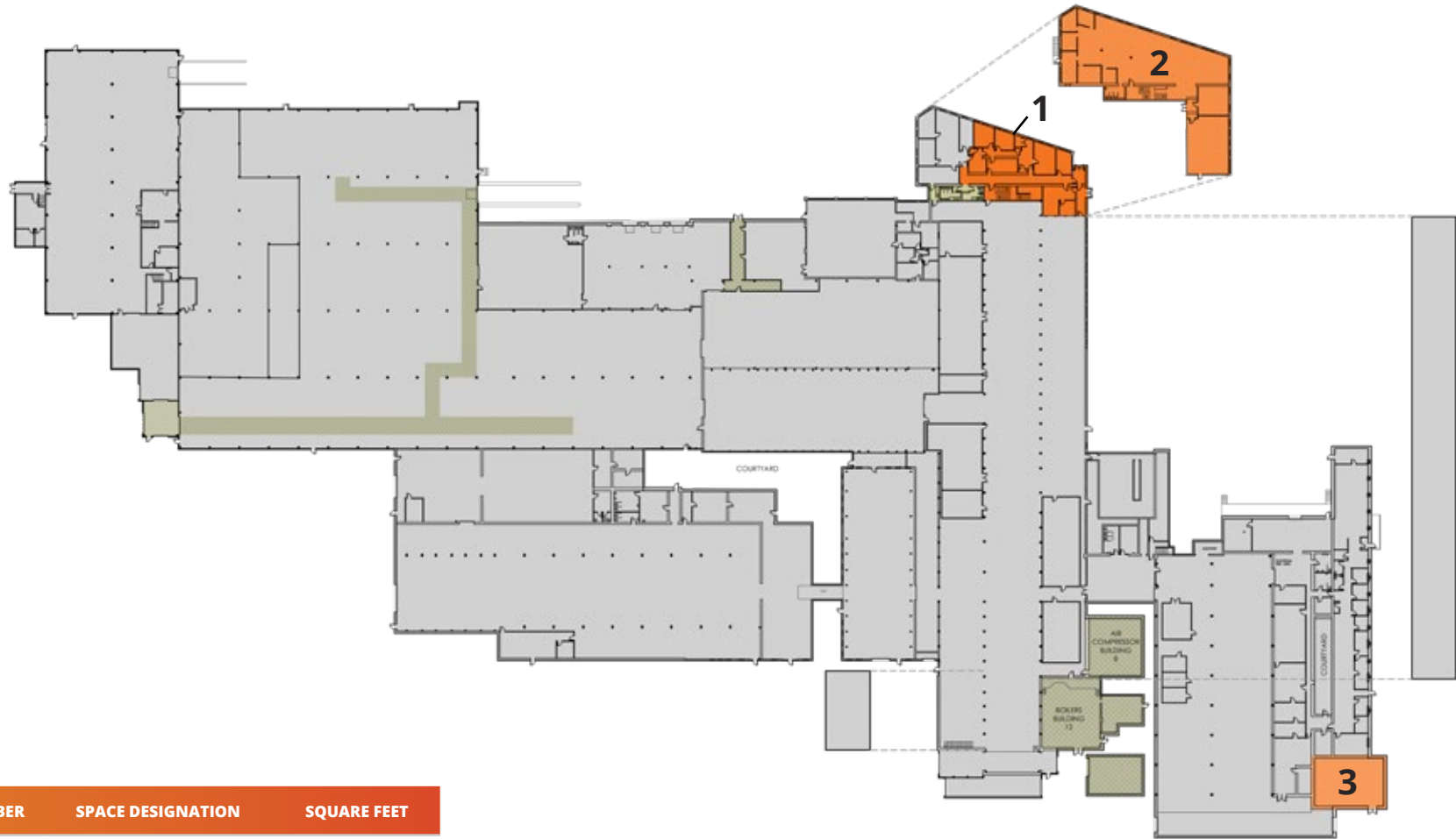
100 MECHANIC ST | PAWCATUCK, CT

AVAILABLE SPACE	12,221 SF
MINIMUM DIVISIBLE	1,757 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 and Gravel
WALLS	Masonry with Steel and Wood Frame Sections
FLOORS	6" Reinforced Concrete
YEAR BUILT	1920
FIRE SUPPRESSION	100% Wet
LIGHTING	Fluorescent
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
<b>OPEX ESTIMATE</b>	<b>\$1.63/SF</b>



# FLOOR PLAN

100 MECHANIC ST | PAWCATUCK, CT



NUMBER	SPACE DESIGNATION	SQUARE FEET
1	AVAILABLE OFFICE	3,590 SF
2	AVAILABLE OFFICE	6,874 SF
3	AVAILABLE OFFICE	1,757 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

