

FOR LEASE

Industrial / Commercial



400 West Thames St., Norwich, CT 06360

FOR
LEASE

\$3,720/mo plus approx.
\$2.70/sf NNN plus utilities

Steve Becker

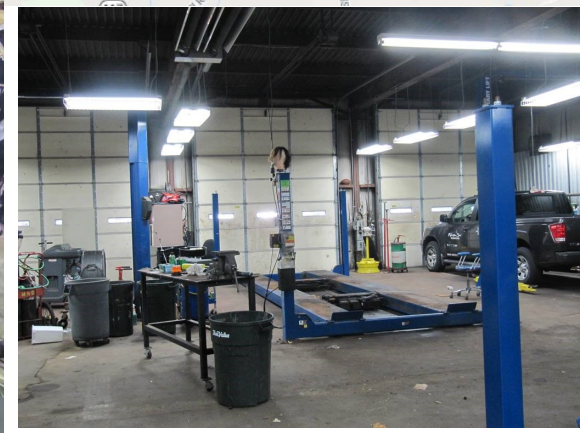
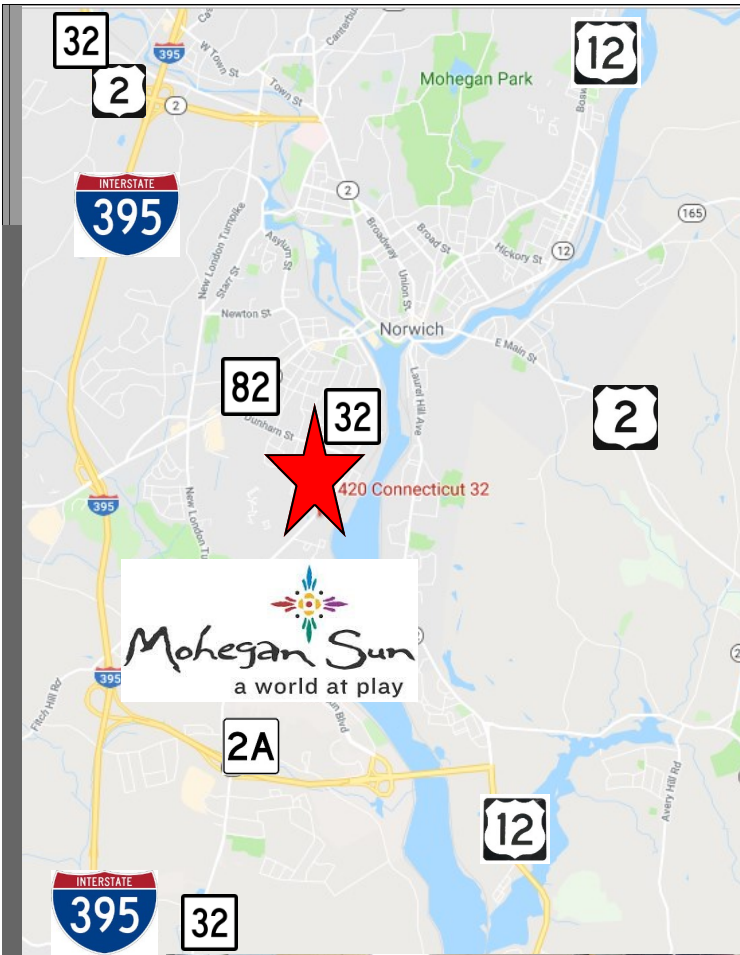
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**PEQUOT
COMMERCIAL**

15 Chesterfield Road, Suite 4
East Lyme, CT 06333

860-447-9570 x202
860-444-6661 Fax

- » One story 5,600s f For Lease
- » 14'+ Ceilings
- » Four Overhead doors in front;
four in back.14'H x 12'W
- » Great for bus/truck repair
- » Ample parking with 50+ spaces
- » City Water / Sewer / Natural Gas
- » Zone GC - Commercial
- » Handicapped Accessible
- » Next to NAPA Auto Parts



DEMOGRAPHICS		5 MILE	10 MILE	20 MILE
Total Population		51,860	125,360	386,826
Total Households		22,077	50,159	161,978
Household Income	\$0—\$30,000	20.33%	16.94%	17.60%
	\$30,001-\$60,000	27.62%	24.18%	22.57%
	\$60,001-\$100,000	26.06%	26.57%	26.30%
	\$100,001+	25.99%	32.30%	33.53%

Information deemed reliable but not guaranteed and offerings subject to errors, omissions, change of price or withdrawal without notice.



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2.4 - General Commercial District, GC.

2.4.1 Purpose. The GC district is a base zoning district. The purpose of the GC district is to provide opportunities for moderate-scale business development opportunities to service city-wide and regional needs.

2.4.2 Principal Uses and Activities. The following principal buildings and uses may be allowed, and permitted in the GC district:

NP

.1 No Permit Required.

- .1 Community garden.
- .2 Docks, slips, piers pursuant to a permit issued by the Connecticut Department of Energy and Environmental Protection.
- .3 Open space and passive recreation.
- .4 Public utility substations and solar equipment (1 mW and larger) pursuant to the Connecticut Siting Council.

Z

.2 Zoning Permit Required, see [section 7.2](#).

- .1 Assembly halls (e.g., theaters, reception halls, convention centers).
- .2 Boat sales (i.e., display and repair, including sale of marine equipment or products).
- .3 Bus or taxi, passenger station, bus terminal, railroad station.
- .4 Business, corporate and professional offices.
- .5 Car wash facility.
- .6 Clinic and medical offices.
- .7 Clubs.
- .8 Colleges, universities, educational institutions including private trade schools.
- .9 Commercial active recreation (e.g., golf courses, ski areas, campsites and riding academies).
- .10 Commercial entertainment center (e.g., bowling alley, pool hall, dance hall, skating rink).
- .11 Cultural facility (e.g., museum, art gallery, library).
- .12 Customer service establishments (e.g., beauty shop, laundry facilities, photographic studio, bicycle repair, appliance repair shop).
- .13 Data centers.
- .14 Family daycare homes.
- .15 Financial institutions.
- .16 Government buildings and facilities (e.g., administrative offices, recreation center).

- .17 Gyms, fitness and personal training centers. Includes dance studios, martial arts, and sporting facilities.
- .18 Hotels/inns in accordance with section 6.13.
- .19 Marina/yacht club.
- .20 Mixed use buildings of up to 3 dwelling units, in accordance with section 6.5.
- .21 New construction of buildings and additions of up to 10,000 square feet. Buildings of 10,000 square feet or more require a site plan review, as listed below.
- .22 Off-track branch offices and teletracks.
- .23 Public buildings and uses including city, state, and federal.
- .24 Public utility lines, stations, and buildings as defined under Connecticut General Statutes, with the following limitations:
 - (i) Water, propane or natural gas tanks up to 50,000 gallons.
 - (ii) New electrical substations with 5 or less megawatt capacity.
 - (iii) Transmission towers of 35 feet or less in height.
- .25 Restaurant/café/grill/bar; no drive-through window.
- .26 Retail, including salesrooms and sales lots for the sale and exchange of new and used passenger motor vehicles, and camping trailers; mobile homes, and vehicle repair.
- .27 Satellite parking lot as accessory to any hospital licensed pursuant to section 19a-490(b) Connecticut General Statutes, in accordance with Section 6.14.
- .28 Technology research and development (e.g., information technology, software).
- .29 Transportation center (e.g., rail, bus, taxi station).
- .30 Veterinary hospitals.
- .31 Visitor centers/information centers.
- .32 Wholesale, jobbing, or distributing establishment provided that any assembling, remodeling, repairing, altering, finishing or refinishing is secondary and incidental to the sale or distribution of its products or merchandise, and any dust, fumes, noise, odors, refuse matter, smoke, vapor or vibration is effectively confined to the lot.

S

- .3 Requires Site Plan Review, see section 7.5.
 - .1 Mixed use buildings of up to 20 dwelling units, in accordance with section 6.5.
 - .2 New construction of buildings greater than 10,000 square feet.
 - .3 Storage rental facility.

SP

.4 Requires Special Permit, see section 7.7.

- .1 Advanced manufacturing.
- .2 Animal day care.
- .3 Child day care center.
- .4 Funeral homes.
- .5 Garages and filling stations in accordance with section 6.3 hereof.
- .6 Garden apartment multi-family dwellings in accordance with section 6.4.
- .7 Hospitals and sanitariums in accordance with section 6.12.
- .8 Mixed use buildings with 21 or more dwelling units, in accordance with section 6.5.
- .9 Motor vehicle fueling stations, in accordance with section 6.3 hereof.
- .10 Motor vehicle repair facility.
- .11 Research laboratories (e.g., chemical, pharmaceutical, medical).

2.4.3 Accessory Uses and Activities. The following accessory buildings and uses subordinate and customarily incidental to any of the foregoing principal uses may be allowed, and permitted in the GC district:

NP

.1 No Permit Required.

- .1 Excavation, clearing and site disturbance of less than ½ acre.
- .2 Family day care home in accordance with CGS § 19a-77, as amended.
- .3 Home garden.
- .4 Home office/studio in accordance with section 6.1.
- .5 Keeping of domestic animals. NOTE: No commercial activity involving domestic animals is permitted and no more than 4 adults of a species per household may be kept and only on the following lot sizes:
 - (i) Dogs, cats, fowl, or others compatible with cohabitation with humans may be kept with no minimum lot area. No roosters are allowed.
- .6 Sale of alcoholic beverages in accordance with section 6.2.
- .7 Employee amenities (e.g., clinic, commissary, recreation center, day care).

Z

.2 Zoning Permit Required, see section 7.2.

- .1 Fences and walls in accordance with section 4.15.
- .2 Minor home occupation in accordance with section 6.1.
- .3 Off-street parking, up to 20 spaces, in accordance with section 5.1. Permit shall be referred to the Department of Public Works for a drainage assessment.
- .4 Signs in accordance with section 5.2.

.5 Swimming pools in accordance with section 4.16.

.6 Solar and energy conservation equipment (less than 1 mW).

S .3 Requires Site Plan Review, see section 7.5.

.1 Drive-through windows, as an accessory to a permitted use in accordance with section 6.16.

.2 Off-street parking with 21 or more spaces, in accordance with section 5.1.

SP .4 Requires Special Permit, see section 7.7.

.1 Accessory apartment in accordance with section 6.7.

.2 Bed and breakfast inn in accordance with section 6.8.

.3 Excavation in excess of 21,000 square feet of area, in accordance with section 5.4.

.4 Group day care home.

2.4.4 Landscaping. A landscaped buffer strip at least 8 feet wide, seeded to grass and planted with evergreen trees and shrubs, shall be placed along the boundary line of the front yard.