

LAND FOR SALE

FOR SALE

\$1,900,000



155 Poheganut Dr., Groton, CT 06340

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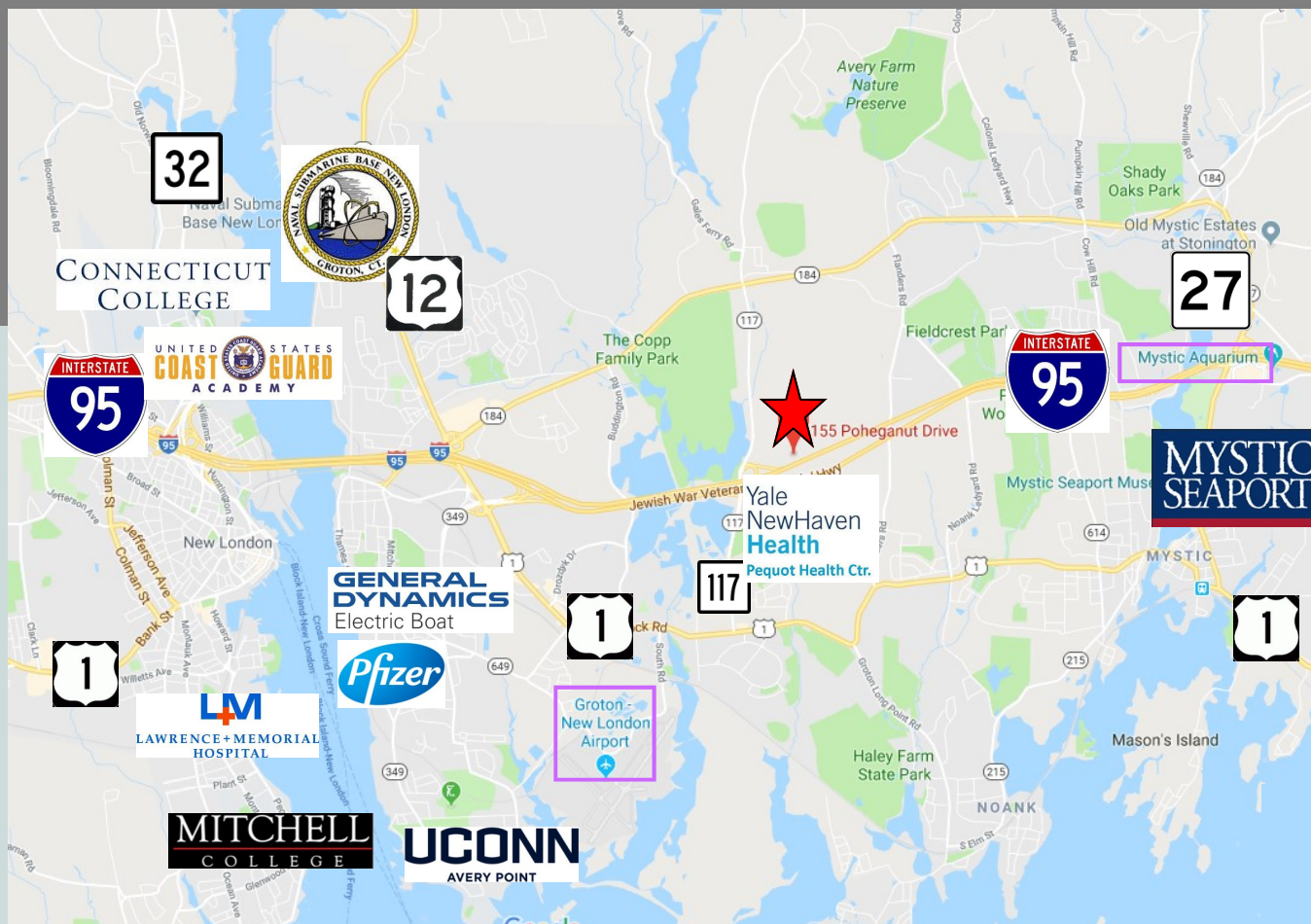
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**PEQUOT
COMMERCIAL**

15 Chesterfield Road, Suite 4
East Lyme, CT 06333

860-447-9570 x153
Fax 860-444-6661

- ⌘ 7.89 Acres with 230' road frontage
- ⌘ Located in prestigious Mystic Executive Park, midway between New York and Boston
- ⌘ Zone IM and WRPD (Water Resource Protection) allows Office, Medical, Clinics, Research, Schools, Hotels, Residential Life Care Communities...
- ⌘ Public Water/Sewer/Natural Gas in street
- ⌘ Fiber optics available
- ⌘ Visible from I-95
- ⌘ Concept Plan for up to 309,000sf building and a 7 level, sloping car garage with up to 1,031 spaces.



Mystic Executive Park

- Mystic Marriott & Octagon Restaurant
- Trivin
- ProHealth Physicians
- Progeny Systems
- Quest Diagnostics

DEMOGRAPHICS	5 MILE	10 MILE	20 MILE
Total Population	75,141	141,295	298,556
Total Households	30,613	59,393	126,325
Household Income \$0—\$30,000	23.32%	20.18%	18.69%
 \$30,001-\$60,000	23.34%	23.81%	23.81%
 \$60,001-\$100,000	23.54%	23.35%	23.45%
 \$100,001+	29.78%	32.66%	34.07%

3.4-2 INDUSTRIAL, MIXED-USE (IM)

The IM district is meant to accommodate low to moderate impact industrial and light industrial uses which may benefit from proximity to mixed use residential neighborhoods and which are located adjacent to highway access points. A mix of industrial and commercial uses is also allowed in this district, recognizing the market demand for industrial business spaces that are not isolated from complementary commercial businesses and the daily commercial amenities desired by employees. This district allows not only customary research and development, light manufacturing, office, corporate, and related uses but also amenities such as hotels, restaurants, limited retail, recreation businesses, and more. This mix of uses is designed to be attractive to modern manufacturers and their employees.

IM Dimensional Standards

Lot Size

- Minimum lot size: 30,000 SF
- Minimum lot width: 100 ft

Setbacks

- Minimum front yard setback: 30 ft
- Minimum rear yard setback: 30 ft
- Minimum side yard setback: 25 ft

Maximum Building

- Height: 6 stories/75 ft
(Any building exceeding 40 ft in height must be set back from its front, side, and rear lot lines an additional one foot for each foot in height over 40 ft.)
- Coverage: 40%

IM Minimum Lot Size 30,000 SF

