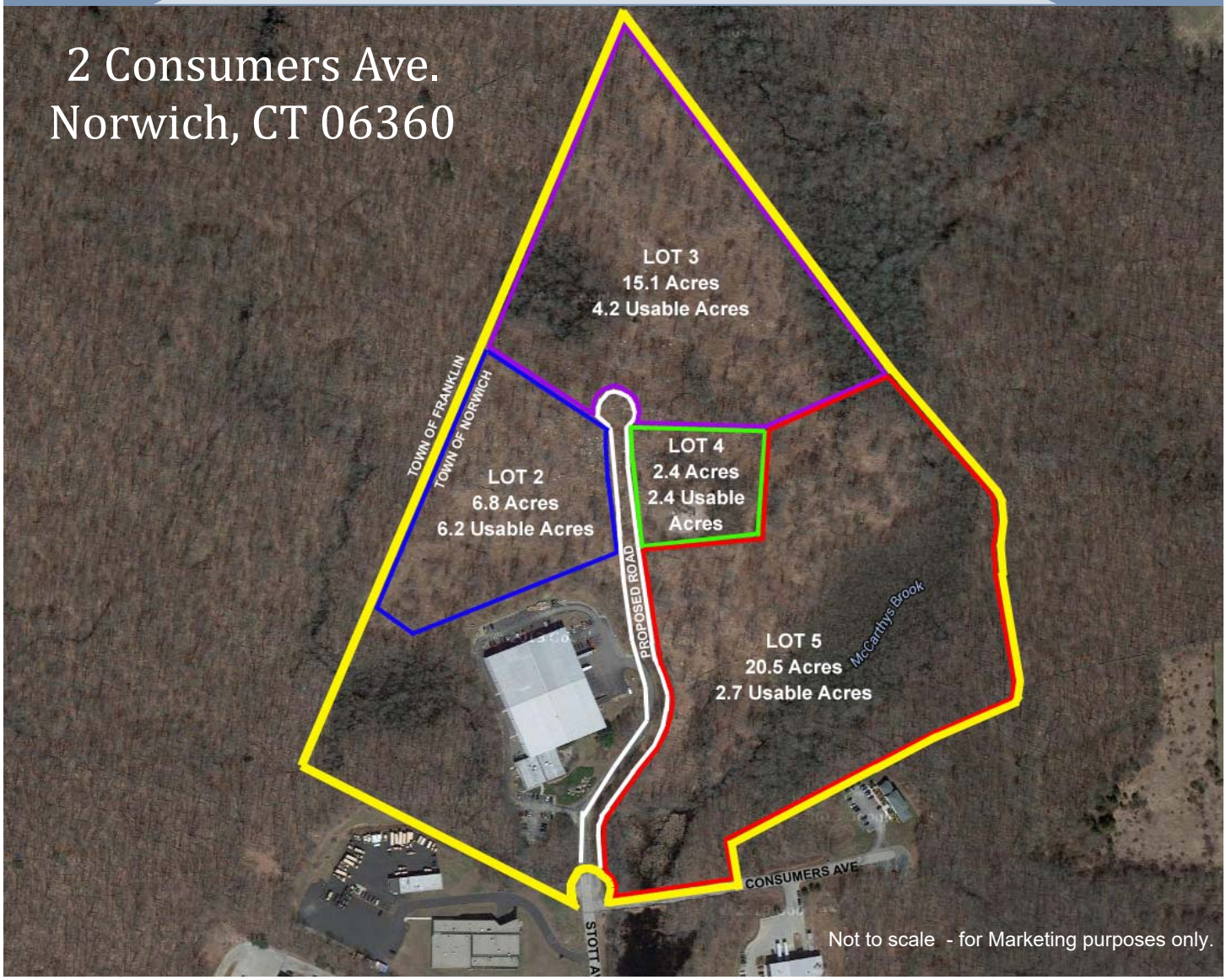
4 INDUSTRIAL LOTS FOR SALE
NORWICH, CT



4 Industrial Lots in Norwich Business Park. 44.8 total acres; 15.5 usable. 11.3 contiguous buildable acres.

Lot 2: $378,000 Lot 4: $144,000

Lot 3: $168,000 Lot 5: $162,000

PEQUOT COMMERCIAL

Eastern Connecticut and Western Rhode Island's Preferred REALTORS

Steve Becker, Ext. 202 860-447-9570 Norm Peck, Ext. 133

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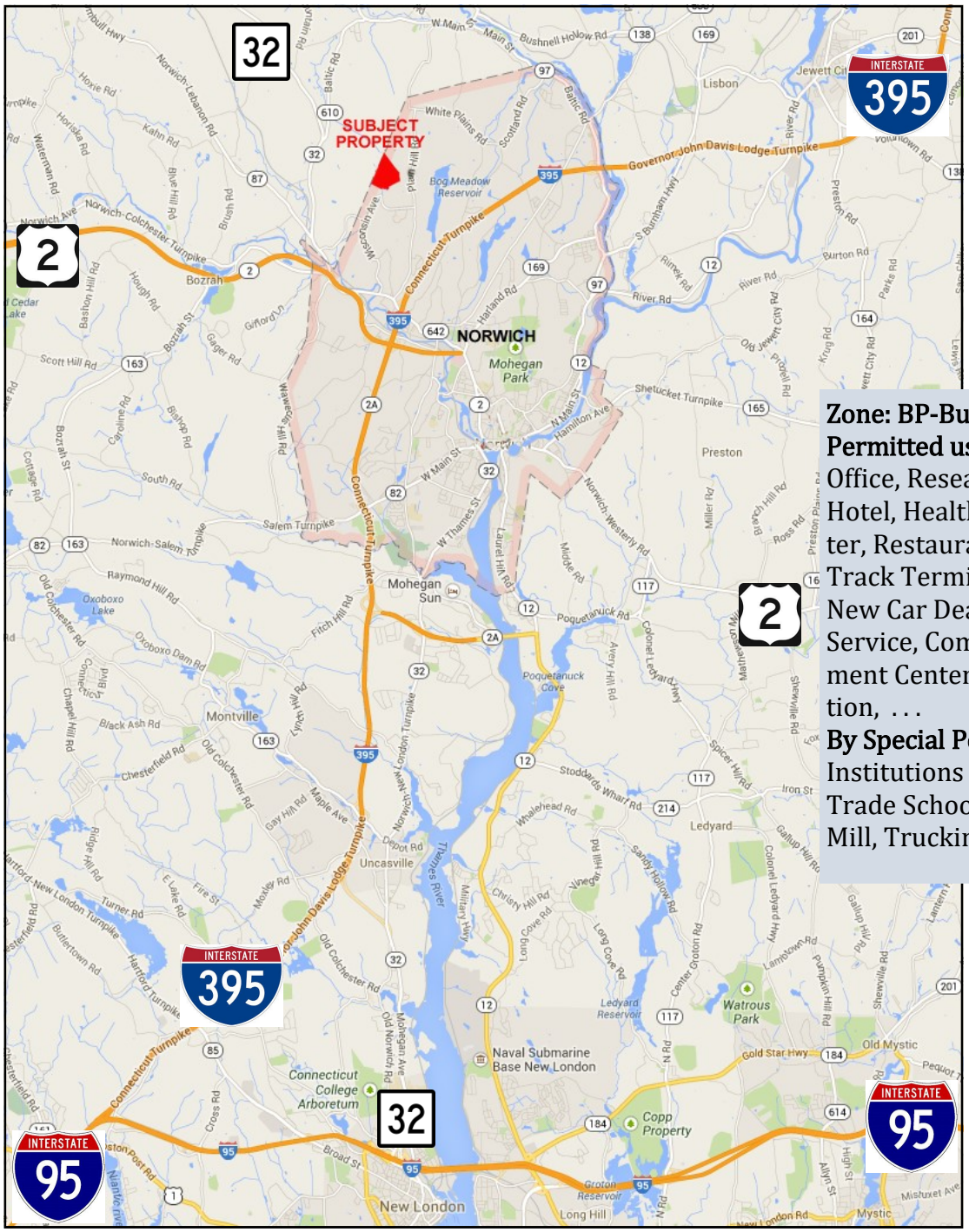
Information deemed reliable but not guaranteed and offerings subject to errors, omissions, change of price or withdrawal without notice.



Directions:
I-395, Exit 14.
>West on Route 642 (West Town St).
>Right onto Huntington Ave.
>Left onto Stott Ave.
>Right onto Consumers Ave.

Zone: BP-Business Park District:
Permitted uses: Manufacturing, Office, Research Laboratories, Hotel, Health & Recreation Center, Restaurant, Garage, Storage, Track Terminal, Warehouse, New Car Dealer, Boat Sales/ Service, Commercial Entertainment Center, Financial Institution, . . .
By Special Permit: Educational Institutions including Private Trade Schools, Saw or Planing Mill, Trucking Terminals...

DEMOGRAPHICS	3 MILE	5 MILE	10 MILE
Total Population	11,452	45,037	104,034
Total Households	5,025	19,581	43,413
Household Income $0—$30,000	19.06%	21.90%	17.02%
$30,001-$60,000	23.70%	27.03%	24.57%
$60,001-$100,000	25.87%	24.88%	27.20%
$100,001+	31.36%	26.19%	31.22%

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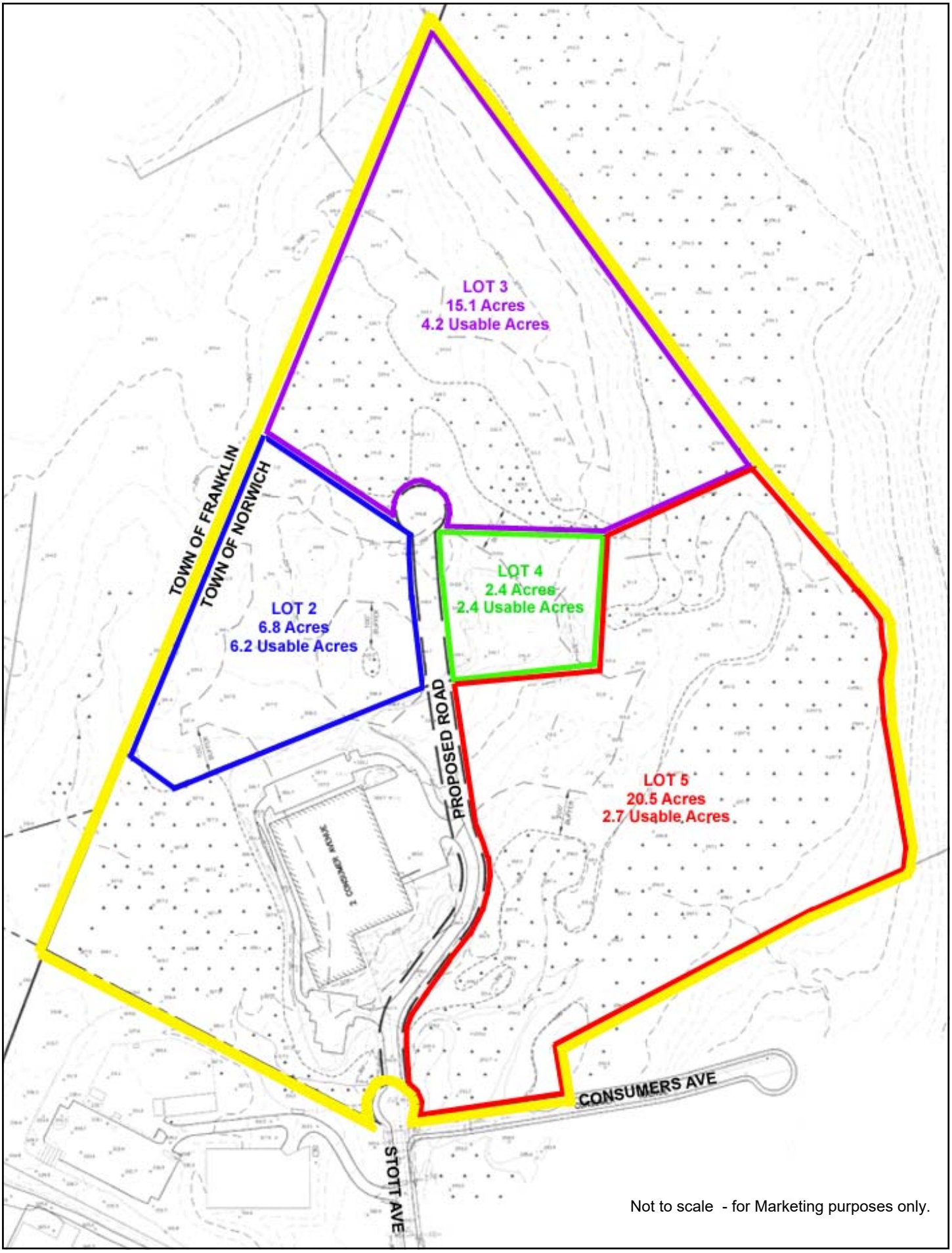
LOT 3
15.1 Acres
4.2 Usable Acres
LOT 2
6.8 Acres
6.2 Usable Acres
LOT 4
2.4 Acres
2.4 Usable Acres
LOT 5
20.5 Acres
2.7 Usable Acres
TOWN OF FRANKLIN
TOWN OF NORWICH
PROPOSED ROAD
CONSUMERS AVE
STOTT AVE
Not to scale - for Marketing purposes only.

2.10 - Business Park District, BP.

2.10.1 Purpose. The BP is a base zoning district. The business park district has been established to provide for a rational and orderly development of industrial and other compatible land uses in areas where they might normally be excluded. It is intended that individual development occur as part of a comprehensive plan and that it be harmonious with surrounding or abutting residential, institutional or other public uses. It is further intended that an open and park-like character be created through good site planning, preservation of open space and natural features and appropriate landscaping. All development will be judged in the spirit of these criteria.

2.10.2 Minimum District Size. A business park district shall consist of a minimum size of 50 contiguous acres.

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

NP .1 No Permit Required.

- .1 Community garden.
- .2 Open space and passive recreation.
- .3 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 Advanced manufacturing.
- .2 Boat and marine engine sales, display and repair, including sale of marine equipment or products.
- .3 Business, corporate and professional offices.
- .4 Commercial entertainment center (e.g., bowling alley, pool hall, dance hall, skating rink).
- .5 Financial institutions.
- .6 Foundry casting light-weight non-ferrous metal not causing noxious fumes or odor.
- .7 Franchise new car dealerships with salesrooms and sales lots in conjunction therewith for the sale and exchange of new and used passenger motor vehicles, trucks, camping trailers, mobile homes and vehicle repairs.
- .8 Government buildings and facilities (e.g., administrative offices, recreation center).
- .9 Gyms, fitness and personal training centers. Includes dance studios, martial arts, and sporting facilities.
- .10 Hotels/inns in accordance with section 6.13.
- .11 Manufacture, compounding, assembly, packing or treatment of such products as:
  - (i) Commercial signs, billboards, and other advertising structures.
  - (ii) Pottery and figurines or other similar ceramic products, using only previously pulverized clay, and kilns fired only by gas or electricity.
  - (iii) Merchandise from the following previously prepared materials: aluminum, bone, cellophane, canvas, cloth, cork, feathers, felt, fiber, fur, glass, hair, horn, leather, paper, plastics, precious or semi-precious metals or stone, shell, rubber, tin, tobacco, wood (excluding sawmill), tars and paint not involving a boiling process.
  - (iv) Candy, cosmetics, drugs, perfumes, pharmaceutical toiletries, and food products, except the rendering or refining of fats and oils.

(v) Glass and plastics manufacture.

(vi) Rubber products.

.12 Metal fabricating plants, rolling mills, boiler works and drop forges.

.13 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.

.14 Offices and clinics.

.15 Off-track branch offices and teletracks.

.16 Precision manufacturing.

.17 Public buildings and uses including city, state and federal.

.18 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.

.19 Public utility power plants.

.20 Research and development.

.21 Research laboratories.

.22 Restaurants.

.23 Visitor centers/information centers.

.24 Warehousing and storage.

.25 Woodworking shop.

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

.1 Clinic and medical offices.

.2 Mixed use buildings of up to 20 dwelling units, in accordance with section 6.5.

.3 New construction of buildings greater than 10,000 square feet.

SP .4 Requires Special Permit, see section 7.7.

.1 Colleges, universities, educational institutions including private trade schools.

.2 Public utility facilities as follows: water tanks over 50,000 gallons, propane or natural gas tanks over 50,000 gallons, new electrical substations with more than five megawatt capacity, transmission towers of more than 35 feet in height, waste disposal/transfer station.

.3 Saw or planing mill.

.4 Trucking terminals, in accordance with section 6.18.

.5 Urban farm.

2.10.4 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 BP district:

NP .1 No Permit Required.

.1 Excavation, clearing and site disturbance of less than ½ acre.

.2 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.

.3 Sale of alcoholic beverages in accordance with section 6.2.

.4 Employee amenities (e.g., clinic, commissary, recreation center, day care)

Z .2 Zoning Permit Required, see section 7.2.

.1 Caretaker/watchman dwelling, limited to 1 dwelling unit accessory to an industrial use.

.2 Fences and walls in accordance with section 4.15.

.3 Off-street parking of 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 Retail sales in conjunction with products manufactured on the premises and/or products manufactured by the seller but stored on the premises.

.5 Signs in accordance with section 5.2.

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

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

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

SP .4 Requires Special Permit, see section 7.7.

.1 Assembly halls (e.g., theaters, reception halls, convention centers).

2.10.5 Buildings or land may be used and buildings may be erected or altered for the manufacturing, warehousing, processing, storage, or assembling of products as long as such use is not dangerous by reason of fire or explosion hazard, and not injurious, noxious or detrimental to the community or neighborhood by reason of the emission of dust, odor, fumes, smoke, wastes, refuse matter, noise, vibration, or because of any other objectionable feature.

2.10.6 Landscaping. A continuous landscaped buffer strip on the site not less than 20 feet wide shall be provided along the boundary line of any rear yard, side yard or front yard, except where such a yard abuts a yard located in the same district, the landscaped buffer district may be reduced to 15 feet wide. Such landscape buffer strip shall be suitably seeded to grass and planted with appropriate landscaped material or left in its natural state and maintained in good appearance.