

# **FOR LEASE**

## **Warehouse / Mfg**



**7 Pendleton Hill Rd., North Stonington, CT 06359**

### **FOR LEASE**

**\$4.50/sf  
plus utilities**

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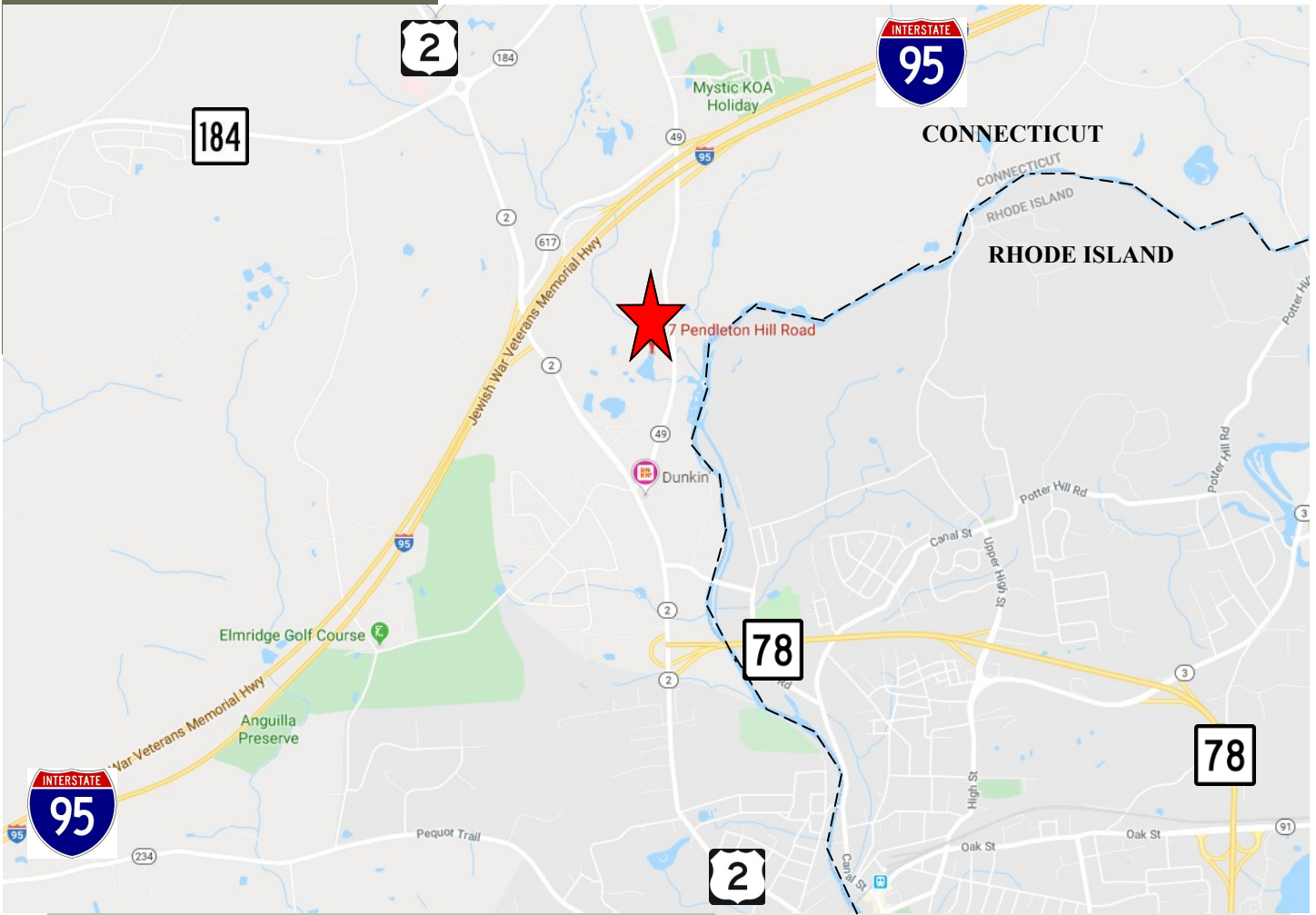
**PEQUOT COMMERCIAL**

15 Chesterfield Road, Suite 4  
East Lyme, CT 06333

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

- » 9,400sf includes
  - 7,500sf warehouse with 18' ceilings
  - 1,900sf mezzanine on 2nd floor
- » Two 8'x10' drive-in doors in front; one in rear
- » Handicap accessible
- » Zone EDD—Economic Development District
- » Parking 20+/- spaces
- » Well and Septic; Oil heat

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



DEMOGRAPHICS	5 MILE	10 MILE	20 MILE
<b>Total Population</b>	34,352	78,493	324,594
<b>Total Households</b>	15,463	35,016	135,902
<b>Household Income \$0—\$30,000</b>	20.27%	16.60%	18.21%
<b>\$30,001-\$60,000</b>	21.49%	19.82%	22.50%
<b>\$60,001-\$100,000</b>	25.13%	25.84%	25.78%
<b>\$100,001+</b>	33.11%	37.75%	33.52%

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