

FOR SALE OFFICE / WAREHOUSE



179 Cross Road, Waterford, CT 06385

FOR SALE

\$1.2mm

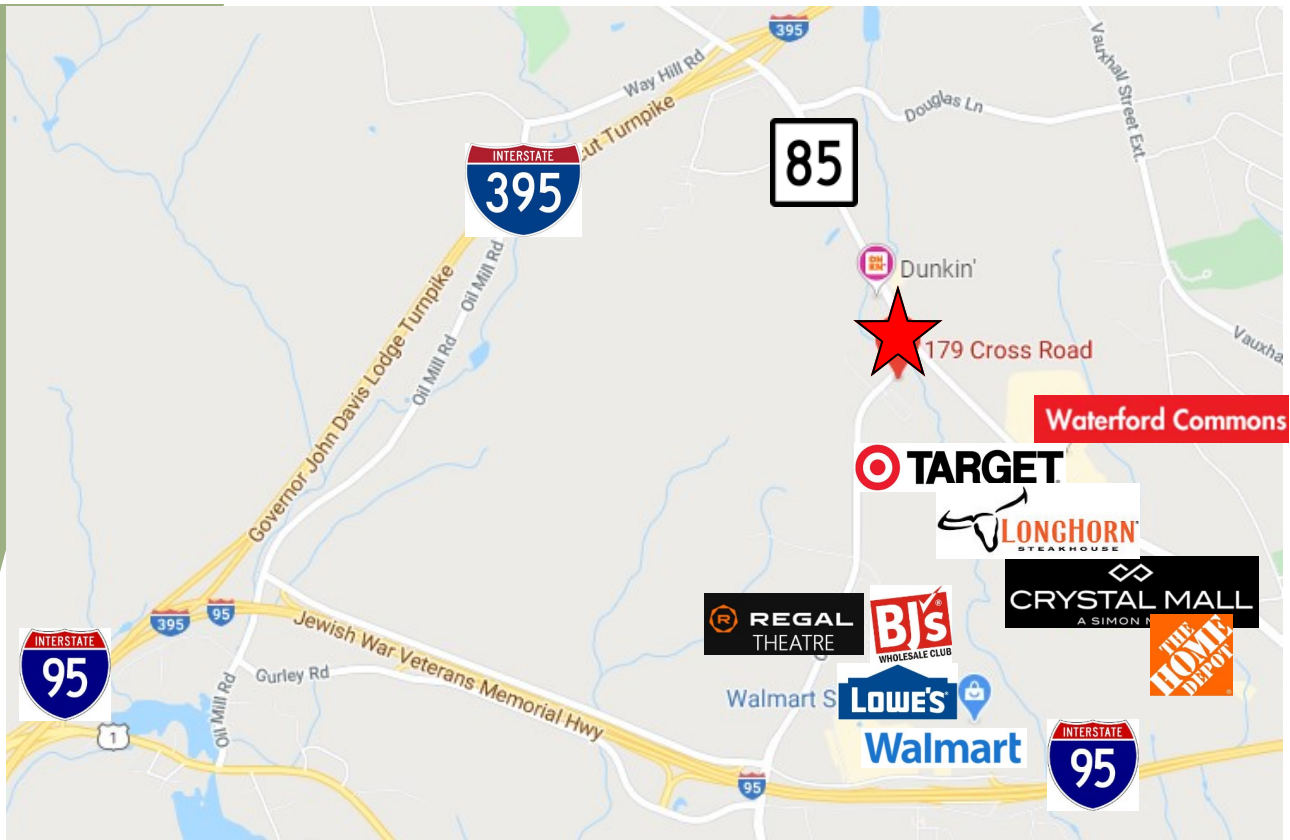
John Jensen, SIOR

Pequot Commercial

15 Chesterfield Road, Suite 4
East Lyme, CT 06333

860-447-9570 x131
860-444-6661 Fax
jjensen@pequotcommercial.com

- ◆ 8,530[±] sf one story bldg includes:
 - 5,730sf Warehouse/Mfg
 - 2,800sf Office
- ◆ 1.18 level acres w/ 200' road frontage
- ◆ Ample parking 35+
- ◆ Zone I-G Industrial
- ◆ Public Water/Septic; Propane
- ◆ Two overhead doors; One loading dock
- ◆ 200 amp service
- ◆ Central A/C in office
- ◆ Taxes \$18,150
- ◆ Built 1960, updated 2015

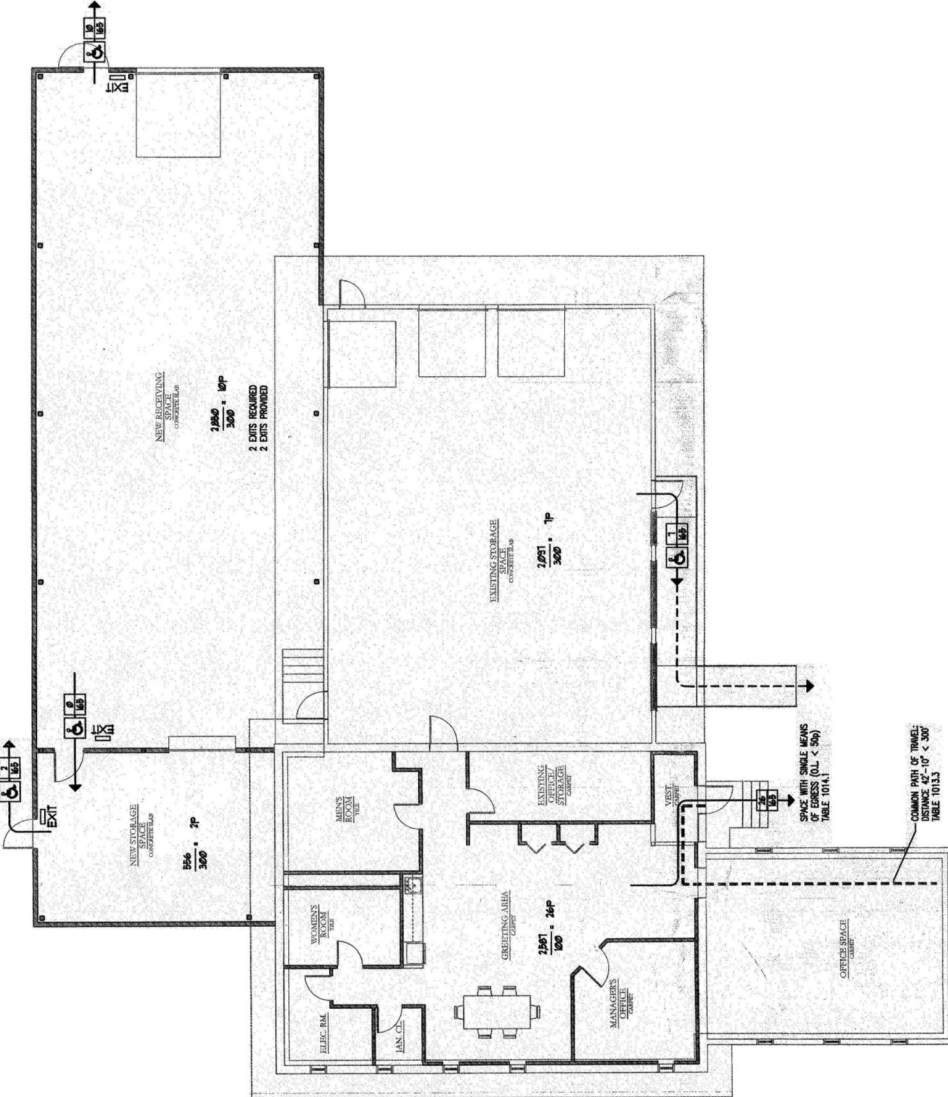


ZONE I-G INDUSTRIAL

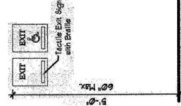
Permitted Uses: Mfg, Light Metal Fabrication, Storage Warehouse, Office, Medical Clinic, Medical Service Laboratories, Research Labs, Retail sale of industrial services, Places of Worship...

DEMOGRAPHICS	3 MILE	5 MILE	10 MILE
Total Population	20,433	71,659	156,217
Total Households	7,595	29,249	65,033
Household Income \$0—\$30,000	18.29%	21.47%	18.11%
\$30,001-\$60,000	22.11%	23.97%	22.82%
\$60,001-\$100,000	24.88%	25.48%	26.44%
\$100,001+	34.72%	29.09%	32.63%

CODE INFORMATION	
DATE OF ORIGINAL CONSTRUCTION	2014
1. GROUP CLASSIFICATION (Chapter 3)	RESTAURANT (B-1)
MINIMUM TYPE REQUIRED	VD
ACTUAL TYPE PROVIDED	VD
2. CONSTRUCTION TYPE (Chapter 6)	VD
MINIMUM TYPE REQUIRED	VD
ACTUAL TYPE PROVIDED	VD
3. BUILDING HEIGHT (Chapter 3)	47'-0"
ALLOWABLE HEIGHT	35'-0"
ACTUAL HEIGHT	35'-0"
STORIES ABOVE GRADE (Above/Below)	35'-0"
4. NON-SEPARATED USES (DELETED)	
a) ALLOWABLE AREA per floor (6-4.1)	5,800 SF
(6-14.000B)(1)	
AREA MODIFICATIONS TO TABLE 602	
SOFT OF OPEN SPACE (10) = 30%	SOFT OPEN PERIMETER
$1 + 100 \left[\frac{0.15 - 0.05}{0.25} \right] 30$	
5. OPEN PERIMETER INCREASE (14) = 3	
Notes: see table references from floor and open perimeter construction	
% OF ALLOWABLE TABLE AREA, A ₁ (Table 602)	100
% INCREASE FOR OPEN PERIMETER (14) (max)	3
% INCREASE FOR AUTOMATIC SPRINKLING (14) (max)	0
TOTAL PERCENTAGE FACTOR	103
CONVERSION FACTOR (Total percentage factor / 100)	1.03
ALLOWABLE AREA (Allowable Area Multiplier)	5,976 SF
b) TOTAL FLOOR AREA NET FLOORING - 5,976 SF	5,976 SF
5. HOOD OCCUPANCY SEPARATED USES (602.13) - NOT USED (Allowable Area Multiplier)	
6. PRE-RESISTANCE RATED REQUIREMENTS FOR BUILDING ELEMENTS (Table 603)	
1. STRUCTURAL FRAMES INCLUDING COLLARS, BRACES, TRUSSES (E, HEU)	
2. BEARING WALLS (E, HEU)	
3. NON-BEARING WALLS AND PARTITIONS (E, HEU)	
4. NON-BEARING WALLS AND PARTITIONS INCL. GLAZING (E, HEU)	
5. FLOORING SUPPORTING BEAMS AND JOISTS (E, HEU)	
6. ROOF CONSTRUCTION (INCLUDING SUPPORTING BEAMS AND JOISTS) (E, HEU)	
7. PRECAST PLUMBING FIXTURE COUNT (IFC, Chapter 4) for each type of occupancy In each separate building or entire facility. (SEE PLUMBING FIXTURE TABLE THIS SHEET)	
8. SPRINKLER PROTECTION NON-SPRINKLERED BUILDINGS	
9. CODES TO WHICH THIS PROJECT HAS BEEN DESIGNED STATE BUILDING CODE WITH SUPPLEMENT STATE FIRE SAFETY CODE WITH SUPPLEMENT INTERNATIONAL BUILDING CODE WITH SUPPLEMENT INTERNATIONAL MECHANICAL ELECTRICAL PLUMBING CODE WITH SUPPLEMENT THE BUILDING CODE WITH SUPPLEMENT ACT, TITLE 8, INCLUDING THE 2009 ADA CURRENT CONNECTICUT PUBLIC HEALTH CODE CURRENT CONNECTICUT GENERAL STATUTES	



OVERALL CODE PLAN



OCCUPANCY	OCC. LOAD	WATER CLOSETS		LAVATORIES		TUBS/BATHS	SERVICE HOODS	SINKS
		H	M	H	M			
BARRACKS (D)	40	108 Ppl. 50	23	22	146 Ppl. 50	23	22	1
TOTAL REQUIRED	—	—	1	1	1	1	1	1
TOTAL PROVIDED	—	—	9	1	2	1	1	1
			1 WATER CLOSET, 1 URINAL				1 EXISTING BOTTLED WATER	



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MYRON MIXON SMOKERS
179 CROSS ROAD
WATERFORD, CONNECTICUT

DWG TITLE: OVERALL CODE PLAN
DATE: 10/27/14
SCALE: 1/8" = 1'-0"
SHEET No. A-0



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



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SECTION 11 - GENERAL INDUSTRIAL DISTRICT (I-G)

11.1 GENERAL

The minimum lot size in this district shall be 40,000 square feet subject to the lot design standards of Section 3.34 of these regulations. **The following shall be permitted uses within this district.** (Amended 7/2/90, Effective 7/13/90)

- 11.1.1 Wholesale and retail sale of lumber, fuel, and building materials, including the storage of equipment commonly used by building contractors, subject to the following provisions:
 - a. All materials and equipment shall be stored within a solid enclosure or provided with complete visual screening in a manner acceptable to the Commission and no material or equipment shall be located in front of the building line, as defined in Section 1.12 of these regulations.
- 11.1.2 Printing and publishing establishments.
- 11.1.3 Professional offices, medical clinics, medical service laboratories, research laboratories and business offices.(Effective 11/28/95)
- 11.1.4 Truck garages, automobile engine and body repair shops including welding and tire recapping provided that all mechanical and repair operations are carried on within an enclosed building.
- 11.1.5 The manufacture, processing, or packaging of food, candy, pharmaceuticals, cosmetics, toiletries, pottery and ceramic products, furniture, clothing, electronic apparatus, woodworking, optical equipment, glass, hardware, tools and dies, toys, novelties, sporting goods, musical instruments, signs and similar industries.
- 11.1.6 Stone polishing, engraving, cutting, or carving.
- 11.1.7 Public utility generating plants, uses and facilities appurtenant thereto.
- 11.1.8 Sheet metal and light metal fabrication, including the manufacturing of light machinery.
- 11.1.9 Public utility buildings, substations, storage yards, and appurtenances.
- 11.1.10 Trucking and motor freight stations or terminals, moving, express, or hauling establishments, including the storage of vehicles; provided all material and equipment and vehicles are stored within a solid enclosure or provided with complete visual screening in a manner acceptable to the Commission and no material, equipment, or vehicles are located in front of the building line, as defined in Section 1.12 of these regulations.
- 11.1.11 Storage warehouses and wholesale establishments.
- 11.1.12 Retail sale or rental of power tools, hardware, and other building materials, scientific equipment, laboratory supplies, and fire fighting equipment.
- 11.1.13 Studios for motion picture, recording, television, and radio production, including transmitters and other related equipment.
- 11.1.14 Parks, playgrounds, and public schools.
- 11.1.15 Accessory uses as defined in Section 1.2 herein.
- 11.1.16 Financial Institutions (Effective 11/11/2011)

11.2 **USES PERMITTED IN THE I-G DISTRICT SUBJECT TO THE APPROVAL OF A SPECIAL PERMIT**

The following uses may be permitted in the I-G District, if approved by the Commission in accordance with the provisions of Section 23 of these regulations.

- 11.2.1 Radio or television antennae, flagpoles, towers, chimneys, water tanks, or standpipes, any of which extend more than 40 feet above the ground.

- 11.2.2 Places of worship and cemeteries.
- 11.2.3 Textile spinning, weaving, and dyeing.
- 11.2.4 Storage facilities, whether indoor or outdoor, which conform to the following provision and which shall be of a temporary nature for a period of one year, but which can be renewed on a yearly basis for a total existence of not more than five years.
 - a. No materials, merchandise, supplies, work in process, finished or semi-finished products, waste materials, commercial vehicles, construction or earth-moving equipment shall be permitted to remain on any part of a lot used or permitted to be used for an industrial or commercial purpose outside of a building in such a way as to present an unsightly appearance when viewed from adjacent roads or properties. Such materials, merchandise, etc., must be kept in the rear or side yard and screened by landscaping or fencing which is in harmony with the principal structure and which has been approved by the Planning and Zoning Commission. Vehicles being repaired shall be screened from adjacent properties.
- 11.2.5 Trade and technical schools and facilities of higher learning.
- 11.2.6 Municipal facilities including garages and firehouses, and parking facilities to serve these uses.
- 11.2.7 Riding stables, nurseries, and commercial greenhouses, provided that the lot on which such use is established contains at least 120,000 square feet of area.
- 11.2.8 Animal hospitals, veterinary hospitals, and kennels.
- 11.2.9 Convalescent nursing home and places for assisted living; hospitals (Amended 8/19/08)
- 11.2.10 Manufacture of asphalt, concrete, or products manufactured from concrete. (Amended 12/22/11)
- 11.2.11 Sales, storage, repair, or rental of automobiles, trucks, trailers, boats, motorcycles, construction equipment, and agricultural equipment.
- 11.2.12 Marinas and boat yards.
- 11.2.13 Golf courses and/or country clubs.
- 11.2.14 Swimming pools and swimming clubs.
- 11.2.15 Commercially operated tennis courts and/or private tennis clubs, and similar facilities for racquetball and paddle tennis.
- 11.2.16 Health spas and gymnasiums.
- 11.2.17 Skating rinks.
- 11.2.18 Sports arenas.
- 11.2.19 Wholesale and retail sale of furniture and carpets.
- 11.2.20 Dwelling designed for the use of a watchman or custodian, who is employed to provide services on the same property. Such dwelling may only be permitted as an accessory use.
- 11.2.21 The retail sale of industrial services, manufactured items and/or processed items shall be permitted only when such retailing is a secondary use on the site involved and only where such retailing takes place in the same structure where such items are manufactured, processed or such services are provided.
- 11.2.22 Family Entertainment Center

11.3 MINIMUM LOT FRONTAGE AND WIDTH

No lot in this district shall have less than 125 feet frontage on a public street, and each lot shall be at least 150 feet in width at the building line.

11.4 MINIMUM SETBACKS

11.4.1 Front Yard - 75 feet, except when lots abutting frontage road paralleling Interstate 95, the minimum front yard setback shall be 150 feet.

11.4.2 Side Yard - 30 feet.

11.4.3 Rear Yard - 50 feet.

11.5 BUILDING COVERAGE

The aggregate building coverage on any lot in this district shall not exceed 40% of the total area of said lot.

11.6 MAXIMUM BUILDING HEIGHT

No building in this district shall be constructed, reconstructed, extended, enlarged, moved, or altered in any way so as to have a maximum building height in excess of 40 feet, except as provided in Section 3.6 of these regulations.

11.7 OFF-STREET PARKING

Off-street parking spaces shall be provided for each lot within this district in accordance with the provisions of Section 20 of these regulations.

11.8 SIGNS

All signs erected within this district shall conform to the requirements of Section 21 of these regulations.

11.9 ENVIRONMENTAL PROTECTION

No development shall be undertaken on any lot within this district, nor shall the existing character, including vegetation and topography, be disturbed from its natural state except in accordance with the provisions of Section 25 of these regulations.

11.10 SITE PLAN APPROVAL

A site plan shall be submitted to the Commission in accordance with the provisions of Section 22 of these regulations, and no building or structure, parking lot, or outdoor use of land, except those used for a one-family dwelling and their accessory uses, shall be used, constructed, enlarged, or moved until said site plan has been approved by the Commission.