

# FOR SALE

## Industrial Building



0 Stockhouse Rd., Bozrah, CT 06334

**FOR SALE**

**\$850,000**

**Jeff Brewer**

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**PEQUOT COMMERCIAL**

15 Chesterfield Road, Suite 4  
East Lyme, CT 06333

860-447-9570  
Fax 860-444-6661

≈ Nearly completed 12,000sf one story building with 24' ceilings (clear span)

≈ 4.4 acres; 4± useable

≈ Zone I-80 Industrial

≈ City Water; Engineered Septic

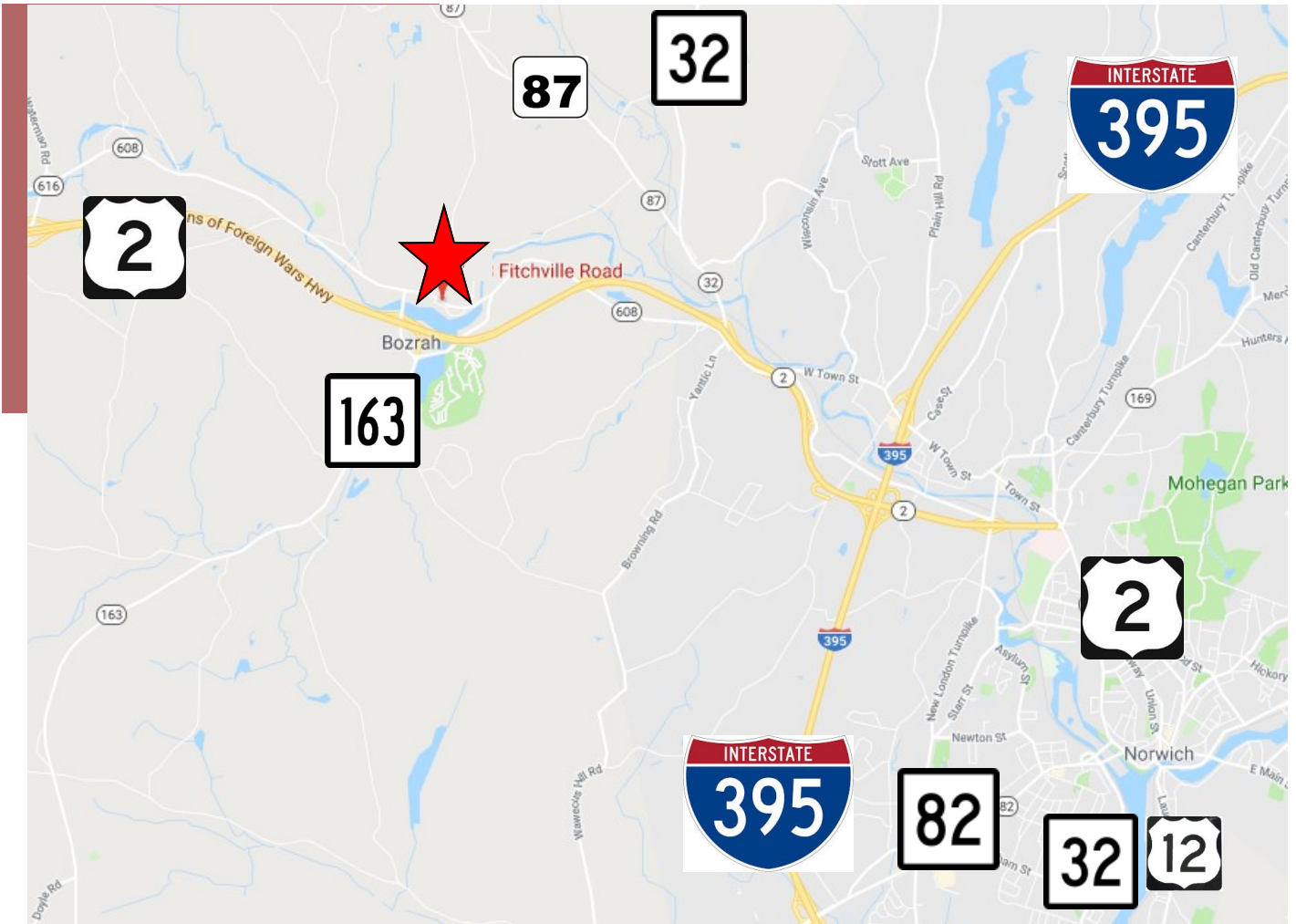
≈ Five 14' overhead doors

≈ 150' Road frontage

≈ 600 Amp service

≈ Easy access to Routes 2, 608 and I-395

Abutting  
3.89 acre  
parcel also  
available.



## ZONE I-80

***Permitted Uses:*** Assembly, Business Services, Mfg, Office, Repair Services, Personal Services, Processing Facility, Printing & Publishing, Truck Terminal, Warehouse, Wireless Telecom...

DEMOGRAPHICS	3 MILE	5 MILE	10 MILE
<b>Total Population</b>	5,526	23,559	106,048
<b>Total Households</b>	2,380	10,068	44,217
<b>Household Income \$0—\$30,000</b>	12.95%	14.85%	16.93%
<b>\$30,001-\$60,000</b>	22.31%	25.35%	24.47%
<b>\$60,001-\$100,000</b>	31.47%	25.24%	26.74%
<b>\$100,001+</b>	33.28%	34.55%	31.86%

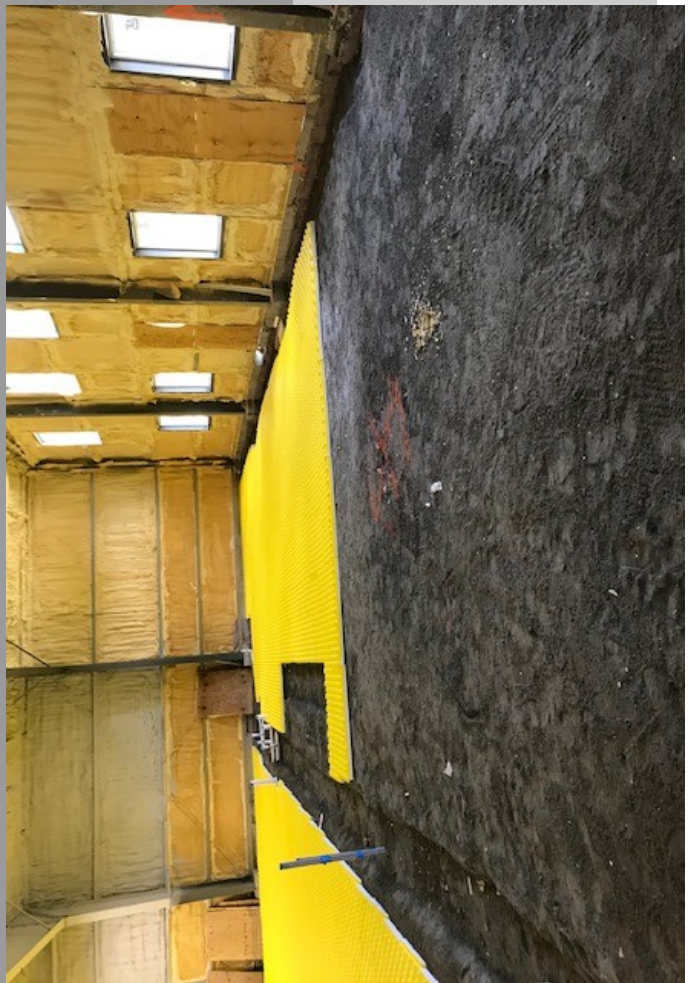
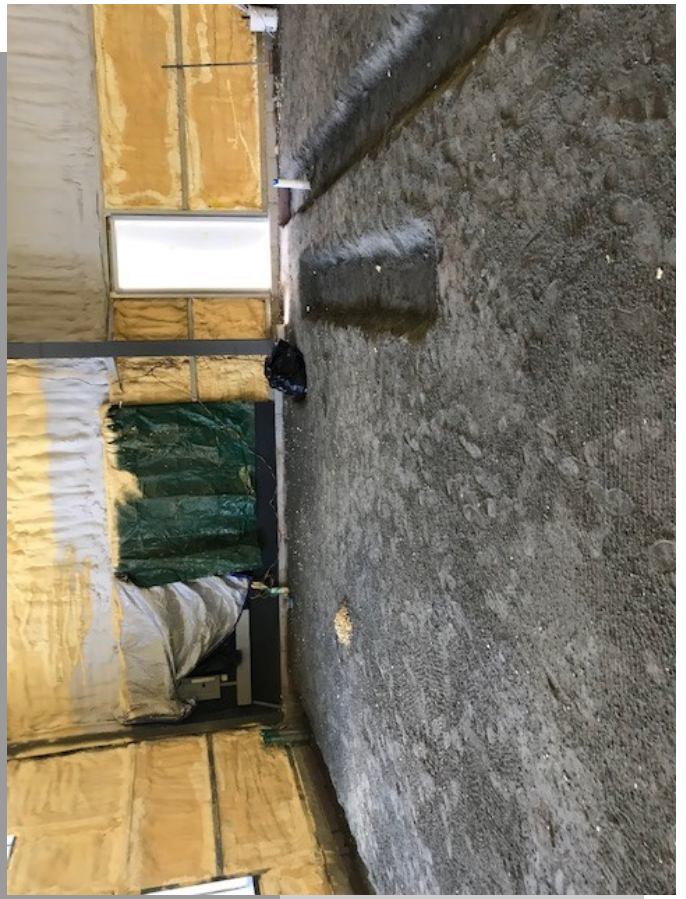


Not to Scale - For Marketing purposes only.

**THIS ABUTTING PROPERTY AVAILABLE:**

0 Fitchville Rd., Bozrah  
Approx. 3.89 Acres

0 Stockhouse Rd., Bozrah  
Approx. 4.4 Acres



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



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**SECTION 8B - C/R - COMMERCIAL/RESIDENTIAL DISTRICT (8/1/00)**

**8B.1 Permitted Uses.** The following uses are permitted in this district only after issuance of a zoning permit required by Section 3 and/or site plan as required by Section 12 of these Regulations. (8/1/00)

8B.1.1 Single-family dwellings and accessory buildings.

8B.1.2 Elderly Housing as per Section 11.9 (Special Exception).

8B.1.3 Commercial businesses as stipulated by Sections 8.1.1 thru 8.1.8.

**8B.2 Minimum Lot Size.**

8B.2.2 80,000 square feet.

**8B.3 Dimensional Requirements.**

8B.3.1 **Frontage:** 200 feet.

8B.3.2 **Setback:** 50 feet.

8B.3.3 **Side and Rear Yards:** 25 feet.

8B.3.4 **Maximum height of all buildings:** 50 feet.

8B.3.5 **Maximum lot coverage by buildings:** 30% for Commercial uses, no requirement for residential uses.

8B.3.6 **Floor Area:** No minimum for Commercial uses, 1000 square foot minimum for single-family dwellings.

**SECTION 9 - INDUSTRIAL-80 DISTRICTS (7/91)**

**9.1 Permitted Uses.** The following uses are permitted by right in this district only after issuance of a zoning permit as required by Section 3 and/or site plan as required by Section 12 of these Regulations. (3/10/89)

9.1.1 All uses permitted in Section 8.1 and 8.2. (Amended effective 2/28/88).

9.1.2 Major retail and wholesale businesses, show rooms, office buildings, lumber storage, warehouses, truck terminals.

9.1.3 Manufacturing, processing, and assembly plants, printing, and publishing.

9.1.4 Agricultural, including dairy farming, livestock raising, poultry farming.

9.1.5 Specialized agricultural buildings.

9.1.6 Wireless telecommunication facilities. (12/1/98) (See Section 10.17)

9.2 **Special Exceptions.** The following uses are permitted, subject to the provisions of Section 11 of these Regulations.

9.2.1 Temporary assemblies, such as fairs, flea markets, and festivals.

9.2.2 Recreation campgrounds.

9.2.3 Excavations.

9.2.4 Saw mills.

9.3 **Minimum Lot Size.** 80,000 square feet for uses under Section 8.1, above, and 80,000 square feet for uses listed in Section 9.1 and 9.2. (5/21/87)

9.4 **Dimensional Requirements.** (3/10/89)

9.4.1 **Frontage:** 150 feet.

9.4.2 **Setback:** Shall equal one and one-half (1-1/2) the height of the building. In no case shall the set back be less than 50 feet.

9.4.3 **Side and Rear Yards:** 35 feet.

9.4.4 **Floor Area:** No minimum.

9.4.5 **Maximum lot coverage by building:** 30%

9.4.6 **Maximum height of all buildings:** 50 feet.

9.5 **Industrial-30 Districts (I-30)** (7/91) (4/10)

9.5.1 The uses stipulated by Sections 8.1.1 through 8.1.4 and, 9.1.2 and 9.1.3 are permitted in this district only as stipulated by these regulations. Additionally, permitted uses are those Commercial and Industrial categories which are of such type and conducted at such a scale that they are compatible with the site characteristics of the property. The applicant shall present application information as required by this Section and all other applicable sections of these regulations in order to satisfy the Planning &