

FOR LEASE New Industrial Spaces



250 Leonard Dr., Groton, CT 06340

FOR LEASE

**\$12/sf plus
utilities**

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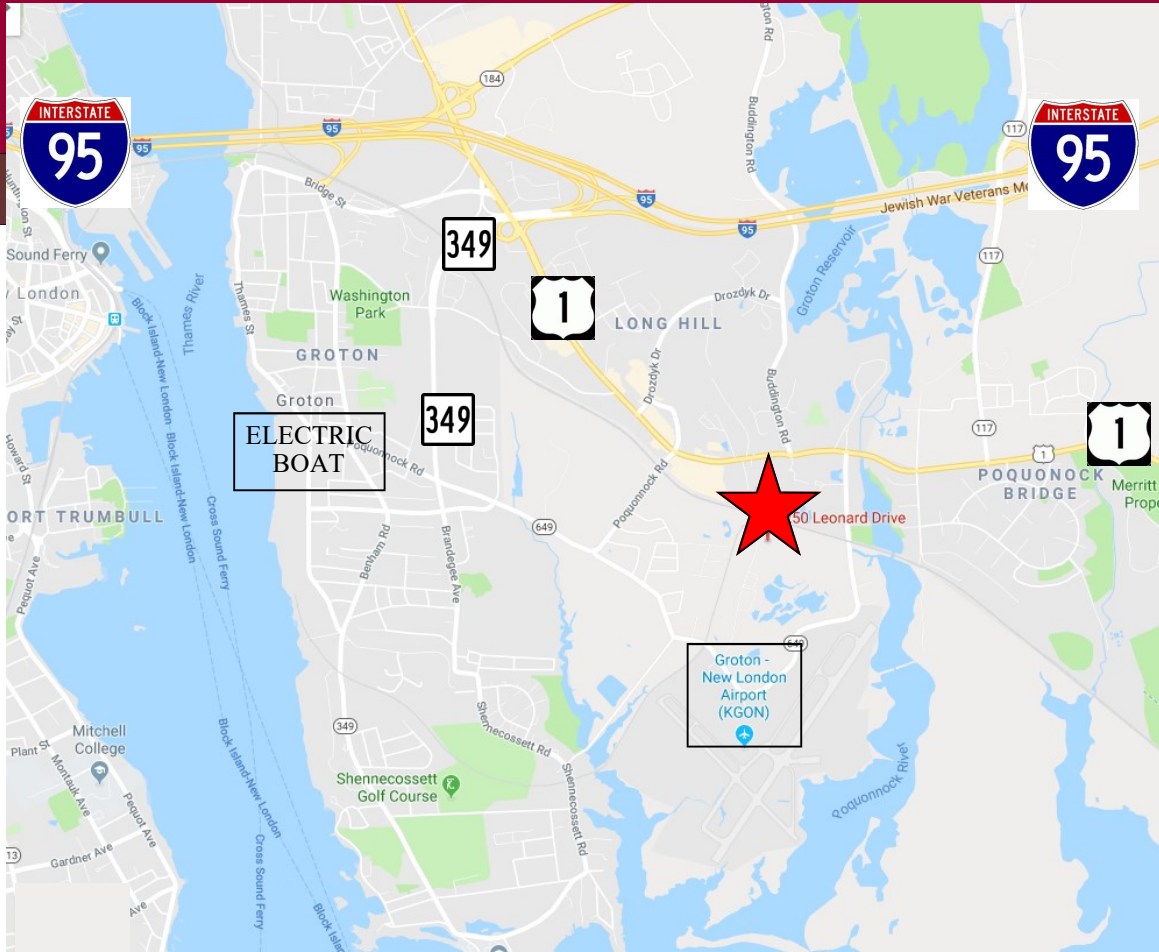
**PEQUOT
COMMERCIAL**

15 Chesterfield Road, Suite 4
East Lyme, CT 06333

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

New Offering in Groton Airport Industrial Park

- > One story building offers two 3,000sf spaces;
Minimum 1,500sf.
- > TWO zones:
 - Enterprise Zone
 - IA-4 Industrial
- > 20' Ceilings
- > Overhead door(s)
- > City Water/Sewer/Gas



Zones Enterprise and IA-40

Permitted Uses:

- Industrial/Warehousing
- Auto Parts & Supplies
- Motor Vehicle Body/Paint shop
- Repair of Machinery

- Electrical + Farm/Garden supplies
- Contractor's Equip/Vehicle Storage
- Screen Printing / Millwork
- Scientific & Research Laboratories
- Marine Craft & Equipment...

By Special Permit: -Self Storage Facility...

DEMOGRAPHICS	3 MILE	5 MILE	10 MILE
Total Population	30,703	74,838	135,790
Total Households	13,495	30,630	55,717
Household Income \$0—\$30,000	25.37%	26.30%	19.99%
\$30,001-\$60,000	22.47%	23.69%	22.40%
\$60,001-\$100,000	25.96%	22.78%	23.49%
\$100,001+	26.20%	27.23%	34.12%



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