

## INDUSTRIAL & OFFICE SPACE

### Available at **Taugwonk Business Park Stonington, CT 06378**



- Fully air-conditioned space
- Town Water
- Overhead doors available
- Buildings divided into 800 sq ft units
- Internet ready
- Up to 8,000 sq ft of contiguous space available
- Just off Exit 91 of I-95
- *Rent negotiable for larger spaces*
- On-site owner and manager
- Ample parking

**FOR LEASE - Variable Rental Rates**  
**Starting @ \$600/Mo. + utilities**  
**800sf Office @ \$750/Mo + utilities**  
**8,000sf @ TBD**

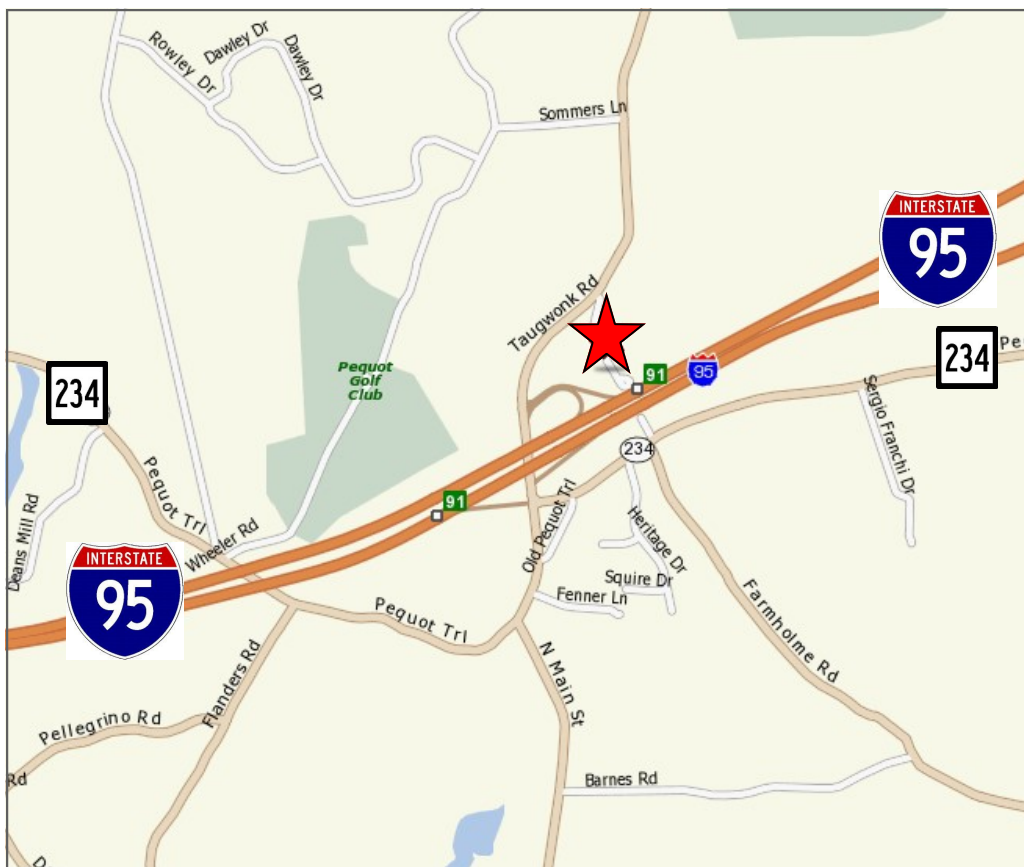
Contact Norm Peck

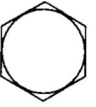
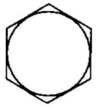
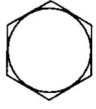
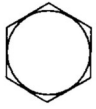
**PEQUOT COMMERCIAL**

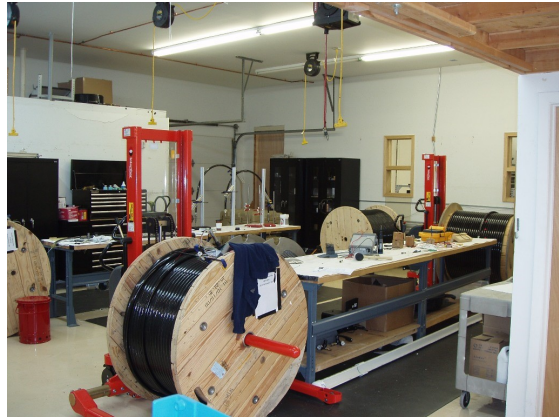
860-447-9570 x133

DEMOGRAPHICS	3 Mile	5 Mile	10 Mile
Population	8,952	38,123	104,773
Number of Households	4,053	17,718	45,478
Household Income			
\$0 - \$30,000	16.11%	18.58%	17.04%
\$30,000—\$60,000	19.76%	21.24%	21.47%
\$60,000—\$100,000	26.55%	25.41%	26.95%
\$100,000 +	37.58%	34.77%	34.55%

★ Taugwonk Spur Rd., Stonington









## **Tenant Mix Taugwonk Business Park, Stonington, CT**

- ⇒ **Woodworkers**
- ⇒ **Electrician**
- ⇒ **Painters**
- ⇒ **Artists**
- ⇒ **Investment company**
- ⇒ **Communications**
- ⇒ **Tool & Die**
- ⇒ **Solar energy contractor**
- ⇒ **Video production**
- ⇒ **Oil & gas company**
- ⇒ **Landscaper**
- ⇒ **String instrument manufacturer**
- ⇒ **Auto glass company**
- ⇒ **High tech manufacturer**
- ⇒ **General offices**
- ⇒ **Construction company**
- ⇒ **Warehousing**
- ⇒ **Indoor recreation**