

INDUSTRIAL BUILDING FOR LEASE



7 Capitol Drive, East Lyme CT

- ◇ 15,000+/-sf one story building on 2.82 acre
10,000sf Industrial space Available
- ◇ 12' Ceilings
- ◇ Zone Light Industrial
- ◇ 3 Phase power
- ◇ 2 Loading docks
- ◇ 800 amp and 2,000 amp
- ◇ Central Air
- ◇ Town Water, Town Sewer
- ◇ Propane Gas
- ◇ 233' Road frontage
- ◇ Parking Spaces 25+ expandable
- ◇ Climate controlled
- ◇ Taxes \$14,885

FOR LEASE

Warehouse
\$6/sf Net

Norm Peck

Pequot Commercial

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East Lyme, CT 06333

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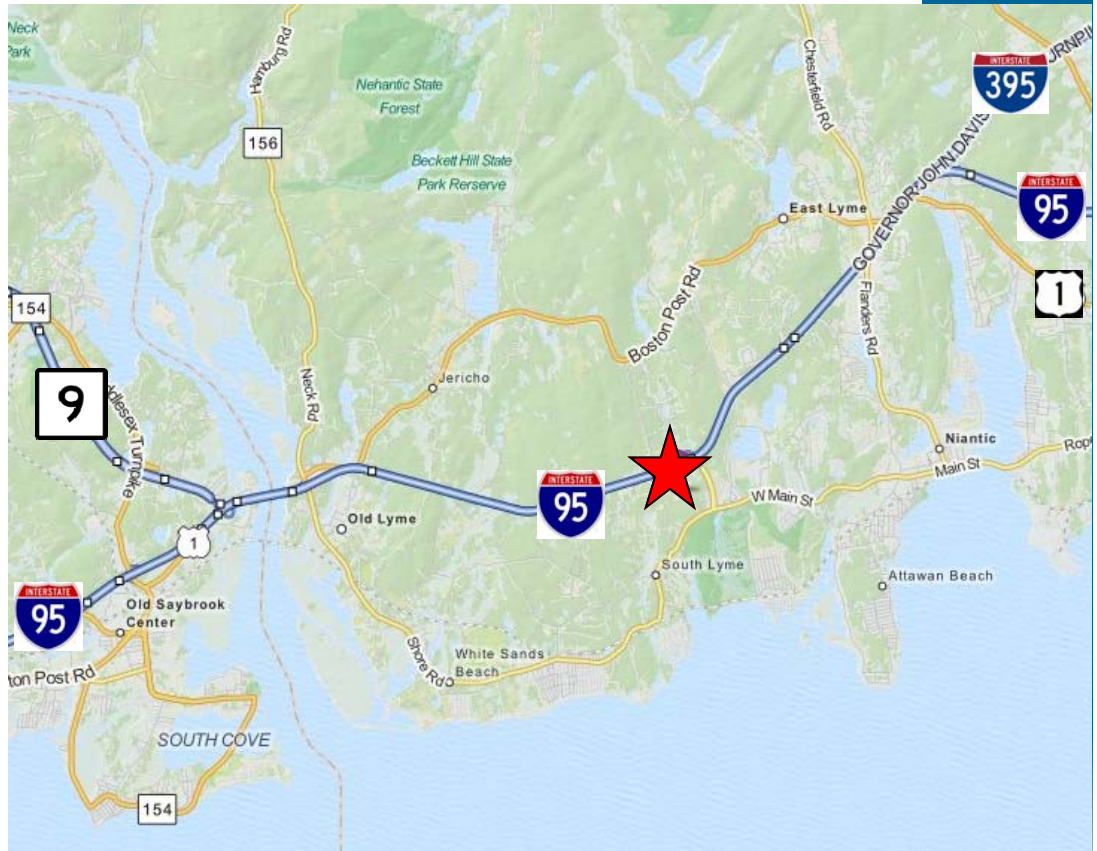


Information deemed reliable but not guaranteed and offerings subject to errors, omissions, change of price or withdrawal without notice.



DIRECTIONS

I-95 Exit 71. South onto Four Mile River Road. East onto Colton Road. South onto Capitol Drive.



DEMOGRAPHICS	3 MILE	5 MILE	10 MILE
Total Population	14,880	30,611	109,024
Total Households	5,868	12,588	44,832
Household Income \$0—\$30,000	14.91%	12.70%	22.17%
\$30,001-\$60,000	16.91%	18.34%	21.30%
\$60,001-\$100,000	26.99%	25.92%	22.92%
\$100,001+	41.19%	43.03%	33.60%

MORE INFORMATION...

- > Year Built 1989
- > Reconditioned roof 2014
- > Newer mechanicals
- > Expansion potential
- > Only 0.40 mile to I-95
- > Only 5.4 miles to I-395
- > Only 6.4 miles to Route 9

Zone Light Industrial

Permitted Uses:

Light Industrial, Manufacturing, Truck terminal, Printing, Warehouse, Wholesale, Self-storage, Office ...

By Special Permit:

Deli, Coffee shop, Cafeteria, School, R&D, Fitness center, Indoor recreation, Contractor or Trade service, Motor vehicle or heavy equip repair, Retail sales of items made on site...

SECTION 11

LI LIGHT INDUSTRIAL DISTRICTS

GENERAL DESCRIPTION AND PURPOSE - A district suitable for heavy commercial and light manufacturing, oriented essentially to major transportation facilities. The purpose of this district is to provide areas for industrial and commercial uses in an open setting that will not have objectionable influences on adjacent residential and commercial districts.

11.1 **PERMITTED USES** - The following uses of buildings and/or land and no others are permitted subject to site plan approval in accordance with Section 24.

11.1.1 Light Industrial or manufacturing uses which are not dangerous by reason of fire or explosion, nor injurious or detrimental to the neighborhood by reason of dust, odor, fumes, wastes, smoke, glare, noise, vibration or other noxious or objectionable feature as measured at the nearest property line.

11.1.2 Trucking terminal

11.1.3 Printing or publishing

11.1.4 Warehouse and wholesale storage; self-storage warehouses

11.1.5 Commercial nurseries, greenhouses and garden centers

11.1.6 Office complex

11.1.7 All related accessory uses customarily incidental to the above permitted uses.

(ALSO SEE SECTION 20 - - GENERAL REGULATIONS)

11.2 **SPECIAL PERMIT USES** - The following uses may be permitted when granted a Special Permit by the Zoning Commission subject to the Special Permit Requirements of Section 25.

11.2.1 Deli, coffee shop or cafeteria

11.2.2 Private training facilities, trade and technical schools and facilities of higher learning

11.2.3 Research, design and development facilities

11.2.4 Health spas and gymnasiums, sports facilities and other commercial indoor recreations.

11.2.5 Hotels

- 11.2.6 Contractor or trade service facilities
- 11.2.7 Convalescent homes
- 11.2.8 Motor Vehicle and heavy equipment Repairers Station
- 11.2.9 Office and retail sales of industrial services manufactured items and/or processed items that are produced/provided on site wherein such retail services are an accessory use and take place in the same structure.
- 11.2.10 Adult Use Establishments subject to the following conditions: no building or premises shall be used, erected or altered, which is arranged, intended or designed to be used as an Adult Use Establishment if any part of such building or premises is situated on any part of a lot within a nine hundred feet radius in any direction of any lot zoned or used for, or upon which is located any building used for:
 - A. Any single family or multi family residential use;
 - B. Any public or private school, or other educational facility attended by persons under the age of eighteen (18);
 - C. Any church or other religious facility or institutions;
 - D. Any hospital, library or licensed child care facility;
 - E. Any public park; or
 - F. Any other Adult Use Establishment.

No adult use establishment shall be conducted in any manner that permits the observations from any public right-of-way of any material depicting, describing or relating to the adult use, except for signage per Section 18 of these regulations.

(ALSO SEE SECTION 20 -- GENERAL REGULATIONS)

11.3 DIMENSIONAL REQUIREMENTS

- 11.3.1 LOT SIZE - Within the LI Light Industrial District no lot shall be less than 40,000 square feet in area.
- 11.3.2 FRONTAGE - Each lot shall have not less than 150 feet frontage.
- 11.3.3 SETBACK - No building or structure shall be placed less than 25 feet from the street line or 20 feet from other lines. The 25 feet to be used for lawn, trees and sidewalks only.
- 11.3.4 COVERAGE - The total area covered by all buildings and structures on a lot shall not exceed 40 percent of the lot area.

- 11.3.5 OFF-STREET PARKING AND LOADING SPACE - Off-street parking and loading space shall be provided as required in Section 22 of these regulations.
- 11.3.6 HEIGHT - No building or structure shall exceed 40 feet in height.
- 11.3.7 BUFFER STRIP - A suitable landscaped buffer strip not less than 50 feet wide shall be provided along the property line where any LI Industrial District abuts any non-industrial district within the Town or any adjoining town.