

# FOR LEASE WAREHOUSE



567 + 569 Colman St.  
New London, CT 06320

## FOR LEASE

\$6/sf NNN Warehouse

Judy Walsh  
jwalsh@pequotcommercial.com

Heather Gianacoplos  
heatherg@pequotcommercial.com

### **Pequot Commercial**

15 Chesterfield Road, Suite 4  
East Lyme, CT 06333

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

- > 6,440sf Warehouse w/ 35" ceilings
- > Entire building sprinklered (wet)
- > Public Water/Sewer/Natural Gas
- > 3Phase electric
- > 40+/- Parking spaces
- > 3 Overhead doors
- > 167'+/- Road Frontage
- > 11,800 Average Daily Traffic Count
- > Zone C-2 Commercial
- > Only 1/4 mile to I-95
- > Abutting lot also For Sale (#593)
- > Retail area includes:
  - Numerous large car dealerships, Offices,
  - Auto service businesses, National food chains

> *Also available 20,362 sf Retail space w/ high ceilings*

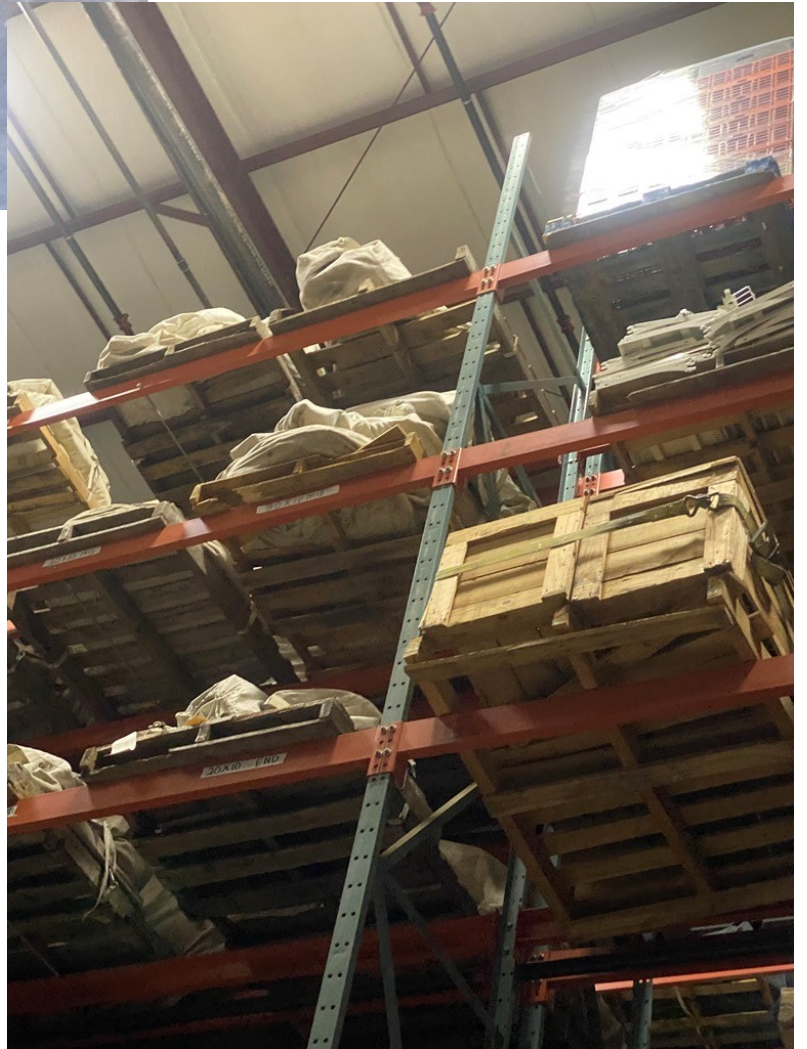


## **ZONE C-2**

Permitted Uses: Retail, Service, Restaurant, Office, Financial Institution...

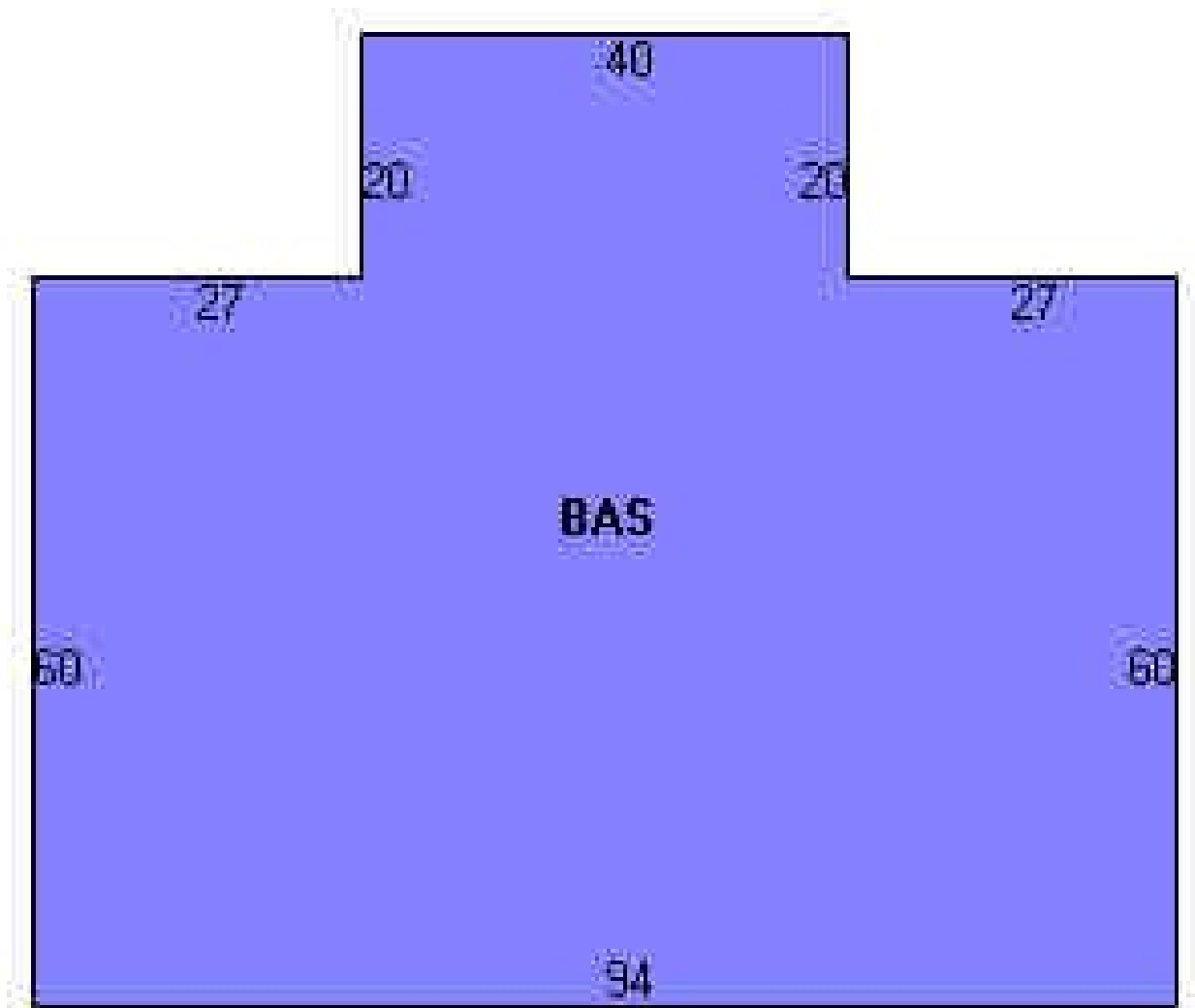
By Special Permit: Auto Sales & Repair / Rental, Fast Food, Wholesale Distribution, Self Storage...

DEMOGRAPHICS	3 MILE	5 MILE	10 MILE
<b>Total Population</b>	47,847	81,269	151,569
<b>Total Households</b>	18,752	33,424	62,751
<b>Household Income \$0—\$30,000</b>	29.05%	24.30%	19.73%
<b>\$30,001-\$60,000</b>	26.08%	24.99%	23.04%
<b>\$60,001-\$100,000</b>	22.05%	23.50%	23.28%
<b>\$100,001+</b>	22.82%	27.21%	33.94%



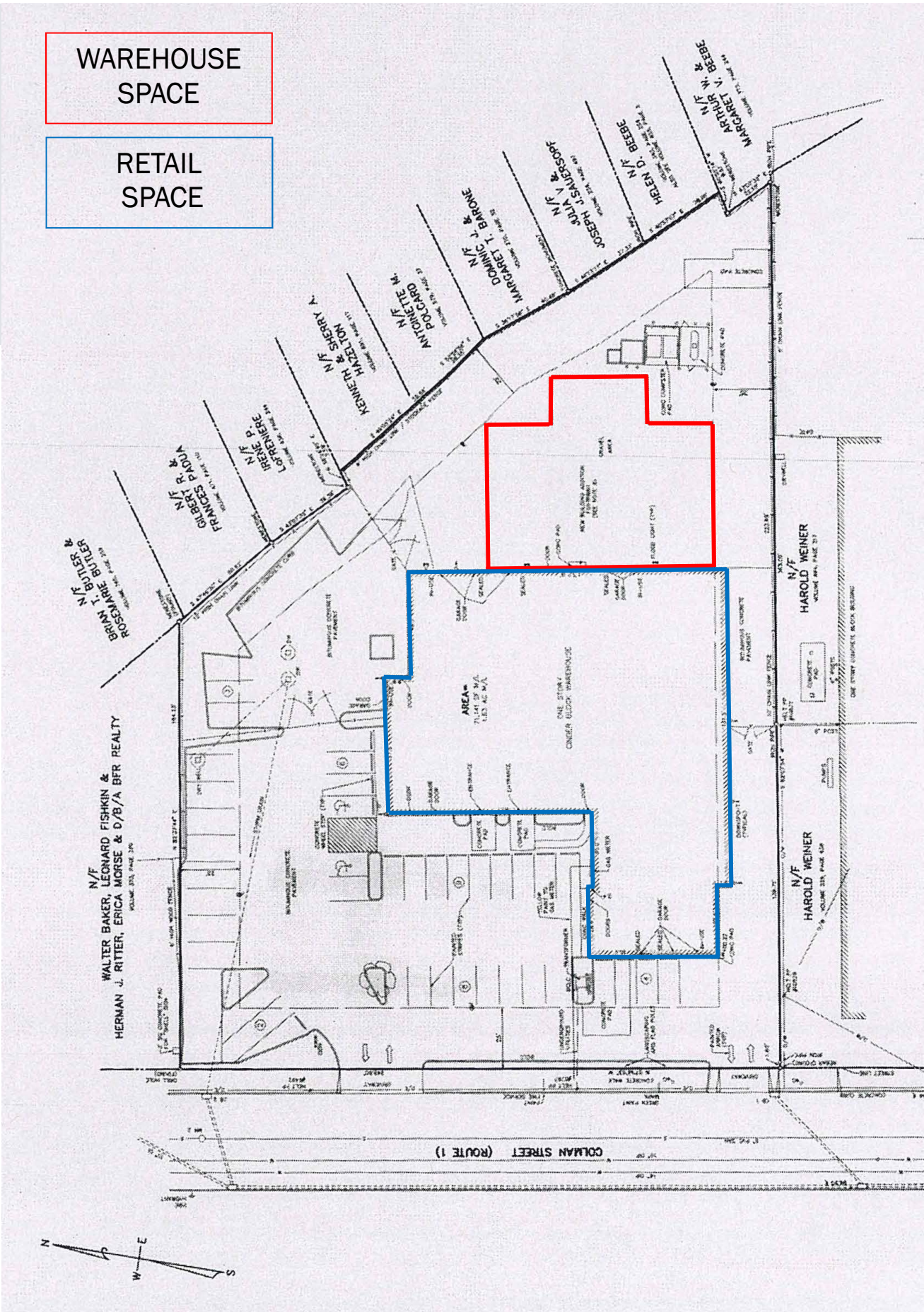
# WAREHOUSE w/ 35' ceilings

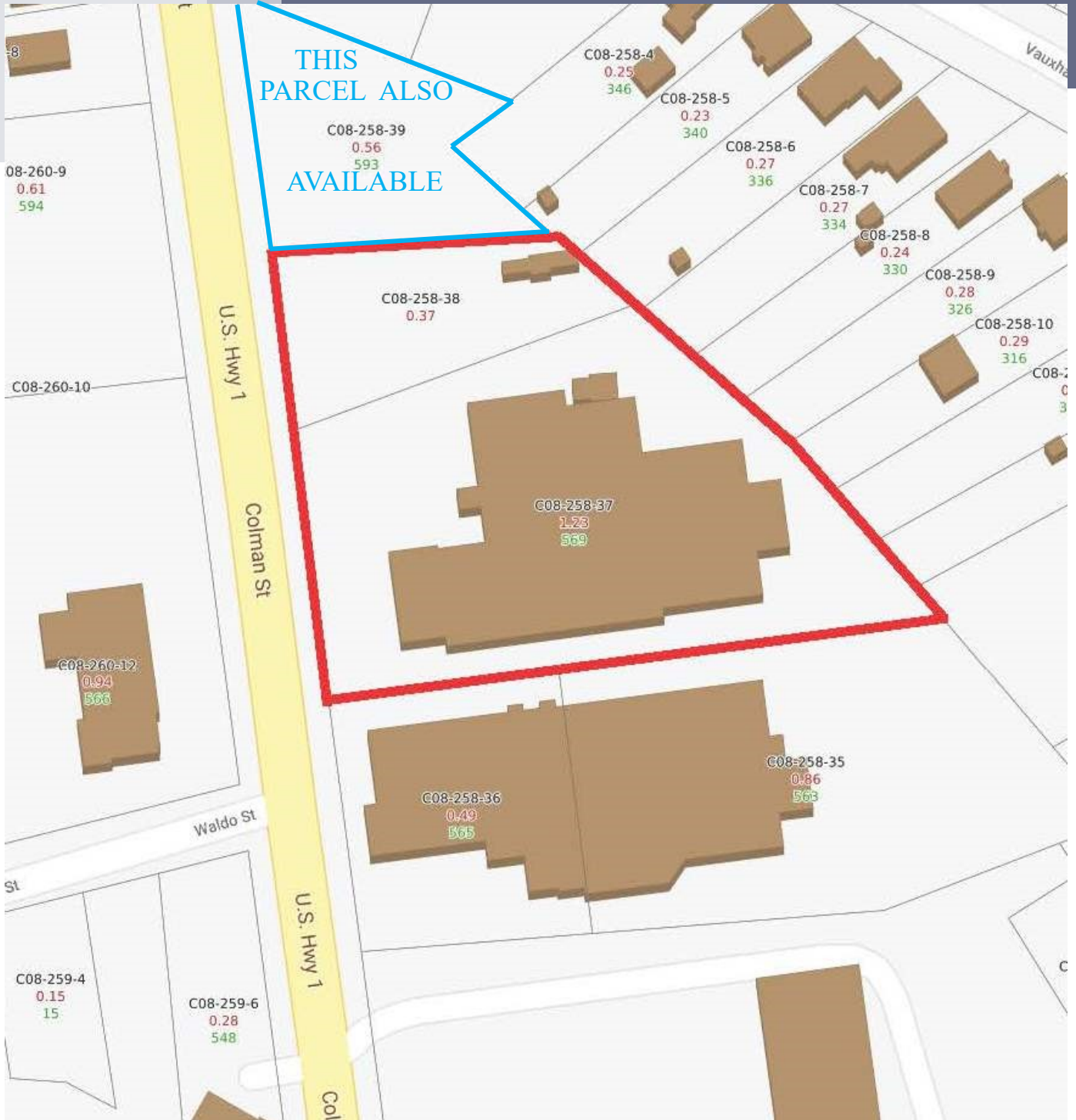
Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	6,440	6,440
		6,440	6,440



WAREHOUSE  
SPACE

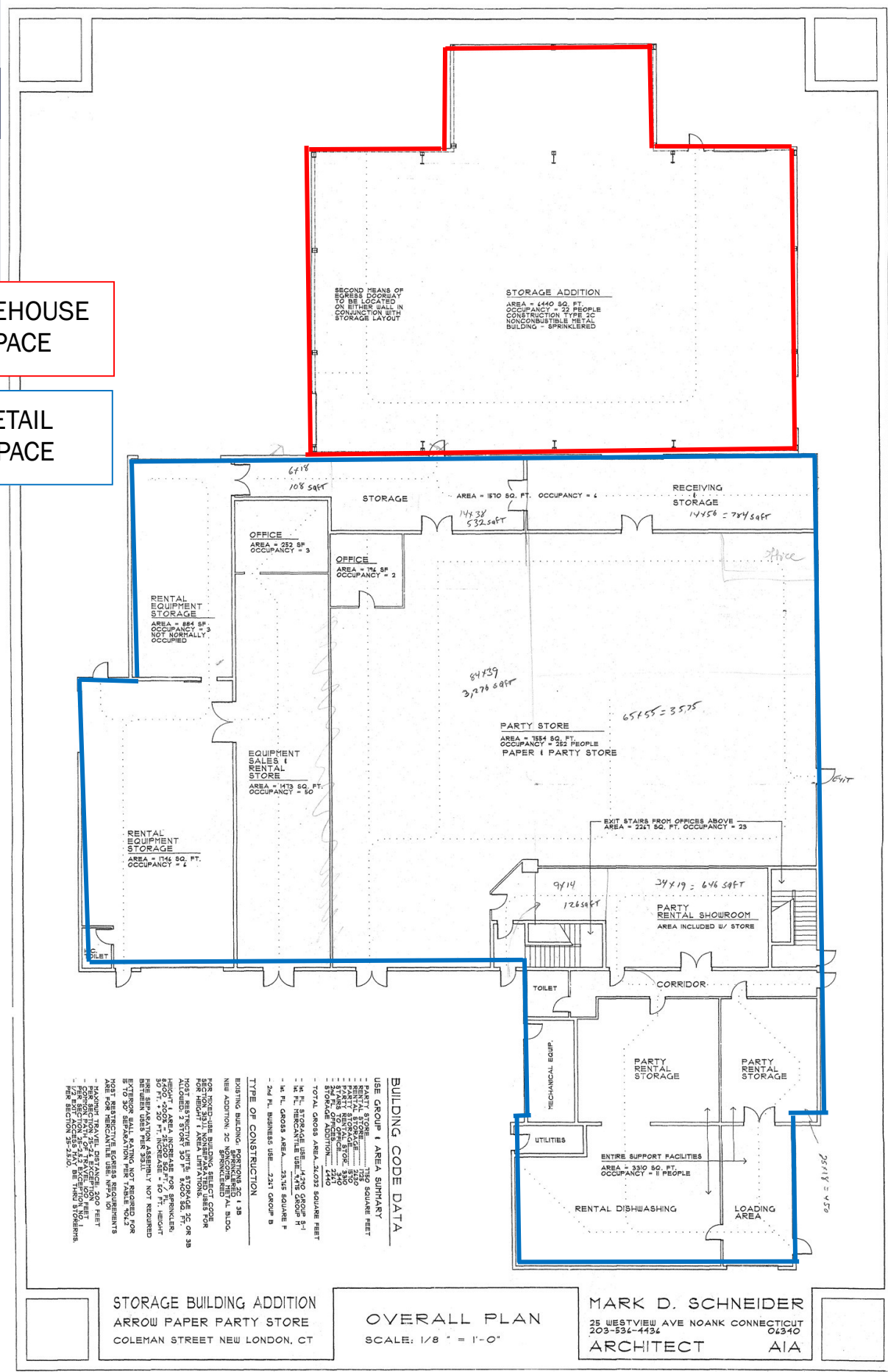
RETAIL  
SPACE





**WAREHOUSE SPACE**

**RETAIL SPACE**



**BUILDING CODE DATA**

**USE GROUP & AREA SUMMARY**

- RETAIL STORE - 170 SQUARE FEET
- PARTY STORE - 1284 SQUARE FEET
- RENTAL STORAGE - 2820 SQUARE FEET
- RENTAL EQUIPMENT STORAGE - 2820 SQUARE FEET
- PARTY RENTAL SHOWROOM - 646 SQUARE FEET
- PARTY RENTAL STORAGE - 330 SQUARE FEET
- TOILET - 20 SQUARE FEET
- MECHANICAL EQUIP. - 200 SQUARE FEET
- UTILITIES - 200 SQUARE FEET
- ENTIRE SUPPORT FACILITIES - 330 SQUARE FEET
- RENTAL DISHWASHING - 200 SQUARE FEET
- LOADING AREA - 200 SQUARE FEET

**TYPE OF CONSTRUCTION**

- EXISTING BUILDING - PORTLAND CEMENT CONCRETE ON GRAVEL
- NEW ADDITION - 20 NONCOMBUSTIBLE METAL BLDG.
- FOR PROPOSED-BUILDING SELECT CODE
- REQUIREMENTS FOR NON-FIRE-RATED PARTITION WALLS FOR MOST RESISTIVE PARTS, STORAGE 20 OR 30 ALLOWED; 2 STORY 30 FT. STORAGE 20 OR 30
- REQUIREMENTS FOR SPRINKLER 30 FT. + 50 FT. HEIGHT - 50 FT. HEIGHT
- REQUIREMENTS FOR PARTITION WALLS NOT REQUIRED
- EXTERIOR WALL FINISHING NOT REQUIRED FOR
- TO 300 SEPARATION PER TABLE 602.4
- REQUIREMENTS FOR REPAIRS TO EXISTING
- REPAIRS TO EXISTING PARTS OF BUILDING
- REPAIRS TO EXISTING PARTS OF BUILDING
- REPAIRS TO EXISTING PARTS OF BUILDING
- REPAIRS TO EXISTING PARTS OF BUILDING

STORAGE BUILDING ADDITION  
ARROW PAPER PARTY STORE  
COLEMAN STREET NEW LONDON, CT

OVERALL PLAN  
SCALE: 1/8" = 1'-0"

MARK D. SCHNEIDER  
25 WESTVIEW AVE NOANK CONNECTICUT 06340  
ARCHITECT AIA