

FOR LEASE INDUSTRIAL / OFFICE / RETAIL



FOR LEASE

\$12/sf NNN

15 Industrial Park Rd., East Lyme, CT 06333

Former Budweiser Distribution property, currently Bob's Discount Furniture has 2 buildings for lease.

Available 1/1/20

- Buildings are metal construction
- Total renovation 2006
- 5.73 Acres; Ample parking
- Handicapped accessible
- Public Water/Sewer; Propane heat; Central A/C
- Visible from I-95 near Exit 74

Costco to be built nearby along with Regional retail development (opposite side of I-95)

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**PEQUOT
COMMERCIAL**

15 Chesterfield Road, Suite 4
East Lyme, CT 06333

860-447-9570
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BUILDING #1

- One story, 35,000sf building
- Sub-Dividable
- 24' Ceilings
- One 14'x14' overhead door

BUILDING #2

- One story, 6,000sf building
- 16 Ceilings
- Three 14'x14' overhead doors

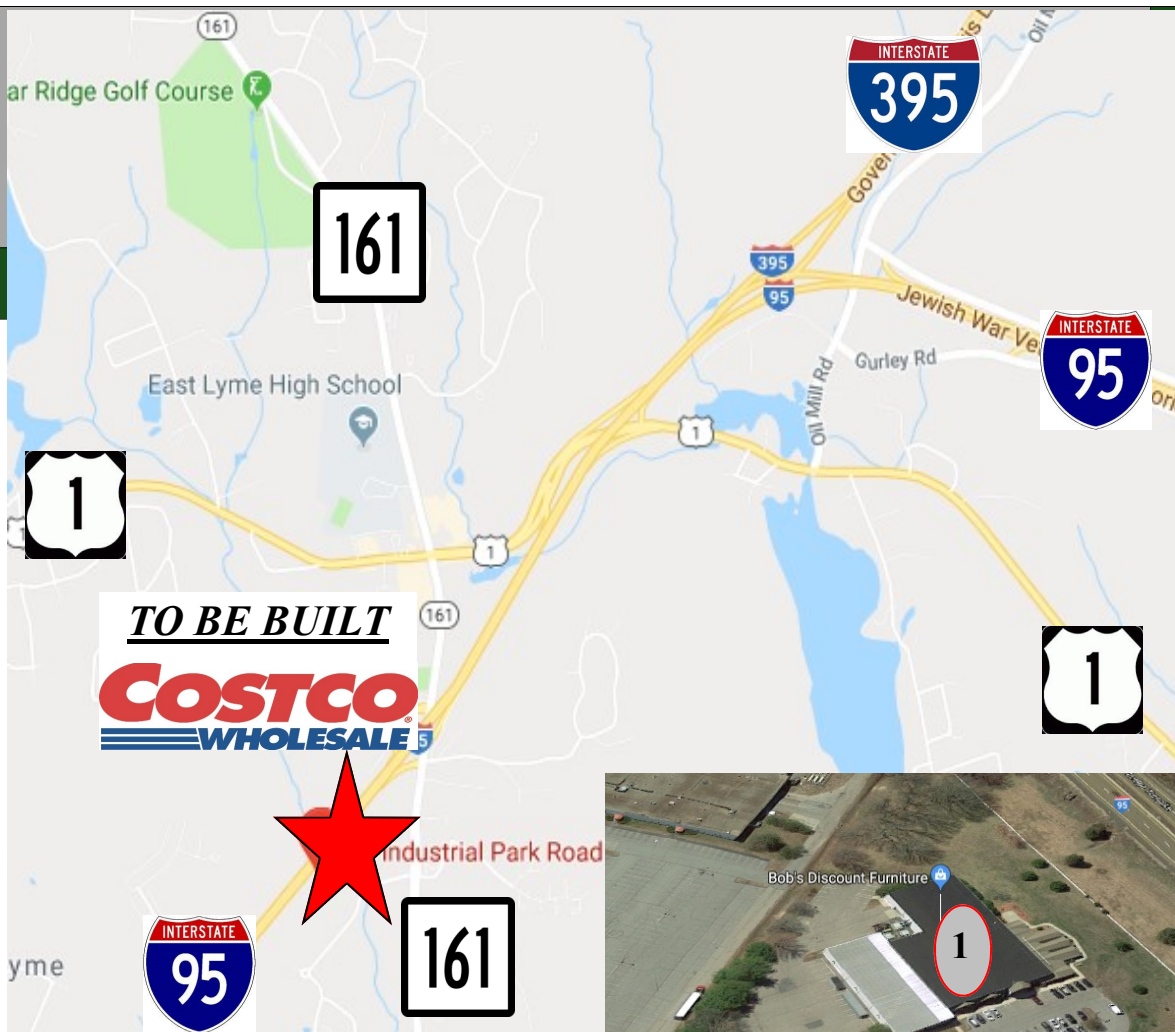


ZONE LI - Light Industrial

Permitted Uses: Light Industrial, Manufacturing, Truck Terminal, Printing, Warehouse, Wholesale Storage, Self-Storage, Garden Center, Office...

By Special Permit: Deli, Coffee Shop, Cafeteria, School, R & D, Gym, Sports Facility, Indoor Recreation, Hotel, Contractor, Motor Vehicle or Heavy Equipment Repair, Retail Sale of items manufactured at site...

Certain Retail may be grandfathered



<u>DEMOGRAPHICS</u>	<u>5 MILE</u>	<u>10 MILE</u>	<u>20 MILE</u>
Total Population	38,397	131,207	322,416
Total Households	15,889	53,232	133,747
Household Income: \$0—\$30,000	14.04%	20.24%	18.08%
\$30,001-\$60,000	20.74%	22.41%	21.71%
\$60,001-\$100,000	23.82%	23.52%	22.70%
\$100,001+	41.43%	33.82%	37.51%

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.

II.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.

II.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.

II.1.2 Trucking terminal

II.1.3 Printing or publishing

II.1.4 Warehouse and wholesale storage; self-storage warehouses

II.1.5 Commercial nurseries, greenhouses and garden centers

II.1.6 Office complex

II.1.7 All related accessory uses customarily incidental to the above permitted uses.

(ALSO SEE SECTION 20 - - GENERAL REGULATIONS)

II.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.

II.2.1 Deli, coffee shop or cafeteria

II.2.2 Private training facilities, trade and technical schools and facilities of higher learning, without a residential component

II.2.3 Research, design and development facilities

II.2.4 Health spas and gymnasiums, sports facilities and other commercial indoor recreations, without a residential component

II.2.5 Hotels

II.2.6 Contractor or trade service facilities

II.2.7 (Removed 1/5/2017)

II.2.8 Motor Vehicle and heavy equipment Repairers Station

II.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.

11.2.11 Brew Pub

11.2.12 Dog Daycare and Training Center

(ALSO SEE SECTION 20 - - GENERAL REGULATIONS)

II.3 DIMENSIONAL REQUIREMENTS

II.3.1 LOT SIZE - Within the LI Light Industrial District no lot shall be less than 40,000 square feet in area.

II.3.2 FRONTAGE - Each lot shall have not less than 150 feet frontage.

II.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.

II.3.4 COVERAGE - The total area covered by all buildings and structures on a lot shall not exceed 40 percent of the lot area.

II.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.

II.3.6 HEIGHT - No building or structure shall exceed 40 feet in height.

II.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.