



INDUSTRIAL BUILDING FOR SALE

Includes Rear Lot



147-145 Cross Road, Waterford, CT 06385

- > 19,664 sf one story bldg with ceilings up to 24'
- > Total Land 4.75 acres: 2.07 acre with rear lot 2.68 acre
- > Ceilings up to 24'
- > Zone I-G Industrial
- > Two Loading docks
- > Close to I-95 and I-395
- > 800 and 400 amp service
- > Town Water/Sewer/Natural gas
- > Four overhead doors
- > 200' Road frontage
- > Taxes \$23,720
- > *Conceptual plan for rear lot, up to 18,000sf Warehouse/Mfg/Office*

John Jensen, SIOR

Pequot Commercial

15 Chesterfield Road, Suite 4
East Lyme, CT 06333

860-447-9570 x131
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FOR SALE

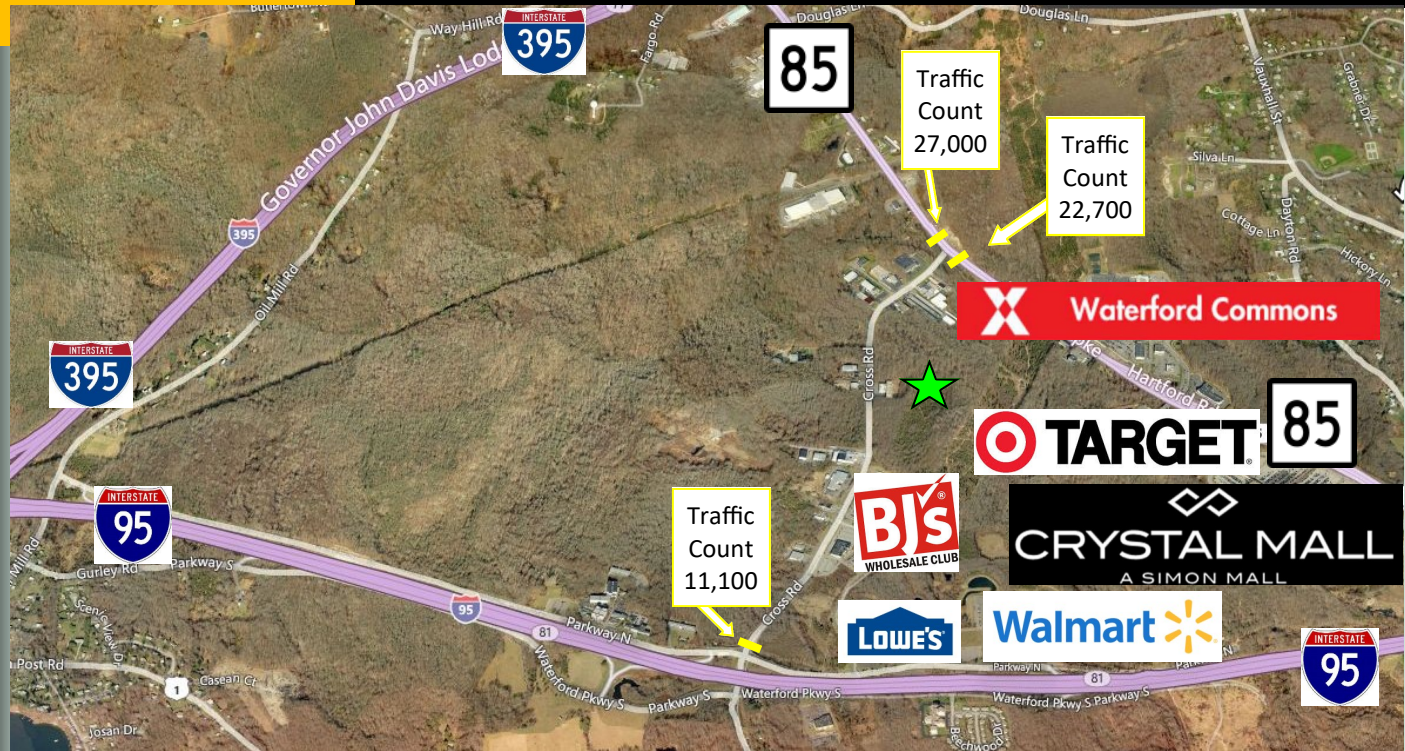
\$2,350,000



Industrial Building For Sale Includes Rear Lot

ADDRESS:	147-145 Cross Rd., Waterford, CT 06385
AVAILABLE:	One story 19,664 sf building on slab
CEILING HEIGHT:	24' manufacturing area
OVERHEAD DOORS:	Four
LOADING DOCKS:	Two
ELECTRIC:	400 and 800 amp
PARKING:	30+/-
ACRES:	4.75 total; includes 2.68 acre rear lot
ROAD FRONTAGE:	200'
UTILITIES:	Municipal water, sewer and natural gas
ZONING:	IG—Industrial General
DIRECTIONS:	I-95 Exit 81. Go north on Cross Road. On right. I-395 Exit 2. Go south on Route 85, right on Cross Road. On left.
TRAFFIC COUNT:	8,500
TAXES:	\$23,720
ASSESSMENT:	\$847,740
OCCUPANCY:	Negotiable
FOR SALE:	\$2,350,000
COMMENTS:	Conceptual plan for rear lot, up to 18,000sf Warehouse/Mfg/Office

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ZONE I-G INDUSTRIAL

PERMITTED USES:

- Wholesale + Retail sale of lumber/fuel and building materials, subject to provisions.
- Printing/Publishing establishments
- Sheet Metal & Light Metal Fabrication
- Storage Warehouse
- Professional Offices / Medical Clinics, Labs
- Truck Garages, Auto engine/body Repair shops
- Retail sale/rental of power tools, hardware...

BY SPECIAL PERMIT:

- Radio/TV/Water tanks/Towers which extend more than 40 feet above the ground
- Places of Worship and Cemeteries.
- Trade/Technical schools
- Storage Facilities with provisions
- Health Spa and Gym...

DEMOGRAPHICS	5 MILE	10 MILE	20 MILE
Total Population	71,617	150,188	336,999
Total Households	29,282	62,523	143,799
Household Income \$0—\$30,000	21.49%	18.00%	17.49%
\$30,001-\$60,000	23.78%	22.76%	22.43%
\$60,001-\$100,000	25.40%	26.15%	25.35%
\$100,001+	29.60%	33.10%	34.72%

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

CODE INFORMATION

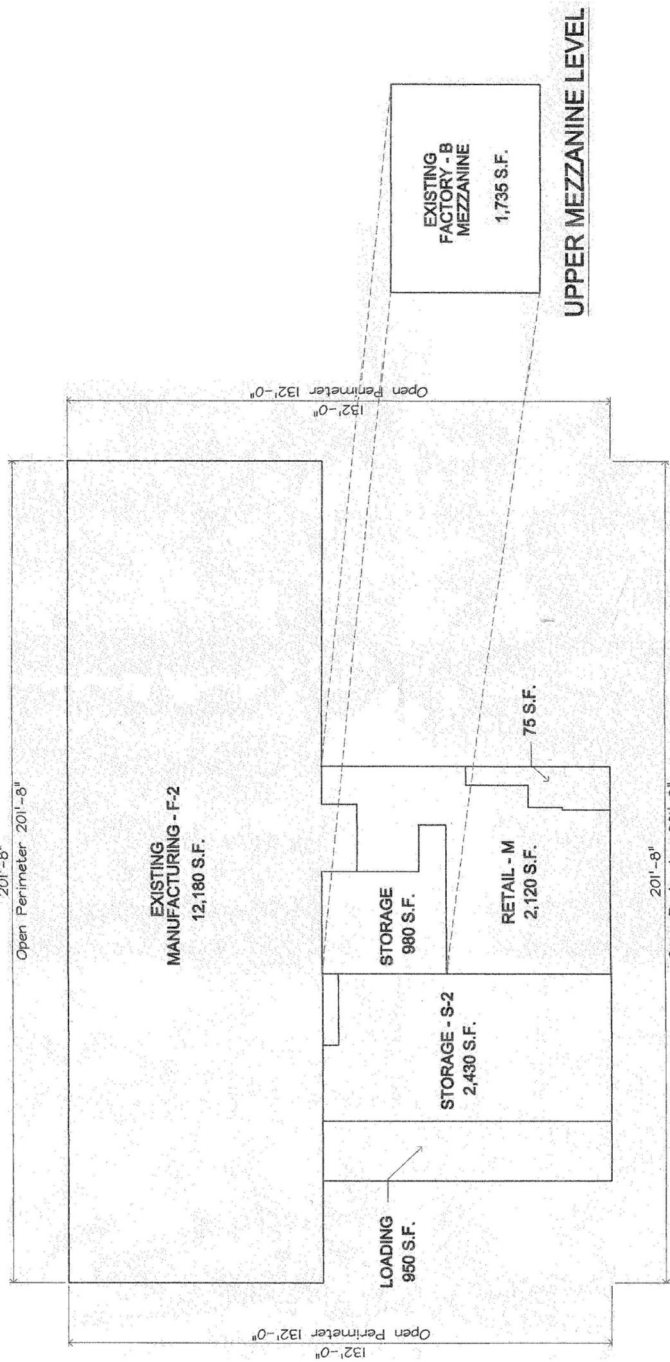
DATE OF ORIGINAL CONSTRUCTION: 1986
 DATE OF RENOVATION: _____
 1. GROUP CLASSIFICATION (Chapter 9)
 MANUFACTURING (F-2)
 BUSINESS (M)
 RETAIL (M)
 STORAGE (S-2)
 2. CONSTRUCTION TYPE (Chapter 6)
 MINIMUM TYPE REQUIRED: _____
 ACTUAL TYPE PROVIDED: (EXISTING) _____
 3. BUILDING HEIGHT (Chapter 9)
 ALLOWABLE HEIGHT: 3 / 55'
 ACTUAL HEIGHT: 7 / 37'-6"
 4. FLOOR FINISHES (IBC 101.1)
 STONE WORK GRASS: _____
 (Provide Area S.F.) _____
 5. MEED OCCUPANCY SEPARATED USES (IBC 103.1) - NOT USED
 (Provide Area S.F.) _____
 6. ALLOWABLE AREA per floor (A₂) SEE BELOW
 MANUFACTURING (F-2) = 11,800 S.F.
 RETAIL (M) = 12,500 S.F.
 STORAGE (S-2) = 45,900 S.F.
 P = 100% OPEN PERIMETER
 I = 75'
 A = A + (A x I) / 100
 A(F-2) = 11,800 + (11,800 x 75) / 100 = 11,505 S.F.
 A(M) = 12,500 + (12,500 x 75) / 100 = 12,188 S.F.
 A(S-2) = 45,900 + (45,900 x 75) / 100 = 45,203 S.F.
 7) ACTUAL BUILDING AREA
 ALLOWABLE AREA = ACTUAL ALLOWABLE FLOOR SECTIONS TOTAL < 1.0
 A(F-2) = 11,505 / 1.00 = 11,505 S.F.
 A(M) = 12,188 / 1.00 = 12,188 S.F.
 A(S-2) = 45,203 / 1.00 = 45,203 S.F.
 TOTAL = 68,900 S.F.
 AREA ACTUAL (S_T) < AREA ALLOWABLE (I₀)
 8. FIRE-RESISTANCE RATED REQUIREMENTS FOR BUILDING ELEMENTS (Table 601)
 1. STRUCTURAL FRAME _____
 INCLUDING COLUMNS, CORNERS, TRUSSES _____
 2. BEARING WALLS _____
 3. NONBEARING WALLS AND PARTITIONS _____
 4. NONBEARING WALLS AND PARTITIONS _____
 5. FLOOR CONSTRUCTION _____
 6. ROOF CONSTRUCTION _____
 7. VERTICAL BUILDING PENETRATION _____
 8. SPRINKLER PROTECTION _____
 9. CODES TO WHICH THIS PROJECT WAS DESIGNED _____
 STATE BUILDING CODE WITH SUPPLEMENT _____
 STATE FIRE SAFETY CODE WITH SUPPLEMENT _____
 STATE HEALTH CODE _____
 10. IZDINGS 9117.1-2003 INCLUDING THE CURRENT CONNECTICUT STATE _____
 WITH AMENDMENTS WITH DISABILITIES ACT, TITLE II, INCLUDING THE AMERICANS _____
 WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES (ADA) AND ADA _____
 CURRENT CONNECTICUT PUBLIC HEALTH CODE _____
 CONNECTICUT LABOR LAWS _____
 CONNECTICUT GENERAL STATUTES _____

GENERAL NOTES

THIS PROJECT HAS BEEN DESIGNED IN ACCORDANCE WITH THE 2008 CT STATE BUILDING CODE

ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE CURRENT CT STATE BUILDING CODE

CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH THE STATE BEFORE BEGINNING CONSTRUCTION AND CONFORMING WITH ANY PERMITS



CODE REFERENCE PLAN

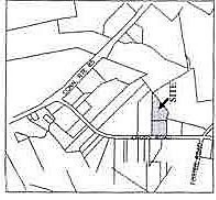
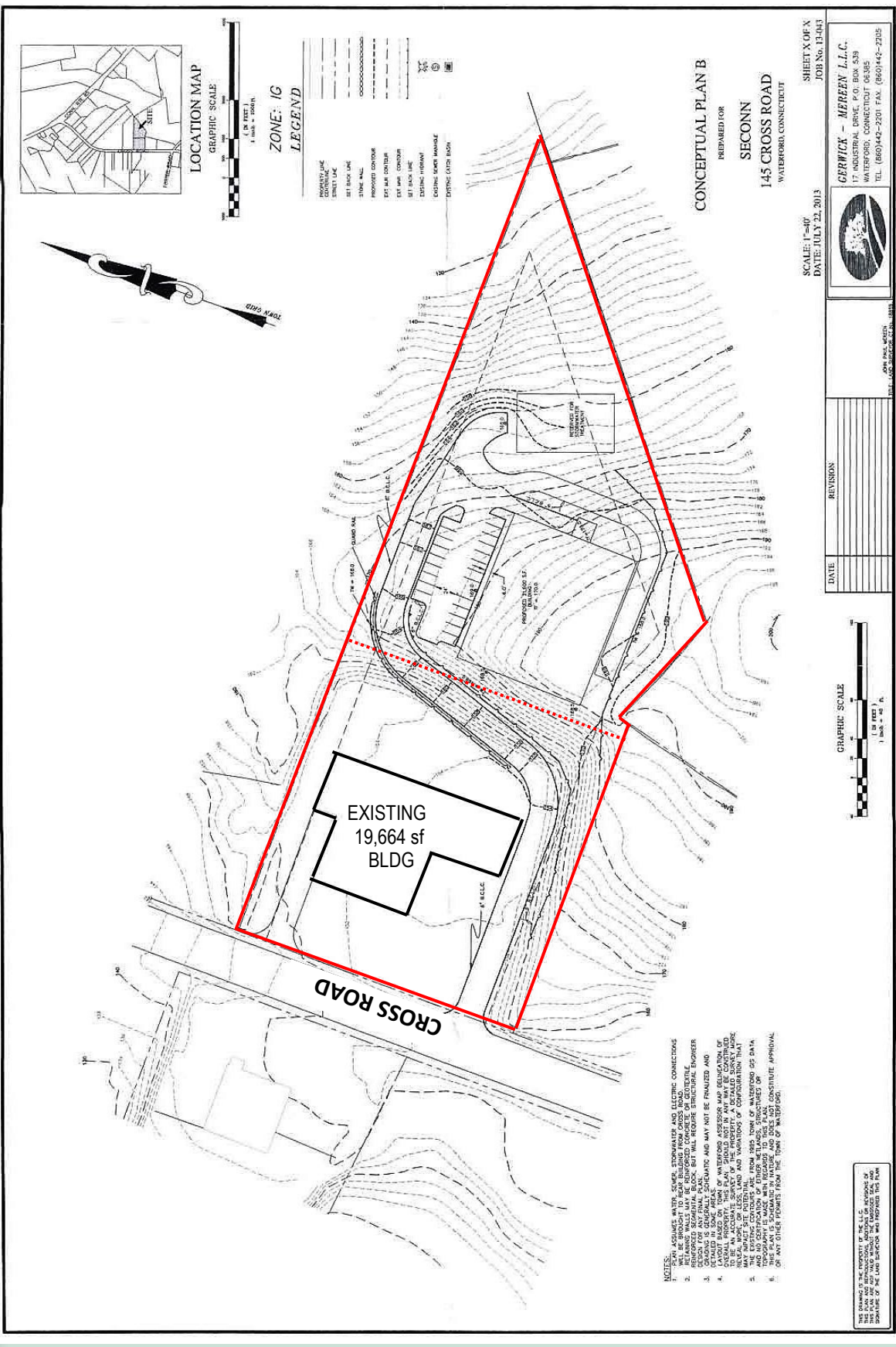
PERMIT SET
 CODE INFORMATION

DATE: 08/19/11
 SCALE: N.T.S.

DeFioro ARCHITECTS
 CHRISTOPHER DeFIORE
 100 W. WASHINGTON ST. SUITE 200
 WATERFORD, CT 06495
 P: 860.274.4422 F: 860.274.4423

SHEET No. **R0**

SOLAR FABRICATORS
 145 & 147 CROSS ROAD
 WATERFORD, CONNECTICUT



LOCATION MAP
GRAPHIC SCALE



ZONE: IG
LEGEND

- PROPERTY LINE
- STREET LINE
- STREET NAME
- PROPOSED DRIVEWAY
- EXISTING DRIVEWAY
- EXISTING SIDEWALK
- EXISTING DRIVEWAY
- EXISTING SIDEWALK
- EXISTING DRIVEWAY
- EXISTING SIDEWALK
- EXISTING DRIVEWAY
- EXISTING SIDEWALK

CONCEPTUAL PLAN B
PREPARED FOR
SECCON
145 CROSS ROAD
WATERBORO, CONNECTICUT

SHEET X OF X
JOB No. 132413
SCALE: 1"=40'
DATE: JULY 23, 2013



GERWICK - MERRIN L.L.C.
17 INDUSTRIAL DRIVE, P.O. BOX 539
WATERBORO, CONNECTICUT 06795
TEL: (860) 442-2301 FAX: (860) 442-2205

DATE	REVISION



- NOTES:**
1. PROVIDE WATER, SEWER, GAS, AND ELECTRIC CONNECTIONS TO BE BROUGHT TO NEW BUILDING FROM CROSS ROAD.
 2. PROVIDE RETENTION POND WITH 100,000 GALLON CAPACITY. PROVIDE ENFORCED AUTOMATIC BACKFLOW PREVENTER. PROVIDE ENFORCED AUTOMATIC BACKFLOW PREVENTER.
 3. PROVIDE 100,000 GALLON CAPACITY AND MAY NOT BE FINISHED AND DETAILED IN SOME AREAS.
 4. PROVIDE 100,000 GALLON CAPACITY AND MAY NOT BE FINISHED AND DETAILED IN SOME AREAS.
 5. PROVIDE 100,000 GALLON CAPACITY AND MAY NOT BE FINISHED AND DETAILED IN SOME AREAS.
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THIS DRAWING IS PREPARED BY THE ARCHITECT OR ENGINEER OR PROFESSIONAL LAND SURVEYOR WHOSE NAME AND LICENSE NUMBER ARE SHOWN ON THIS DRAWING.

SECTION 11 - GENERAL INDUSTRIAL DISTRICT (I-G)

11.1 GENERAL

The minimum lot size in this district shall be 40,000 square feet subject to the lot design standards of Section 3.34 of these regulations. **The following shall be permitted uses within this district.** (Amended 7/2/90, Effective 7/13/90)

- 11.1.1 Wholesale and retail sale of lumber, fuel, and building materials, including the storage of equipment commonly used by building contractors, subject to the following provisions:
 - a. All materials and equipment shall be stored within a solid enclosure or provided with complete visual screening in a manner acceptable to the Commission and no material or equipment shall be located in front of the building line, as defined in Section 1.12 of these regulations.
- 11.1.2 Printing and publishing establishments.
- 11.1.3 Professional offices, medical clinics, medical service laboratories, research laboratories and business offices.(Effective 11/28/95)
- 11.1.4 Truck garages, automobile engine and body repair shops including welding and tire recapping provided that all mechanical and repair operations are carried on within an enclosed building.
- 11.1.5 The manufacture, processing, or packaging of food, candy, pharmaceuticals, cosmetics, toiletries, pottery and ceramic products, furniture, clothing, electronic apparatus, woodworking, optical equipment, glass, hardware, tools and dies, toys, novelties, sporting goods, musical instruments, signs and similar industries.
- 11.1.6 Stone polishing, engraving, cutting, or carving.
- 11.1.7 Public utility generating plants, uses and facilities appurtenant thereto.
- 11.1.8 Sheet metal and light metal fabrication, including the manufacturing of light machinery.
- 11.1.9 Public utility buildings, substations, storage yards, and appurtenances.
- 11.1.10 Trucking and motor freight stations or terminals, moving, express, or hauling establishments, including the storage of vehicles; provided all material and equipment and vehicles are stored within a solid enclosure or provided with complete visual screening in a manner acceptable to the Commission and no material, equipment, or vehicles are located in front of the building line, as defined in Section 1.12 of these regulations.
- 11.1.11 Storage warehouses and wholesale establishments.
- 11.1.12 Retail sale or rental of power tools, hardware, and other building materials, scientific equipment, laboratory supplies, and fire fighting equipment.
- 11.1.13 Studios for motion picture, recording, television, and radio production, including transmitters and other related equipment.
- 11.1.14 Parks, playgrounds, and public schools.
- 11.1.15 Accessory uses as defined in Section 1.2 herein.
- 11.1.16 Financial Institutions (Effective 11/11/2011)

11.2 **USES PERMITTED IN THE I-G DISTRICT SUBJECT TO THE APPROVAL OF A SPECIAL PERMIT**

The following uses may be permitted in the I-G District, if approved by the Commission in accordance with the provisions of Section 23 of these regulations.

- 11.2.1 Radio or television antennae, flagpoles, towers, chimneys, water tanks, or standpipes, any of which extend more than 40 feet above the ground.

- 11.2.2 Places of worship and cemeteries.
- 11.2.3 Textile spinning, weaving, and dyeing.
- 11.2.4 Storage facilities, whether indoor or outdoor, which conform to the following provision and which shall be of a temporary nature for a period of one year, but which can be renewed on a yearly basis for a total existence of not more than five years.
 - a. No materials, merchandise, supplies, work in process, finished or semi-finished products, waste materials, commercial vehicles, construction or earth-moving equipment shall be permitted to remain on any part of a lot used or permitted to be used for an industrial or commercial purpose outside of a building in such a way as to present an unsightly appearance when viewed from adjacent roads or properties. Such materials, merchandise, etc., must be kept in the rear or side yard and screened by landscaping or fencing which is in harmony with the principal structure and which has been approved by the Planning and Zoning Commission. Vehicles being repaired shall be screened from adjacent properties.
- 11.2.5 Trade and technical schools and facilities of higher learning.
- 11.2.6 Municipal facilities including garages and firehouses, and parking facilities to serve these uses.
- 11.2.7 Riding stables, nurseries, and commercial greenhouses, provided that the lot on which such use is established contains at least 120,000 square feet of area.
- 11.2.8 Animal hospitals, veterinary hospitals, and kennels.
- 11.2.9 Convalescent nursing home and places for assisted living; hospitals (Amended 8/19/08)
- 11.2.10 Manufacture of asphalt, concrete, or products manufactured from concrete. (Amended 12/22/11)
- 11.2.11 Sales, storage, repair, or rental of automobiles, trucks, trailers, boats, motorcycles, construction equipment, and agricultural equipment.
- 11.2.12 Marinas and boat yards.
- 11.2.13 Golf courses and/or country clubs.
- 11.2.14 Swimming pools and swimming clubs.
- 11.2.15 Commercially operated tennis courts and/or private tennis clubs, and similar facilities for racquetball and paddle tennis.
- 11.2.16 Health spas and gymnasiums.
- 11.2.17 Skating rinks.
- 11.2.18 Sports arenas.
- 11.2.19 Wholesale and retail sale of furniture and carpets.
- 11.2.20 Dwelling designed for the use of a watchman or custodian, who is employed to provide services on the same property. Such dwelling may only be permitted as an accessory use.
- 11.2.21 The retail sale of industrial services, manufactured items and/or processed items shall be permitted only when such retailing is a secondary use on the site involved and only where such retailing takes place in the same structure where such items are manufactured, processed or such services are provided.
- 11.2.22 Family Entertainment Center

11.3 MINIMUM LOT FRONTAGE AND WIDTH

No lot in this district shall have less than 125 feet frontage on a public street, and each lot shall be at least 150 feet in width at the building line.

11.4 MINIMUM SETBACKS

11.4.1 Front Yard - 75 feet, except when lots abutting frontage road paralleling Interstate 95, the minimum front yard setback shall be 150 feet.

11.4.2 Side Yard - 30 feet.

11.4.3 Rear Yard - 50 feet.

11.5 BUILDING COVERAGE

The aggregate building coverage on any lot in this district shall not exceed 40% of the total area of said lot.

11.6 MAXIMUM BUILDING HEIGHT

No building in this district shall be constructed, reconstructed, extended, enlarged, moved, or altered in any way so as to have a maximum building height in excess of 40 feet, except as provided in Section 3.6 of these regulations.

11.7 OFF-STREET PARKING

Off-street parking spaces shall be provided for each lot within this district in accordance with the provisions of Section 20 of these regulations.

11.8 SIGNS

All signs erected within this district shall conform to the requirements of Section 21 of these regulations.

11.9 ENVIRONMENTAL PROTECTION

No development shall be undertaken on any lot within this district, nor shall the existing character, including vegetation and topography, be disturbed from its natural state except in accordance with the provisions of Section 25 of these regulations.

11.10 SITE PLAN APPROVAL

A site plan shall be submitted to the Commission in accordance with the provisions of Section 22 of these regulations, and no building or structure, parking lot, or outdoor use of land, except those used for a one-family dwelling and their accessory uses, shall be used, constructed, enlarged, or moved until said site plan has been approved by the Commission.