INDUSTRIAL / OFFICE BUILDING FOR SALE





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PEQUOT COMMERCIAL

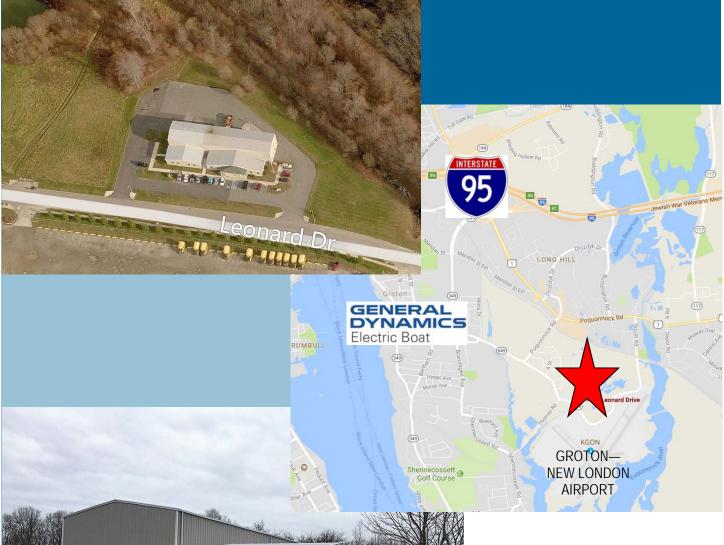
15 Chesterfield Road, Suite 4 East Lyme, CT 06333

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



- > 9,900sf+/- one story building on 2.38 acre in Groton's Airport Industrial Park. SF breakdown:
 -4,946sf Warehouse
 -4,953sf Office
- > Zone IA-40 and Enterprise Zone
- > Town Water/Sewer; Oil Heat
- > Handicap accessible
- > Wet sprinklered
- > Taxes \$16,058
- > Parking 50
- > 16' Ceilings in warehouse
- > Two 8' Loading docks > Built 1998
- > Built 1998
- > 810' Road Frontage
- > Current Tenant has 1 year lease w/ option of 2nd one year option.

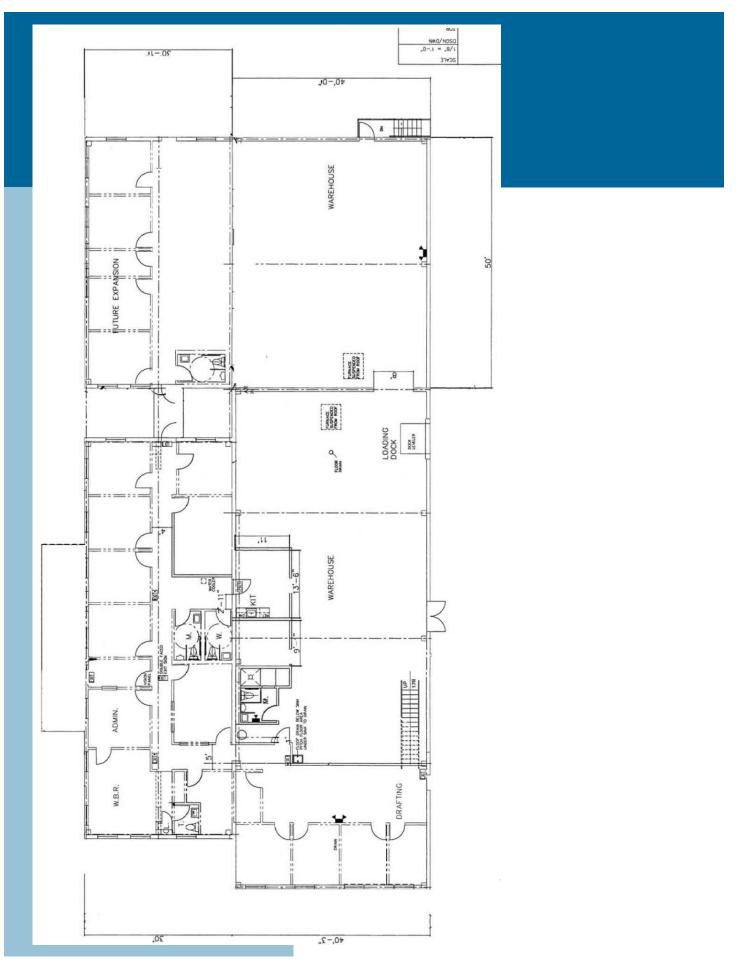
Information deemed reliable but not guaranteed and offerings subject to errors, omissions, change of price or withdrawal without notice.



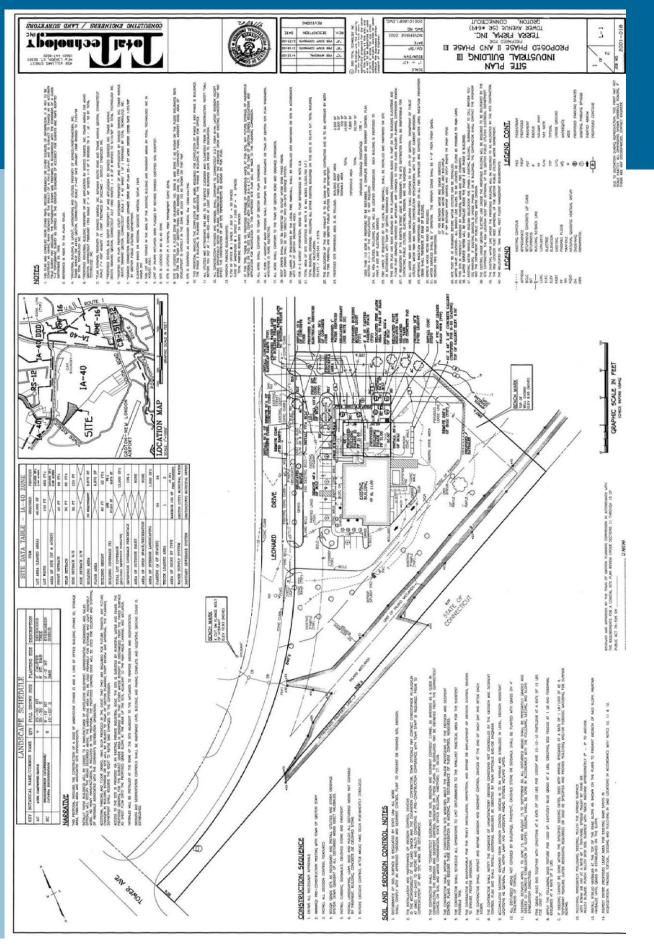


DEMOGRAPHICS	5 MILE	10 MILE	20 MILE
Total Population	74,152	135,014	296,387
Total Households	30,033	54,713	122,384
Household Income \$0—\$30,000	27.40%	20.38%	19.74%
\$30,001-\$60,000	23.61%	22.49%	23.28%
\$60,001-\$100,000	22.65%	23.48%	23.15%
\$100,001+	26.35%	33.67%	33.83%

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			5.2	1-3 TAI	BLE OF	PERM	ITTED	USES						Sheet 1
]		ENTIA RICTS	L			IMERO STRICT			(INDUS DIST	STRIAI RICTS		
PERMITTED USES	RS	R	RMF	RU	OMF	CA	CB	DD	WF	IA	IPA	IPB	IPC	SECTION
RESIDENTIAL														
One Family Dwelling	Х	Х	С	Х	Х	Х	Х		Х				С	7.1-20
Two Family Dwelling		Х	С	С	Х	Х	Х		Х				С	7.1-20
Multi-Family Dwelling			С		С	С		С	С					7.1-16
Boarding and Rooming House			С	Х	Х	Х	Х		Х					7.1-20
Hotel or Motel					Х	Х	Х	Х		X	С	С		7.1-31
Executive Hotel/Motel Suites					С	С	С	С		C	С	С		7.1-28
Mobile Home Parks (existing)	С	С	С	С	С	С	С	С	С	C	С	С	С	7.1-15
Residential Life Care Communities	С	С	С	С	С	С		С			С	С	С	7.1-1
Caretaker/Security Service Dwelling	AC	AC	AC	AC	AC	AC	AC	AC	AC	AC	А	AC	AC	7.1-30
Accessory Apartments	AC	AC	AC	AC	AC	AC	AC		AC				AC	7.1-34
Community Residential Counseling Facility			С		С	С	С	С						7.1-37
Active Senior Housing	С	С	С	С	С	С							С	7.1-45
SIGNS														
Accessory	AC	AC	AC	AC	AC	AC	AC	AC	AC	AC	AC	AC	AC	7.3
Non-Accessory						С	С	С		C				7.3
Non-Accessory, Temporary Event	С	С		С	С	С	С	C	С	C	С	С	С	7.3
AGRICULTURAL AND RESOURCE ACTIVITIES														
Commercial Farm or Nursery	С	С	С	С	С	С	С	С		C	С	С	С	7.1-9
Filling or Extraction of Earth Products	С	С	С	С	С	С	С	С	С	C	С	С	С	7.1-10
Keeping of Hens	AC	AC	AC	AC	AC	AC	AC	AC	AC	AC	AC	AC	AC	7.1-47
* For uses permitted in MX zones, see Section 6.13-4														

			5.1-3 T	ABLE	OF PER	MITTE	ED USI	ES						Sheet 2
			ENTIA RICTS	L			IMER STRIC				INDUS DIST	STRIAI RICTS		
PERMITTED USES	RS	R	RMF	RU	OMF	CA	CB	DD	WF	IA	IPA	IPB	IPC	SECTION
CULTURAL, ENTERTAINMENT, AND														
RECREATION														
Art Gallery						Х	Х	Х	Х	X	Х	Х		
Bowling Alley and Other Indoor Recreation						Х	Х	Х		C	С	С		7.1-29
Campgrounds				С										7.1-2
Carnival or Fair	С	С	С	С	С	С	С	С	С	C	С	С	С	7.1-3
Club, Lodge, or Association	С	С	С	С	Х	Х	Х			X	Х	Х	С	7.1-5
Exhibition Hall						Х	Х	Х		X	Х	Х	Х	
Golf Course				Х						X	Х	Х	Х	
Large-Scale Conference/Entertainment Facilities						С	С	С		C	С	С	С	7.1-42
Legitimate Theater						Х	Х	Х						
Library	Х	Х	Х	Х	Х	Х	Х	Х	Х					
Miniature Golf and Golf Driving Range							Х			X	Х	Х	Х	7.1-27
Motion Picture Theater						Х	Х	Х						
Museum						Х	Х	Х	Х	X	Х	Х		
Nightclub, Disco, Cabaret						С	С	С		X				7.1-17
Organized Group Camp				Х										
Other Outdoor Commercial Recreation				С			С			C	С	С	С	7.1-27
Public Playground, Playfield, or Park	Х	Х	Х	Х	Х	Х	Х	Х	Х	X	Х	Х	Х	
Public Recreation Center	Х	Х	Х	Х	Х	Х	Х	Х	Х	X	Х	Х	Х	
Riding or Boarding Stable				С						C	С	С	С	7.1-14
Yacht Club or Marina									Х	X				
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		1								1	1	1		
							1	1	1			1	1	
							1	1	1			1	1	
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			ENTIA RICTS	L			ÍMERO STRIC				INDU9 DIST	STRIAI RICTS	_	
PERMITTED USES	RS	R	RMF	RU	OMF	CA	CB	DD	WF	IA	IPA	IPB	IPC	SECTION
FINANCIAL, BUSINESS, AND GOVERNMENT														
GERVICES														
Advertising Services					Х	Х	Х	Х	Х	X	Х	Х	Х	
Auto, Truck ,and Trailer Rental							Х	С		X		A*		7.1-43
Banking and Credit Services					Х	Х	Х	Х		X	Х	Х		
Cleaning and Maintenance Services							Х			X	Х	Х	Х	
Collection Services					Х	Х	Х	Х	Х	X	Х	Х	Х	
Consulting Services					Х	Х	Х	Х	Х	X	Х	Х	Х	
Detective and Protective Services					Х	Х	Х	Х	Х	X	Х	Х	Х	
Duplicating and Mailing Services						Х	Х	Х		X	Х	Х	Х	
Employment Services					Х	Х	Х	Х	Х	X	Х	Х	Х	
General Offices					Х	Х	Х	Х		X	Х	Х	Х	
nsurance Services					Х	Х	Х	Х		X	Х	Х	Х	
nvestment Services					Х	Х	Х	Х		X	Х	Х	Х	
Office Equipment Rental and Leasing					Х	Х	Х	Х		X	Х	Х	Х	
Offices of Government Agencies					Х	Х	Х	Х		X	Х	Х	Х	
Other Town of Groton Services	Х	Х	Х	Х	Х	Х	Х	Х	Х	X	Х	Х	Х	
Real Estate Services					Х	Х	Х	Х		X	Х	Х	Х	
Research and Testing Services					Х					X	Х	Х	Х	
Secretarial and Stenographic Services					Х	Х	Х	Х	Х	X	Х	Х	Х	
Accessory to Warehousing Only														

	5.1	-3 TAE	BLE OF	PERM	ITTED U	USES								Sheet 4
]		ENTIA RICTS	Ĺ			IMER(STRIC				INDUS DIST	STRIAI RICTS	<u>_</u>	
PERMITTED USES	RS	R	RMF	RU	OMF	CA	CB	DD	WF	IA	IPA	IPB	IPC	SECTION
PERSONAL, REPAIR, AND CONSTRUCTION SERVICES														
Beauty and Barber Services						X	X	X	X					
Car Wash						C	C	C		X				7.1-26
Cemetery - New				С		C	C	C			С	С	С	7.1-20 7.1-4 A.
Cemetery - Existing	С	С	С	C	С	С	С	С	С	C	C	C	C	7.1-4 A. 7.1-4 B.
Commercial Kennel or Stable			C	C			C		C	C	C	C	C	7.1-4 D. 7.1-14
				C							C	C	C	7.1-14
Contractor's and Construction Equipment and Vehicle Storage				С			x			X				7.1-6
Day Spa					Х	Х	Х	Х	Х					
Funeral and Crematory Services						Х	Х							
Home Occupation	AC	AC	AC	AC	AC									7.1-11
Ignition, Brake, Muffler, and Similar Limited														
Repair						С	Х	С		X				7.1-25
Laundering, Dry Cleaning, and Dyeing							Х			X				
Laundry and Dry Cleaning														
(Self-Service or Pick-Up Only)					Х	X	Х	Х						
Motor Vehicle Body and Paint Shop						А	Х			X				
Motor Vehicle - General Repairs						А	Х			X				
Photographic Services					Х	Х	Х	Х	Х	X	Х	Х		
Repair of Machinery							Х			X				
Repair of Office Equipment and Personal and														
Household Items						Х	Х	Х		X		X		
Self-Service Storage Facility						С	С			C	С	С	С	7.1-39
Shoe and Leather Goods Repair					Х	Х	Х	Х			1			
Tailoring, Dressmaking, and Apparel Repair					Х	Х	X	Х						

			5.1-3 T.	ABLE	OF PER	MITTE	D USE	S						Sheet 5
			ENTIA RICTS	L			IMERO STRIC				INDUS DIST	STRIAI RICTS		
PERMITTED USES	RS	R	RMF	RU	OMF	CA	CB	DD	WF	IA	IPA	IPB	IPC	SECTION
PROFESSIONAL, EDUCATIONAL, AND OTHER														
INSTITUTIONAL SERVICES														
Business, Professional, and Labor Organizations					Х	Х	Х	Х		X	Х	Х	Х	
Business, Secretarial, Music, Dance, and Art Schools														
or Studios					X	Х	X	Х		X	Х	Х	Х	
Charitable and Philanthropic Institutions				С	Х	Х	Х	Х			Х	Х	Х	7.1-7
Churches and Other Places of Religious Worship	Х	Х	Х	Х	Х	Х	Х	Х			Х	Х	Х	
Day Care - Adult Day Care Facility	С	С	С	С	С	С	С	С		C	С	С	С	7.1-35
Child Day Care Center	С	С	С	С	С	С	С	С		C	С	С	С	7.1-18
Family Day Care Home	Х	Х	Х	Х	Х	Х	Х	Х	Х				Х	
Group Day Care Home	С	С	С	С	Х	Х	Х	Х		X	Х	Х	Х	7.1-32
Elementary and Secondary Schools, College or														
University	С	С	С	С	Х	Х	X			C	Х	Х	С	7.1-8
Hospital or Clinic				С	С	С	С	С			С	С	С	7.1-12
Medical-Dental Labs and Outpatient Clinics				AC	Х	Х	Х	Х			Х	Х	Х	7.1-21
Professional Offices				С	Х	Х	Х	Х		X	Х	Х	Х	7.1-21
Scientific and Research Laboratories					Х	Х	Х	Х		X	Х	Х	Х	
Veterinary or Animal Hospital	<u> </u>			С		С	С			C	С	С	С	7.1-23
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			5.1-3 T	ABLE	OF PER	MITTE	ED USE	ES						Sheet 6
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PERMITTED USES	RS	R	RMF	RU	OMF	CA	CB	DD	WF	IA	IPA	IPB	IPC	SECTION
RETAIL TRADE - PERSONAL														
Apparel and Accessories						Х	Х	Х						
Art and Hobby Supplies						Х	Х	Х						
Bakery						Х	Х	Х						
Books and Stationery						Х	Х	Х						
Cameras and Photo Supplies						Х	Х	Х						
Confectionery						Х	Х	Х						
Dairy Products						Х	Х	Х						
Drive Through Facilities						AC	AC	AC	AC	AC	AC	AC	AC	7.1-36
Drug Store						Х	Х	Х						
Drug Store Pick-Up Windows/Facilities						AC	AC	AC						7.1-44
Florist					С	Х	Х	Х						7.1-46
Fruit, Vegetables, and Other Farm Products						Х	Х	Х						
Gifts, Novelties, and Souvenirs						Х	Х	Х						
Grocery Store or Delicatessen						Х	Х	Х						
Jewelry						Х	Х	Х						
Large-Scale Destination-Oriented Commercial						Х	Х				Х			
Liquor Store						Х	Х	Х						
Luggage and Leather Goods						Х	Х	Х						
Meat, Fish, and Poultry						Х	Х	Х						
Music and Musical Instruments						Х	Х	Х						
Newspapers and Magazines						Х	Х	Х						
Optical Goods						Х	Х	Х						
Restaurant				<u> </u>	A*	Х	Х	Х			С			7.1-40
Tobacconist				<u> </u>		Х	Х	Х						<u> </u>
Toys, Sporting Goods, and Bicycles						Х	Х	Х						
*Accessory to Hotel/Motel Only														

			5.1-3 T.	ABLE	OF PER	MITTE	ED USE	ES						Sheet 7
]		ENTIA RICTS	Ĺ			IMERO STRIC				INDU9 DIST	STRIAI RICTS		
PERMITTED USES	RS	R	RMF	RU	OMF	CA	CB	DD	WF	IA	IPA	IPB	IPC	SECTION
RETAIL TRADE - HOUSEHOLD, BUILDING, MOTOR VEHICLES														
Antiques						Х	Х	Х						
Auto and Truck Dealers (New)						Х	Х			X				
Auto and Truck Dealers (Used)						А	Х			X				
Auto Parts and Supplies (New)						Х	Х	Х		X				
Dry Goods						Х	Х	Х						
Electrical Supplies							Х			X				
Farm and Garden Supplies						Х	Х	Х		X	Х	Х	Х	
Fuel Oil Dealer							Х			X				
Furniture Stores						Х	Х	Х						
Gasoline Station						Х	Х	Х		X				
General Merchandise and Department Stores						Х	Х	Х						
Hardware						Х	Х	Х						
Heating and Plumbing Supplies							Х			X				
Home Furnishings						Х	Х	Х						
Household Appliances						Х	Х	Х						
Lumber and Building Materials Yard							Х			X				
Marine Craft and Equipment Display and Sales						Х	Х	Х	Х	X				
Modular/Manufactured Homes Display and Sales						Х	Х			X				
Notions and Household Supplies						Х	Х	Х						
Office Equipment and Supplies						Х	Х	Х						
Paint, Glass, and Wallpaper						Х	Х	Х						
Radio, Television, and Phonographic Equipment						Х	Х	Х						
Tires, Batteries, and Accessories						Х	Х	Х		X				
Trailer, Farm, and Heavy Equipment Sales							Х			X				

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(С	С	Х	Х	Х	Х	Х	X	Х	Х	Х	7.1-22
								C		С		7.1-33
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			5.1-3 T.	ABLE	OF PER	MITTE	D USE	ES						Sheet 9
]		ENTIA RICTS	L			ÍMERO STRIC				INDU9 DIST	STRIAI RICTS		
PERMITTED USES	RS	R	RMF	RU	OMF	CA	CB	DD	WF	IA	IPA	IPB	IPC	SECTION
INDUSTRIAL - FOOD AND KINDRED														
PRODUCTS (A)														
Bakery Products										X	Х	Х		
Beverage										X	Х	Х		
Canning and Preservation of Fruit, Vegetables, and														
Seafood										X	Х	Х		
Confectionery										X	Х	Х		
Dairy Products										X	Х	Х		
Grain Products Excluding Milling										X	Х	Х		
Macaroni and Noodles										X	Х	Х		
Meat Products										X	Х	Х		
Roasting Coffee										X	X	Х		
INDUSTRIAL - TEXTILE MILL PRODUCTS ^(B)														
Dyeing and Finishing of Textiles										X		Х		
Felt Goods										X		X		
Knit Goods										X		X		
Rugs and Carpets										X		Х		
Woven Fabrics										X		Х		
Yarns and Threads										X		Х		
INDUSTRIAL - APPAREL AND OTHER														
FABRICATED TEXTILE PRODUCTS (C)					ļ					X	X	X		
INDUSTRIAL - LUMBER AND WOOD														
Millwork, Veneer, Plywood, and Related										X				
Sawmills and Planing Mills										X				
Wooden Containers										X				

		5	5.1-3 TA	BLE O	F PERM	1ITTEI	D USES	5						Sheet 10
]		ENTIAI RICTS	L			IMERO STRIC				INDUS DIST	STRIAI RICTS		
PERMITTED USES	RS	R	RMF	RU	OMF	CA	СВ	DD	WF	IA	IPA	IPB	IPC	SECTION
INDUSTRIAL - FURNITURE AND FIXTURES										X	X	Х		
INDUSTRIAL - PAPER, PRINTING, PUBLISHING, AND ALLIED INDUSTRIES														
Bookbinding										X	Х	Х	Х	
Converted Paper and Paperboard Products										X				
Paperboard Containers and Boxes										X	Х	Х		
Printing and Publishing										X	Х	Х	Х	
Printing Trade Services										X	Х	Х	Х	
INDUSTRIAL - CHEMICALS, DRUGS, PLASTICS, AND ALLIED PRODUCTS ^(D) Agricultural and Industrial Chemicals Drugs and Pharmaceuticals Gum and Wood Chemicals Paint, Varnish, Lacquer, and Enamels Perfumes, Cosmetics and Toiletries Plastic Forming, Pressing and Assembly Plastic Materials and Resins										X X X X X X X X	X	X X X X		
INDUSTRIAL - STONE, CLAY, AND GLASS PRODUCTS														
Concrete and Structural Clay Products										X				
Cut Stone and Stone Products										X				
Glass										X				
Glassware, Pottery, and Porcelain Products										X		X		

		5	5.1-3 TA	BLE O	F PERM	1ITTEI) USES	5						Sheet 11
]		ENTIAI RICTS	L			IMERO STRIC				INDU9 DIST	STRIAI RICTS		
PERMITTED USES	RS	R	RMF	RU	OMF	CA	CB	DD	WF	IA	IPA	IPB	IPC	SECTION
INDUSTRIAL - FABRICATED METAL														
PRODUCTS (E)														
Electrical Equipment and Machinery										X		Х		
Heavy Equipment and Machinery										X		Х		
Ordinance and Accessories										X		Х		
Other Fabricated Metal Products										X		Х		
Transportation Equipment										X		Х		
INDUSTRIAL - PROFESSIONAL, SCIENTIFIC,														
AND CONTROLLING INSTRUMENTS														
Engineering, Laboratory, Scientific, and Research														
Instruments										X	Х	Х		
Mechanical Measuring and Controlling Instruments										X	Х	Х		
Optical Instruments and Lenses										X	Х	Х		
Photographic Equipment										X	Х	Х		
Surgical, Medical, and Dental Instruments										X	Х	Х		
Watches, Clocks, and Clockwork Devices										X	Х	Х		
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	5.1-3 TABLE OF PERMITTED USES													
	RESIDENTIAL DISTRICTS			COMMERCIAL DISTRICTS					INDUSTRIAL DISTRICTS					
PERMITTED USES	RS	R	RMF	RU	OMF	CA	CB	DD	WF	IA	IPA	IPB	IPC	SECTION
INDUSTRIAL - MISCELLANEOUS														
Boats and Small Craft Less Than 65 Feet in Length										X		Х		
Jewelry, Silverware, and Plateware										X		Х		
Musical Instruments and Parts										X		Х		
Non-Ferrous Foundries										X				
Office and Artist's Materials										X		Х		
Paving and Roofing Materials										X				
Rolling and Extruding Non-Ferrous Materials										X		Х		
Rubber Tires, Innertubes, and Footware										X				
Sailmaking/Sail Loft							Х		Х	X	Х	Х	Х	
Toys, Amusement, Sporting, and Athletic Goods										X		Х		
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