

FOR SALE

Industrial Land



0 Fitchville Road, Bozrah, CT 06334

FOR SALE

\$225,000

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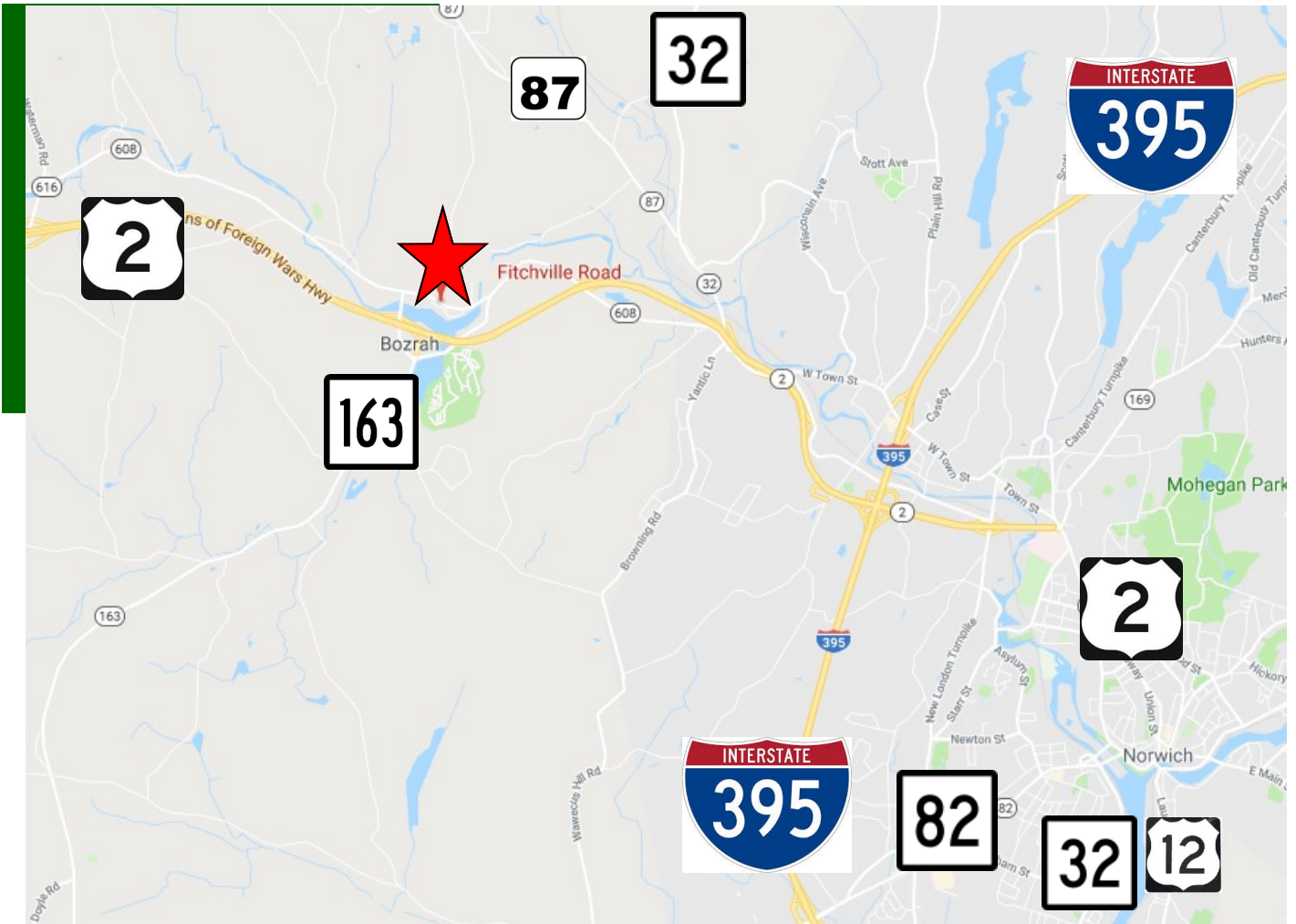
PEQUOT COMMERCIAL

15 Chesterfield Road, Suite 4
East Lyme, CT 06333

860-447-9570
Fax 860-444-6661

- » 3.89 Acres
- » Zone I-80 Industrial
- » Some site work done
- » City water in street; Septic required
- » 150' Road frontage
- » Easy access to Routes 2 and 608, I-395

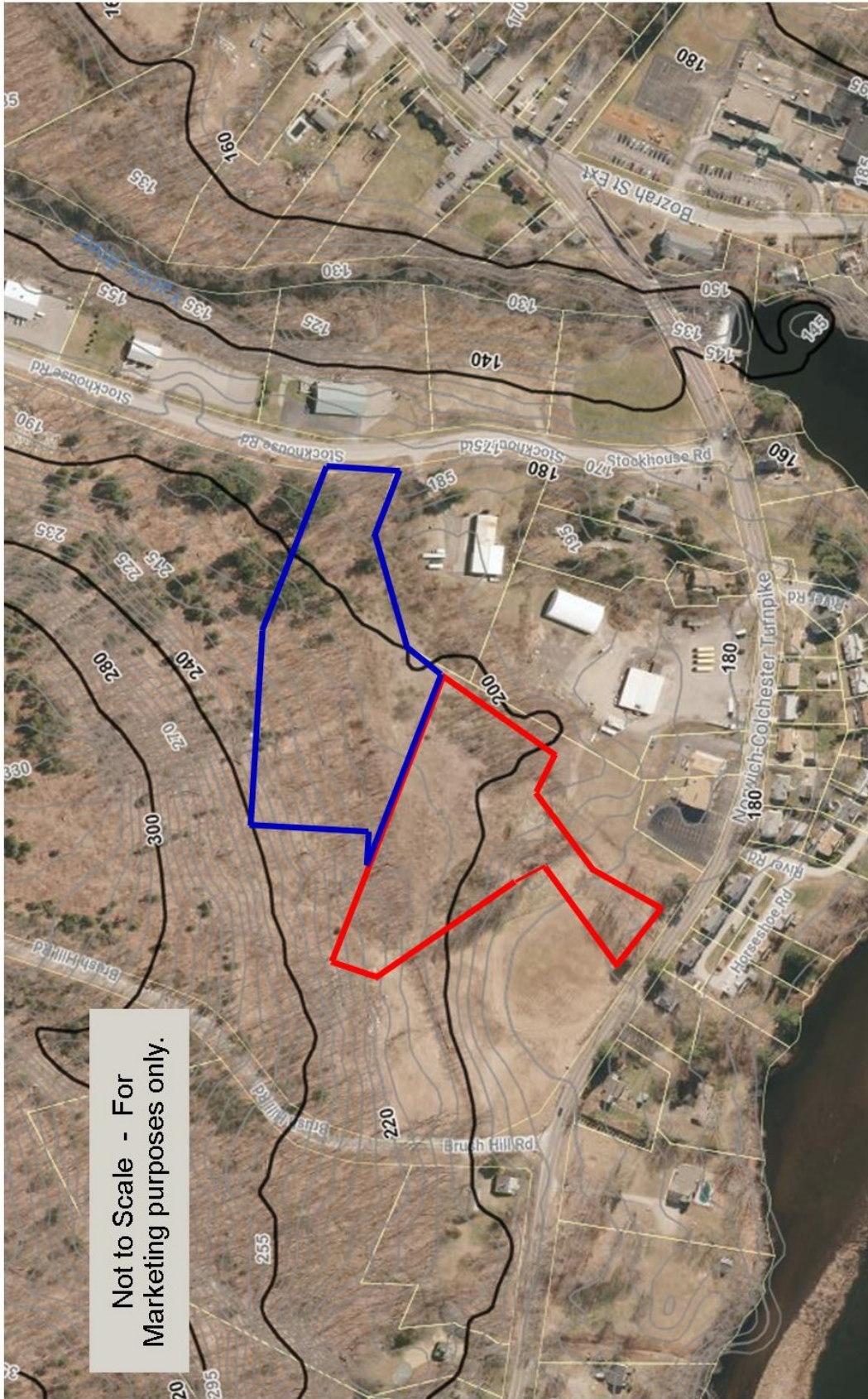
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ZONE I-80

Permitted Uses: Assembly, Business Services, Mfg, Office, Repair Services, Personal Services, Processing Facility, Printing & Publishing, Truck Terminal, Warehouse, Wireless Telecom...

DEMOGRAPHICS	3 MILE	5 MILE	10 MILE
Total Population	5,526	23,559	106,048
Total Households	2,380	10,068	44,217
Household Income \$0—\$30,000	12.95%	14.85%	16.93%
\$30,001-\$60,000	22.31%	25.35%	24.47%
\$60,001-\$100,000	31.47%	25.24%	26.74%
\$100,001+	33.28%	34.55%	31.86%



Not to Scale - For Marketing purposes only.

ABUTTING PROPERTY AVAILABLE:

0 Stockhouse Rd., Bozrah
 Approx. 4.4 Acres

0 Fitchville Rd., Bozrah
 Approx. 3.89 Acres

SECTION 8B - C/R - COMMERCIAL/RESIDENTIAL DISTRICT (8/1/00)

8B.1 Permitted Uses. The following uses are permitted in this district only after issuance of a zoning permit required by Section 3 and/or site plan as required by Section 12 of these Regulations. (8/1/00)

8B.1.1 Single-family dwellings and accessory buildings.

8B.1.2 Elderly Housing as per Section 11.9 (Special Exception).

8B.1.3 Commercial businesses as stipulated by Sections 8.1.1 thru 8.1.8.

8B.2 Minimum Lot Size.

8B.2.2 80,000 square feet.

8B.3 Dimensional Requirements.

8B.3.1 **Frontage:** 200 feet.

8B.3.2 **Setback:** 50 feet.

8B.3.3 **Side and Rear Yards:** 25 feet.

8B.3.4 **Maximum height of all buildings:** 50 feet.

8B.3.5 **Maximum lot coverage by buildings:** 30% for Commercial uses, no requirement for residential uses.

8B.3.6 **Floor Area:** No minimum for Commercial uses, 1000 square foot minimum for single-family dwellings.

SECTION 9 - INDUSTRIAL-80 DISTRICTS (7/91)

9.1 Permitted Uses. The following uses are permitted by right in this district only after issuance of a zoning permit as required by Section 3 and/or site plan as required by Section 12 of these Regulations. (3/10/89)

9.1.1 All uses permitted in Section 8.1 and 8.2. (Amended effective 2/28/88).

9.1.2 Major retail and wholesale businesses, show rooms, office buildings, lumber storage, warehouses, truck terminals.

9.1.3 Manufacturing, processing, and assembly plants, printing, and publishing.

9.1.4 Agricultural, including dairy farming, livestock raising, poultry farming.

9.1.5 Specialized agricultural buildings.

9.1.6 Wireless telecommunication facilities. (12/1/98) (See Section 10.17)

9.2 **Special Exceptions.** The following uses are permitted, subject to the provisions of Section 11 of these Regulations.

9.2.1 Temporary assemblies, such as fairs, flea markets, and festivals.

9.2.2 Recreation campgrounds.

9.2.3 Excavations.

9.2.4 Saw mills.

9.3 **Minimum Lot Size.** 80,000 square feet for uses under Section 8.1, above, and 80,000 square feet for uses listed in Section 9.1 and 9.2. (5/21/87)

9.4 **Dimensional Requirements.** (3/10/89)

9.4.1 **Frontage:** 150 feet.

9.4.2 **Setback:** Shall equal one and one-half (1-1/2) the height of the building. In no case shall the set back be less than 50 feet.

9.4.3 **Side and Rear Yards:** 35 feet.

9.4.4 **Floor Area:** No minimum.

9.4.5 **Maximum lot coverage by building:** 30%

9.4.6 **Maximum height of all buildings:** 50 feet.

9.5 **Industrial-30 Districts (I-30)** (7/91) (4/10)

9.5.1 The uses stipulated by Sections 8.1.1 through 8.1.4 and, 9.1.2 and 9.1.3 are permitted in this district only as stipulated by these regulations. Additionally, permitted uses are those Commercial and Industrial categories which are of such type and conducted at such a scale that they are compatible with the site characteristics of the property. The applicant shall present application information as required by this Section and all other applicable sections of these regulations in order to satisfy the Planning &