

Industrial / Office space For Lease



2 Extrusion Dr., Pawcatuck, CT 06379

FOR LEASE

\$7.50/SF NNN

John Jensen, SIOR

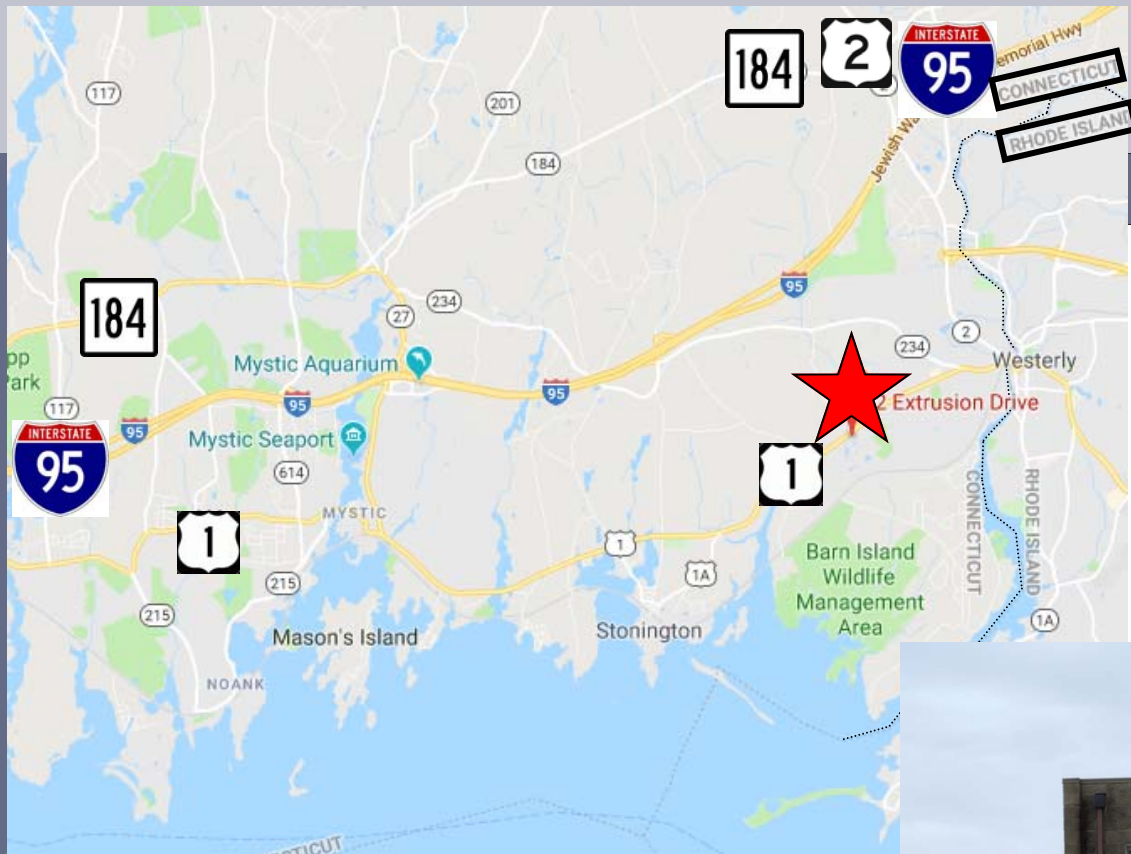
**PEQUOT
COMMERCIAL**

15 Chesterfield Road, Suite 4
East Lyme, CT 06333

860-447-9570 x131
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Excellent Storage / Mfg / Office building in industrial area

- > 6,300sf available: 4,300+/-sf Industrial / Mfg
2,000+/-sf Finished Office
- > 17' High ceilings
- > Loading dock
- > Drive-in door
- > 100'+/- Road frontage
- < 1 Overhead door
- < 1 Loading dock
- < Zone M-1 Mfg
- > Sprinklered - Wet
- > Handicap Accessible
- > City Water/ Sewer
- > Natural Gas
- > Central A/C in office only
- > 15 Parking spaces



DEMOGRAPHICS	5 MILE	10 MILE	20 MILE
Total Population	36,775	81,635	305,969
Total Households	16,682	36,027	123,436
Household Income \$0—\$30,000	19.24%	16.96%	19.59%
\$30,001-\$60,000	23.77%	22.87%	23.52%
\$60,001-\$100,000	21.33%	24.32%	23.88%
\$100,001+	35.65%	35.85%	33.01%

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



Zone M-1

PERMITTED USES: Assembly, Fabricating, Warehousing, Municipal facility, Office., R&D...

BY SPECIAL PERMIT: Hospital, Clinic, Breweries, Healthclubs...



4.7 MANUFACTURING (M-1)

Purpose: This zone provides for a range of manufacturing and commercial uses.

4.7.1 Permitted Uses.

- 4.7.1.1 Assembly, fabricating, compounding, warehousing, and packing up to 10,000 square feet.
- 4.7.1.2 Buildings for assembly, fabricating, compounding, warehousing, and packing up to 10,000 square feet.
- 4.7.1.3 Lumbering and lumber mills.
- 4.7.1.4 Municipal facility.
- 4.7.1.5 Offices and/or corporate headquarters in buildings less than 5,000 square feet.
- 4.7.1.6 Processing of agricultural products.
- 4.7.1.7 Public utilities.
- 4.7.1.8 Research and development.
- 4.7.1.9 Aquaculture/Agriculture (a 200-foot setback for manure storage and stables is required from all property lines and tidal wetlands).
[ADOPTED AUGUST 3, 2004]

4.7.2 Accessory Uses.

- 4.7.2.1 Home Occupations, in accordance with Section 1.2.2.
- 4.7.2.2 Off-street parking of less than 20 cars and commercial vehicles, in accordance with Section 7.10. [ADOPTED JULY 30, 1991]
- 4.7.2.3 Recreational uses and structures such as, but not limited to, swimming pools and tennis courts accessory to residential uses.
- 4.7.2.4 Recreation facilities, such as tennis/handball courts and pools accessory to commercial or manufacturing uses. [ADOPTED JULY 30, 1991]
- 4.7.2.5 Storage of goods or supplies incidental to permitted uses.

4.7.2.6 Retail sale of goods or supplies which are either manufactured or processed on site provided said retail sale is subordinate and incidental to the permitted use in all respects, including but not limited to the proportion of space and resources devoted to said accessory use and specifically including the following:

- .1 The floor space devoted to accessory retail sales use shall be no more than ten (10) percent of the total floor space of the principal use, or 2,000 square feet, which ever is less.
- .2 Parking for accessory retail sales shall be separate and apart from all other parking on premises.

4.7.2.7 Keeping of domestic animals as an accessory to a residential use.
[AMENDED NOVEMBER 19, 2013]
NOTE: No commercial activity involving domestic animals is permitted.

With the exception of hens, no more than two (2) adults of a species per household number may be kept and only on the following lot sizes:

- .1 Dogs, cats, fowl, or others compatible with cohabitation with humans may be kept on the minimum lot areas.
- .2 Grazing animals such as horses, cows, sheep, and goats with no more than two (2) animals per 130,000 square feet.
- .3 Keeping of hens in accordance with Section 2.17.

4.7.3 **Uses Allowed by Special Permit.**

4.7.3.1 Assembly, fabricating, compounding, packing, and warehousing greater than 10,000 square feet.

4.7.3.2 Buildings for assembly, fabricating, compounding, packing, and warehousing greater than 10,000 square feet.

4.7.3.3 Bulk storage.

4.7.3.4 Coal yards and oil tanks.

4.7.3.5 Excavations.

4.7.3.6 Hospitals and clinics.

- 4.7.3.7 Offices, corporate headquarters, in buildings equal to or greater than 5,000 square feet. [ADOPTED JULY 30, 1991]
- 4.7.3.8 Recreational camping.
- 4.7.3.9 Special Detached Banners in accordance with Section 7.12.7.3. [ADOPTED JUNE 24, 2003]
- 4.7.3.10 Parking, off street, 20 or more cars, in accordance with Section 6.6.12.
- 4.7.3.11 Parking, shared, in accordance with Section 7.10.2.5. [ADOPTED JUNE 1, 2004; AMENDED DECEMBER 22, 2009]
- 4.7.3.12 Parking, dedicated off-site (sender and receiver), in accordance with Section 7.10.2.4. [ADOPTED JUNE 1, 2004]
- 4.7.3.13 Wineries. [ADOPTED AUGUST 3, 2004]
- 4.7.3.14 Excavation in accordance with Section 6.6.7. [ADOPTED AUGUST 2, 2005]
- 4.7.3.15 Filling in accordance with Section 6.6.7. [ADOPTED AUGUST 2, 2005]
- 4.7.3.16 Rehabilitation of Existing Buildings in accordance with Section 6.6.14. [ADOPTED AUGUST 2, 2005]
- 4.7.3.17 Height Exceptions for Roof Structures and Architectural Features in accordance with Section 6.6.20. [ADOPTED OCTOBER 18, 2005]
- 4.7.3.18 Breweries. [ADOPTED FEBRUARY 11, 2011]
- 4.7.3.19 Special Wall Signs in accordance with Section 7.12.7.1.4. [ADOPTED MAY 24, 2011]
- 4.7.3.20 Health Clubs of up to 10,000 square feet in existing buildings. [ADOPTED OCTOBER 22, 2012]

4.7.4 Buffer Requirements.

- 4.7.4.1 50 feet with 25 feet of screening for commercial or manufacturing use adjoining existing residence.
- 4.7.4.2 100 feet with 50 feet of screening for commercial or manufacturing use adjoining residential zone.