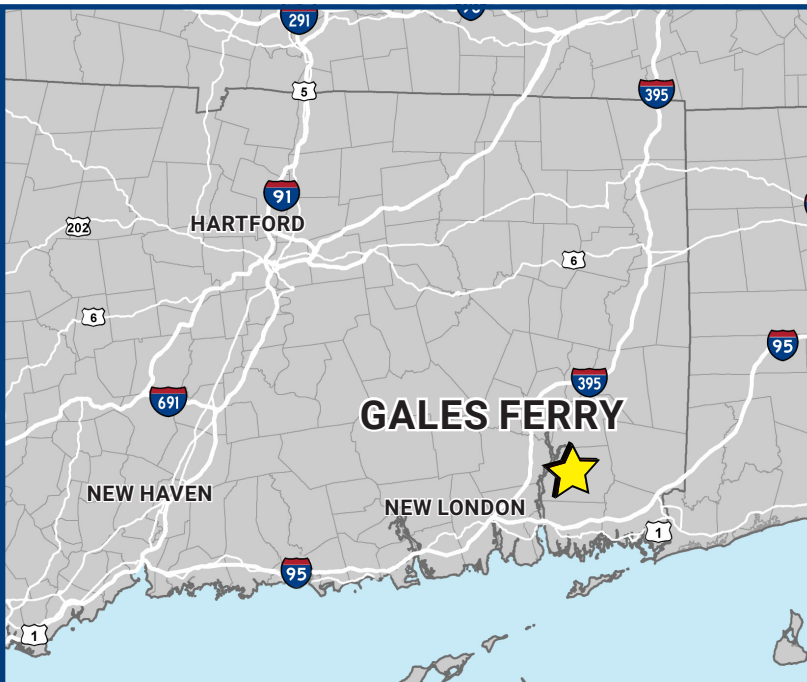
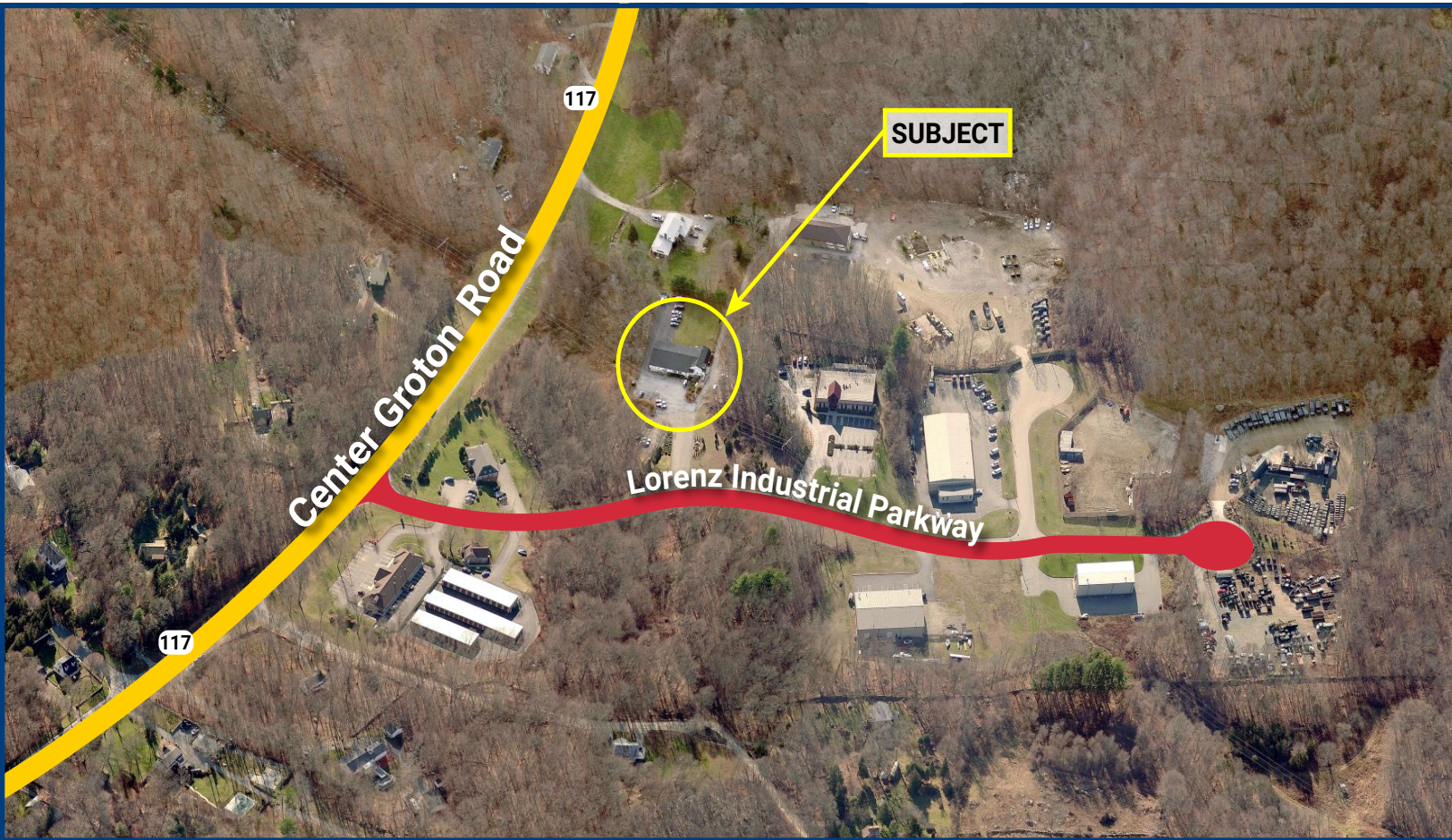


CONTRACTORS TAKE NOTE

7 Lorenz Ind Parkway • Gales Ferry, CT 06339



Highlights:

- Well built, former Police Station.
- 5 acres zoned CID (offices, storage, warehouse, wholesale, mfg, etc).
- Full wrap around parking lot.
- Property maintained and cared for by Public Works.
- A gross rent of \$550 per office includes all utilities, NNN, and CAM.
- Solar array paid for and owned by property owner.
- 18 Partitioned offices, conference room, kitchen, multiple bathrooms with showers.

CONTRACTORS TAKE NOTE

7 Lorenz Ind Parkway • Gales Ferry, CT 06339



For More Information Contact:

Bill Kane

860-388-9100 ext 3

bkane@paramountpartners.com

www.paramountpartners.com

Property Profile:

Total Building Size:	6,100
Lot Size:	5.02 acres
Ceiling Height:	10 FT
No. Drive-In Doors:	2
Year Built:	1986
Utilities:	Electricity, Sprinklers

Trade Area:

	1 - Mile	3 - Mile	5 - Mile
Total Population	511	15,407	60,534
Total Households	179	5,774	22,788
Med. HH Income	\$90,885	\$78,652	\$69,682
Owner Occ. Housing	155	3,778	13,353
Renter Occ. Housing	24	1,995	9,435
Total Businesses	20	380	2,255
Total Employees	158	3,307	30,922

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