

FOR SALE / LEASE

Class A Office



99 Mechanic St., Pawcatuck, CT 06379

FOR SALE
\$2,150,000

FOR LEASE
\$8/SF NNN

John Jensen, SIOR

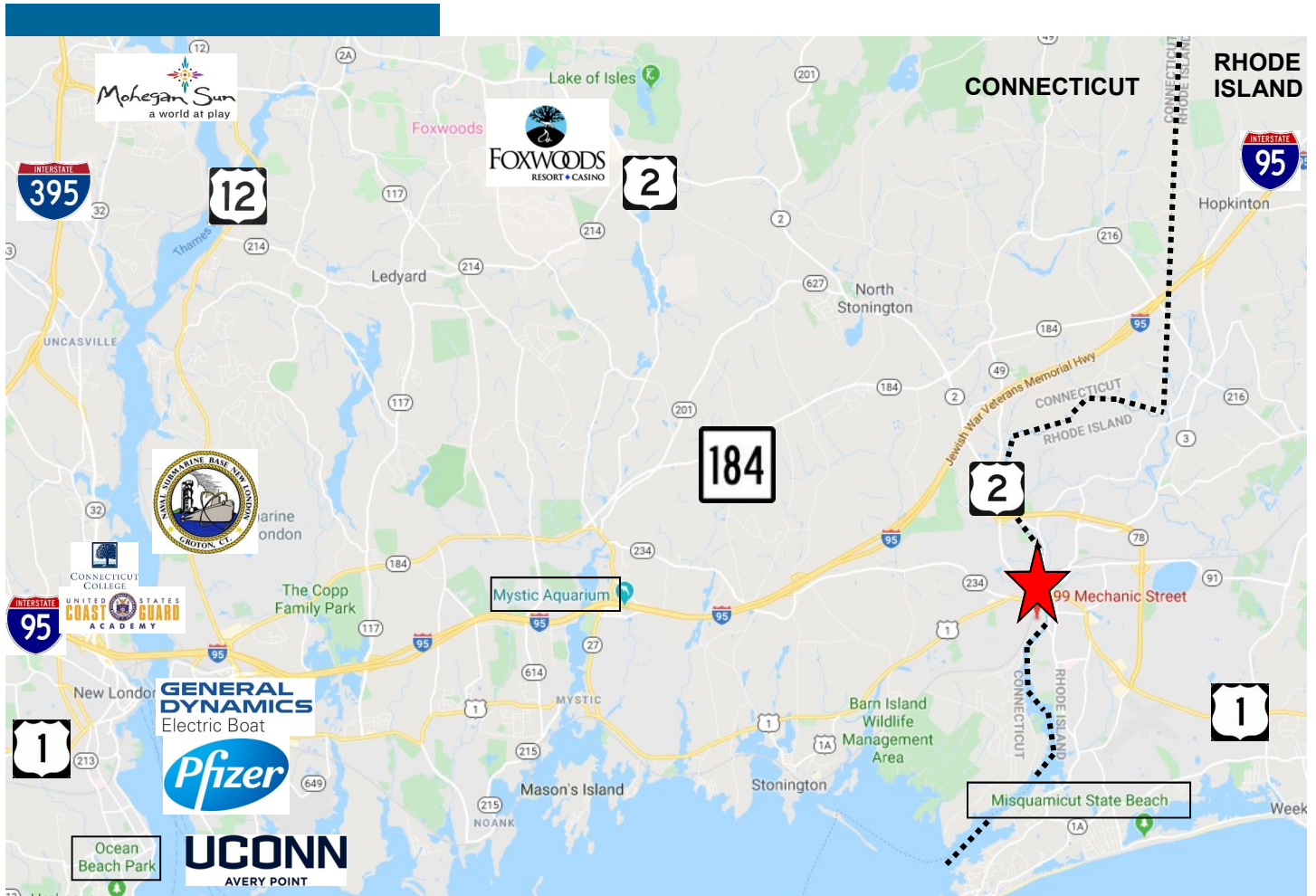
PEQUOT COMMERCIAL

15 Chesterfield Road, Suite 4
East Lyme, CT 06333

860-447-9570 x131
860-444-6661 Fax
jjensen@pequotcommercial.com

- ◆ Class A Office Building in heart of industrial zone
3 story, 38,628 sf building; open floor plan
- ◆ Handicap access, Passenger elevators
- ◆ Zone M-1
- ◆ Parking spaces 150+
- ◆ Road frontage: 491' Mechanic St.
445' Prospect St.
297' Mitchell St.
- ◆ Taxes \$31,763 ◆ Total 3.49 acres

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



| DEMOGRAPHICS | | 3 MILE | 5 MILE | 10 MILE |
|-------------------------|---------------------------|--------|--------|---------|
| Total Population | | | | |
| Total Households | | | | |
| Household Income | \$0—\$30,000 | 14.77% | 15.55% | 25.14% |
| | \$30,001-\$60,000 | 22.62% | 22.85% | 24.32% |
| | \$60,001-\$100,000 | 22.65% | 24.15% | 21.42% |
| | \$100,001+ | 39.94% | 37.47% | 29.27% |

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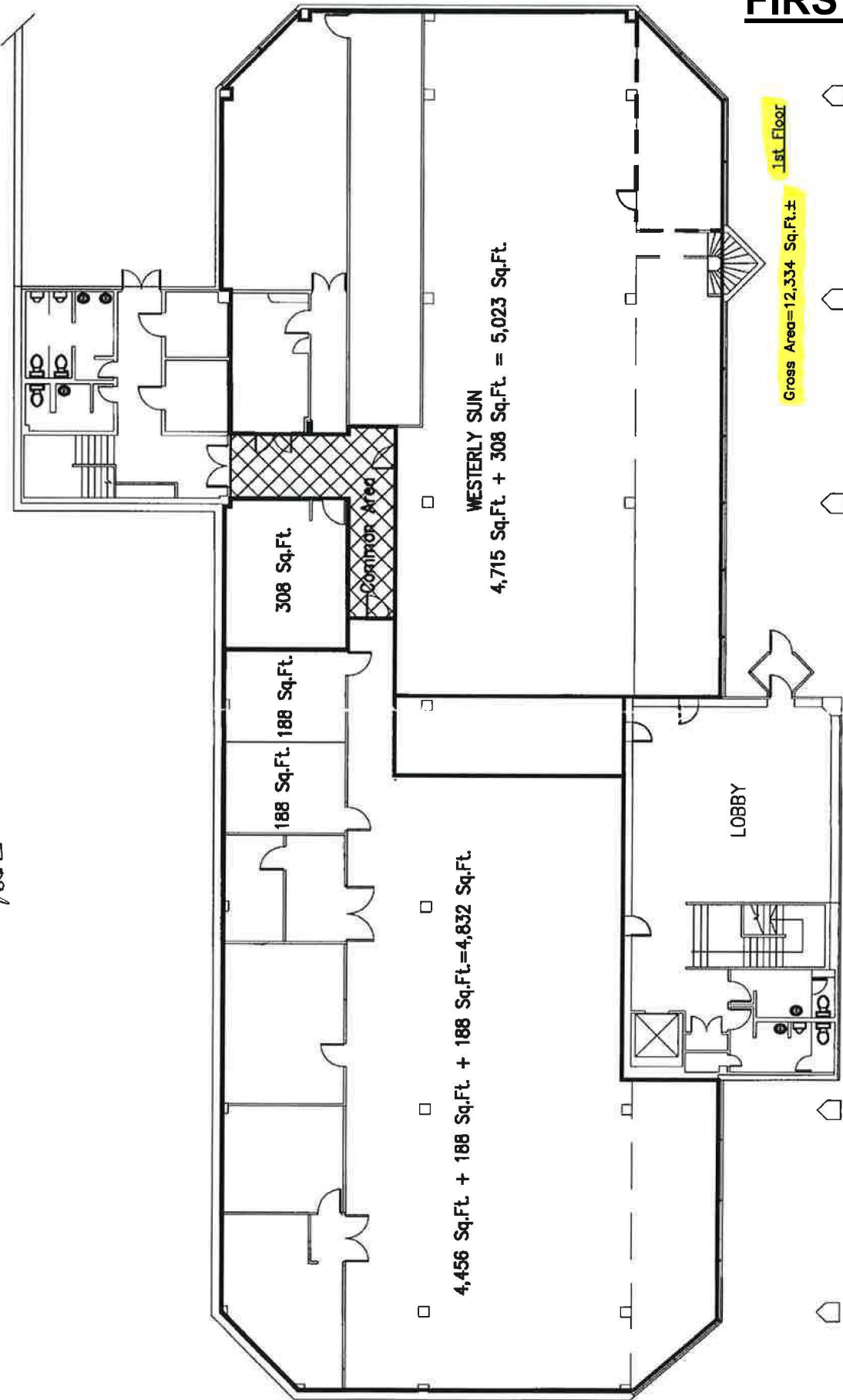
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FIRST FLOOR

4662



99 MECHANIC STREET, PAWCATUCK, CT - 1st FLOOR

