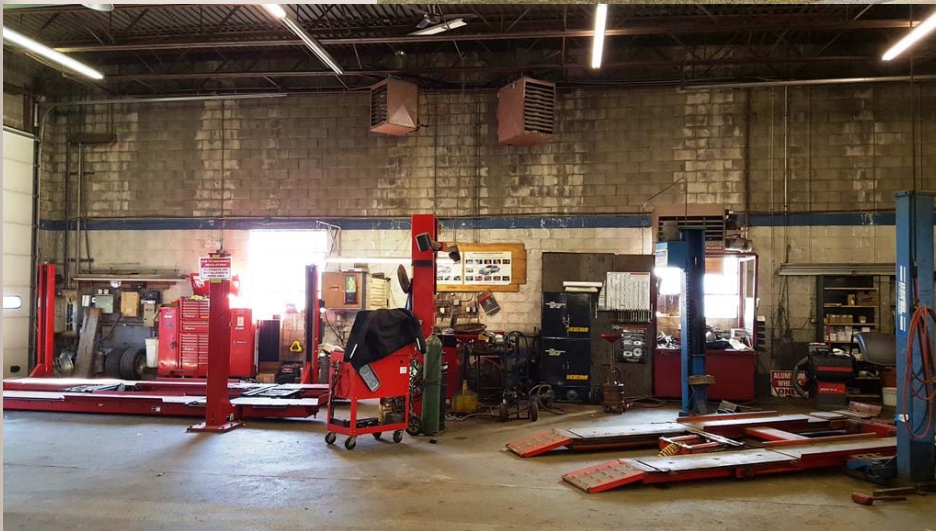




INDUSTRIAL / COMMERCIAL BUILDING FOR SALE

Pequot Commercial

15 Murphy Rd.
Franklin, CT



FOR SALE
\$650,000 and
\$1 per Year
Land Lease

- ◆ 14,686sf+/- one story building includes 1,617sf office
- ◆ Five overhead doors: - Two front doors 16' tall x 14' wide
- Three back doors 14' tall x 14' wide
- ◆ Ceiling height 18'+/-
- ◆ 2.76 acres; level, just off of Route 32
- ◆ 210'+/- Road frontage
- ◆ Zone C-2; Commercial & Light Industrial
- ◆ Well and Septic; Oil heat; A/C in office only
- ◆ \$9,533 Taxes
- ◆ Built 1979
- ◆ Gas in street, ready for hook-up

John Jensen

Pequot Commercial

15 Chesterfield Road, Suite 4
East Lyme, CT 06333

860-447-9570 x131
860-444-6661 Fax

jjensen@pequotcommercial.com



Not to scale—for Marketing purposes only

ZONE C-2

PERMITTED USES:

- Wholesale sales - Automotive sales, service & repair - Light mfg activities
- Warehousing, indoor storage and truck terminals - Printing/Publishing
- Laboratories - Veterinary hospitals - Retail - Personal services, etc

SPECIAL EXCEPTIONS:

- Hospitals, religious, Educational or governmental uses
- Fraternal organizations and Social clubs - Auctions, etc

DEMOGRAPHICS		5 MILE	10 MILE	20 MILE
Total Population		29,786	116,223	408,402
Total Households		12,558	46,700	157,795
Household Income	\$0—\$30,000	22.28%	24.15%	19.76%
	\$30,001-\$60,000	26.80%	24.90%	21.95%
	\$60,001-\$100,000	23.58%	24.34%	24.64%
	\$100,001+	27.35%	27.93%	33.65%

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



Looking out
back doors.



Back of
building



Front
close up.

CHAPTER 7

C-2 MIXED COMMERCIAL & LIGHT INDUSTRIAL DISTRICT

- 7.1. **PURPOSE.** This district is intended to provide locations for a variety of economic activities. These are the areas of Franklin that are most accessible by truck or rail and are therefore more attractive to commercial and industrial developers than less accessible areas of the Town. Such development will provide job opportunities for local residents and broaden the Town's tax base.
- 7.2. **PERMITTED USES.** The following uses are permitted by right in the C-2 district:
- 7.2.1. All uses permitted under Section 6.2, except residential uses.
 - 7.2.2. Wholesale sales.
 - 7.2.3. Automotive sales, service and repair provided all principal repair operations are conducted in a building.
 - 7.2.4. Warehousing, indoor storage and truck terminals.
 - 7.2.5. Light manufacturing activities, including assembling and processing, provided they meet the provisions of Section 9.4 of these Regulations and provided all such activities are conducted within buildings.
 - 7.2.6. Printing and publishing, veterinary hospitals.
 - 7.2.7. Laboratories.
 - 7.2.8. Nurseries, nursery stock growing and other related operations.
 - 7.2.9. Wireless telecommunication facilities other than towers.
- 7.3. **SPECIAL EXCEPTIONS.** The following uses are permitted provided they meet the conditions of Chapter 10 of these Regulations:
- 7.3.1. Excavations and associated processing.
 - 7.3.2. Hospitals, religious, educational or governmental uses.
 - 7.3.3. Temporary religious or entertainment gatherings, such as festivals, bazaars or fairs.
 - 7.3.4. Mixed uses as described in Section 10.10 of these Regulations.
 - 7.3.5. Fraternal organizations and social clubs.
 - 7.3.6. Repealed, Effective January 15, 2007, Left Blank Intentionally
 - 7.3.7. Auctions.

7.3.8. Wireless telecommunication towers.

7.4. **DIMENSIONAL REQUIREMENTS.** The following dimensions shall be required for all uses in the C-2 district:

7.4.1. Minimum lot size: **100,000 square feet** without public sewers; **60,000 square feet** with public sewers.

7.4.2. Minimum frontage on a street: **250 feet** minimum for a 100,000 square foot lot; **200 feet** minimum for a 60,000 square foot lot.

7.4.3. Minimum front yard: **100 feet**, as measured from the centerline of the street, or **75 feet** from the street right-of-way line, whichever is greater.

7.4.4. Side and rear yards: **25 feet**, except that the Commission may require an additional **25 foot** buffer strip where the property abuts a residential use or district. Where such buffer strip is required, both it and the adjacent required minimum yard shall be suitably planted with evergreens to effect a dense growth satisfactory to the Commission.

7.4.5. Maximum lot coverage by buildings, loading and storage areas and all paved areas: **65%** of the area of the lot, exclusive of wetlands and slopes in excess of **1 foot of rise in 2 feet of run**.

7.4.6. Minimum lot width: **250 feet** for a 100,000 square foot lot; **200 feet** for a 60,000 square foot lot.

7.4.7. Nurseries, nursery stock growing and other related operations shall provide the boundary of abutting residential use properties on the nursery side and shall be suitably planted with an evergreen buffer to effect a dense growth satisfactory to the Commission.

CHAPTER 6
C-1 RETAIL COMMERCIAL DISTRICT

6.1 **PURPOSE.** This district is intended to provide locations for commercial establishments in each part of the Town. Permitted establishments would be those providing convenience goods and services that meet the daily needs of the nearby residents, thus lessening the need for long trips to purchase everyday necessities.

6.2 PERMITTED USES. The following uses are permitted by right in this district:

- 6.2.1. Farming and forestry activities, and accessory buildings and uses.
- 6.2.2. Single family dwellings.
- 6.2.3. Home occupations.
- 6.2.4. Retail businesses, such as grocery stores, drug stores, apparel stores, variety stores, eating and drinking establishments, antique shops and sporting goods stores.
- 6.2.5. Business services, such as banks and other financial institutions, real estate and insurance offices, business and professional offices.
- 6.2.6. Personal services, such as barber shops, beauty salons and dry cleaning establishments.
- 6.2.7. Repair services, such as radio, television, appliance and plumbing shops, upholstery shops and shoe repair shops.
- 6.2.8. Nurseries, nursery stock growing and other related operations.

6.3 **SPECIAL EXCEPTIONS.** The following uses are permitted provided they meet the conditions of Chapter 10 of these Regulations:

- 6.3.1. Automotive sales, service and repairs, provided all principal repair operations are conducted in a building.
- 6.3.2. Religious, educational or governmental uses.
- 6.3.3. Drive-in eating establishments.
- 6.3.4. Temporary religious or entertainment gatherings, such as festivals, bazaars or fairs.
- 6.3.5. Excavations and associated processing.
- 6.3.6. Laundries or laundromats.
- 6.3.7. Mixed uses as described in Section 10.11 of these regulations.