



# GROTON, CONNECTICUT

## Community Overview

*Where the Footpaths of History Intersect the Highways of Tomorrow*

### ASSETS:

- **Available Industrial Land**
- **Airport, Rail, Highway and Port Access**
- **Low, Stable Tax Rate**
- **Located Midway Between Boston and New York**
- **Skilled Workforce**
- **Quality Educational System**
- **Enterprise Zone**



GROTON is located on Fishers Island Sound between the Thames and Mystic Rivers. A community of 41,000, Groton is committed to maintaining its quality of life, while at the same time enhancing its position as the center of commerce and industry in Southeastern Connecticut.

Groton is home to over 1,000 businesses, including Pfizer Incorporated, Electric Boat Corporation, PCC Structurals, Doncasters Precision Castings, Proto-Power Corporation and the U. S. Submarine Base. Along side this productive power are the unique community settings of Mystic, Groton Long Point, Groton Bank and Noank.

Some of Connecticut's most popular attractions are located in Groton and Southeastern Connecticut. Unique locations to visit throughout the year, such as the Historic Ship Nautilus, Fort Griswold and Avery Point, combined with special events such as the Mystic Art Festival, Subfest, Art on Groton Bank and Mystic Art Strolls, and the Summer Beach Concert Series, make this a great area in which to live, work, and play.

### Development Opportunities

Within Groton over 500 acres of privately held industrial land are available, including locations adjacent to I-95. These sites provide a setting to accommodate a wide range of uses and different sized businesses. A positive business attitude in Groton is supported by staff ready to assist with questions regarding the available inventory of lots or building in Town, the permit process, state programs, available training, or other needs of businesses looking to locate in Groton. These programs include:

**Groton's Enterprise Zone:** The zone encompasses 1,800 acres of land, which is primarily zoned industrial and commercial. The Enterprise Zone program is a state/local partnership that provides a variety of tax incentives and state grants to firms that build, move or expand in the Zone area. Depending on the type of business new to the Zone, either a five-year 80% abatement, or seven-year graduated tax deferral of local property taxes on real estate improvements is available under this program.



**Incentives Policy and Economic Assistance Fund:** Groton has established a local tax incentive policy for pre-

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ferred industries and an Economic Assistance Fund, which provides for the construction of necessary public infrastructure improvements associated with new job-creating development opportunities (e.g., light manufacturing, assembly, research and development).

## **Transportation**

By land, air, sea, and rail, Groton is immediately accessible to the largest markets in the country.

### **Interstate Highway System:**

Interstate 95, the primary East-West connector between Boston and New York City, passes directly through Groton. There are five entrance and exit points located within the community. Major North-South routes which feed into I-95 in proximity to the Town include I-395 and Route 2. Providence, Hartford, and New Haven are all within an hour's drive.

### **Air Service:**

Groton-New London Airport, which is located in Groton, serves charter aircraft and general aviation. Full commercial and freight service are also available at Bradley International Airport, in Windsor Locks, Connecticut (70 minutes), and T.F. Green State Airport in Providence, Rhode Island (45 minutes).



Port of New London\Admiral Harold Shear State Pier:  
Across the Thames River in New London, two major piers in the State Pier industrial area are available, each 1000 feet in length, service international cargo ships as well as local fishing fleets and major passenger cruise lines. The New London Foreign Trade Zone (FTZ), one of the State's most productive FTZs, is located in this area.

### **Railway Access:**

Groton is in the heart of the AMTRAK Northeast Corridor which provides passenger service to the region's major cities from New London and Mystic. Freight service lines from Providence & Worcester and Conrail are available in the area.

## **Labor**

Southeastern Connecticut's labor force is well trained, hardworking and productive. It has a great concentration of well-educated, highly skilled scientific and technical workers in fields as varied as biotechnology and marine research. Proximity to the outstanding colleges of Connecticut and New England, including the University of Connecticut, Connecticut College, Yale University, Rensselaer Polytechnic Institute, Coast Guard Academy, University of New Haven, and many others, helps maintain a highly skilled labor pool.

## **For More Information**

For more information, please contact Paige Bronk, Economic and Community Development Manager, Office of Planning and Development Services, 134 Groton Long Point Road, Groton, CT 06340-4873, (860) 448-4095, pbronk@groton-ct.gov.

