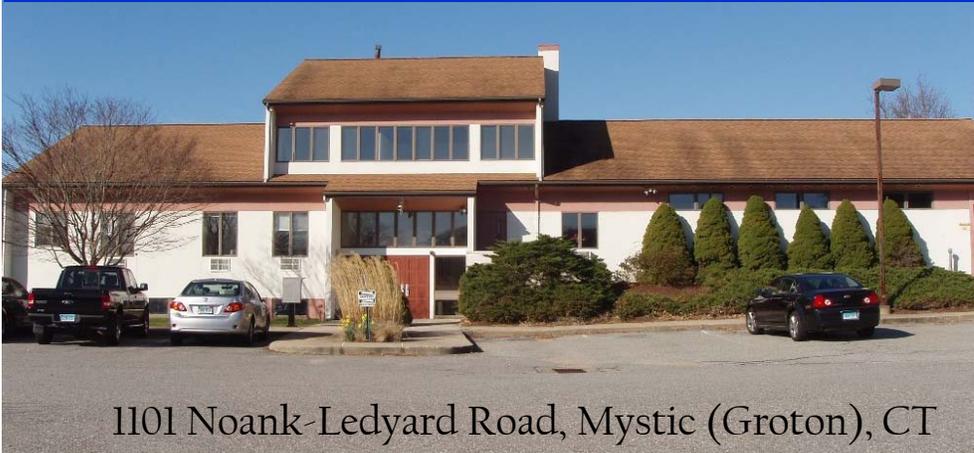


FOR LEASE

Office and Warehouse space

PROFESSIONAL BUILDING



SPACES AVAILABLE

2nd Floor Office - IIA
3,670 SF
\$10/SF plus utilities

Industrial /Warehouse
Space - ID
9,000 SF with
14'-20' Ceilings
\$8/SF plus utilities

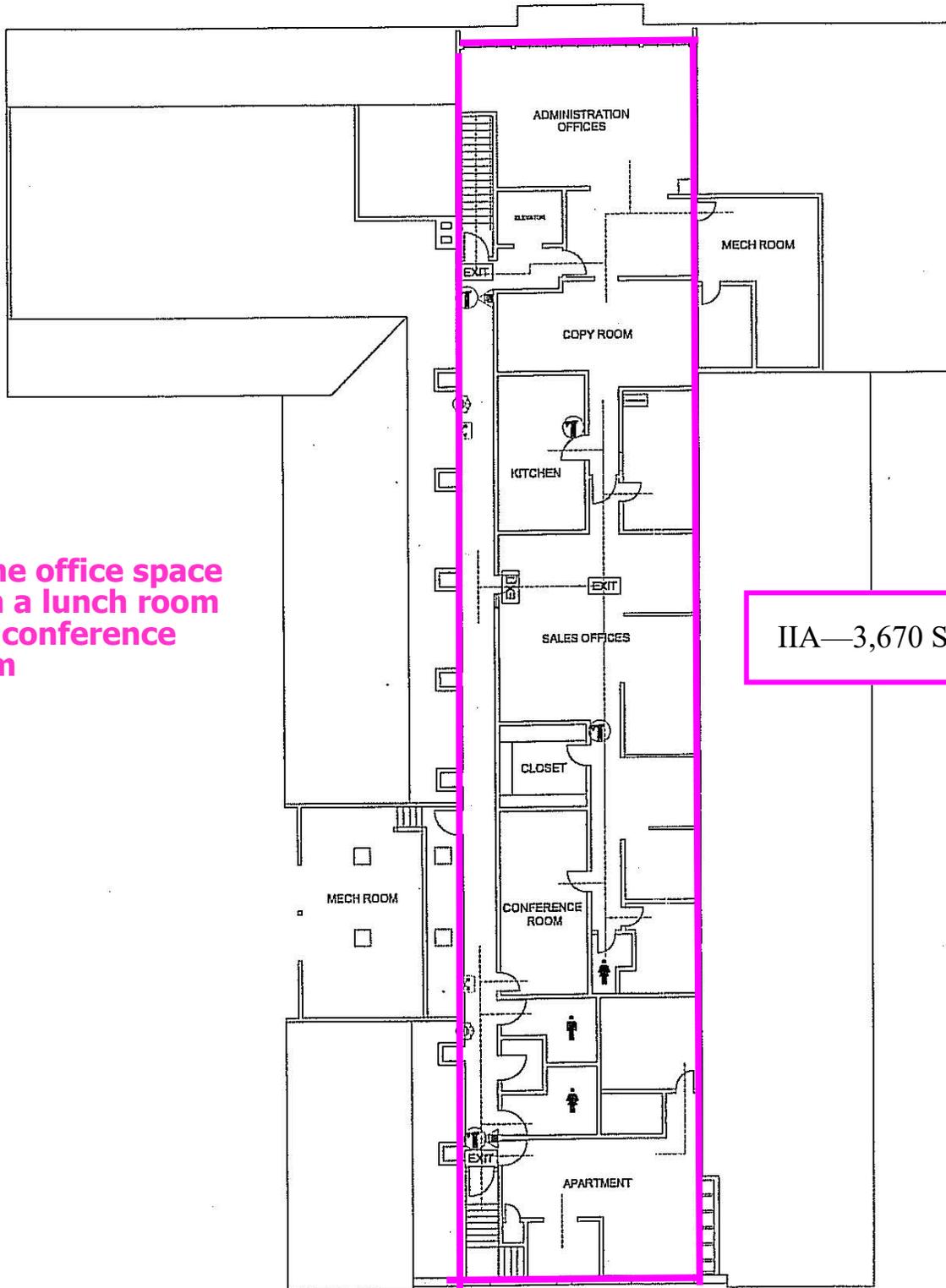
- ◆ Elevator
- ◆ Handicap accessible
- ◆ 90+ parking
- ◆ Zone: IP-80B
- ◆ 1.5 miles from I-95
- ◆ Gas Heat / Central Air

Connecticut RI

PEQUOT COMMERCIAL

Judy Walsh
860-447-9570 x153 • jwalsh@pequotcommercial.com

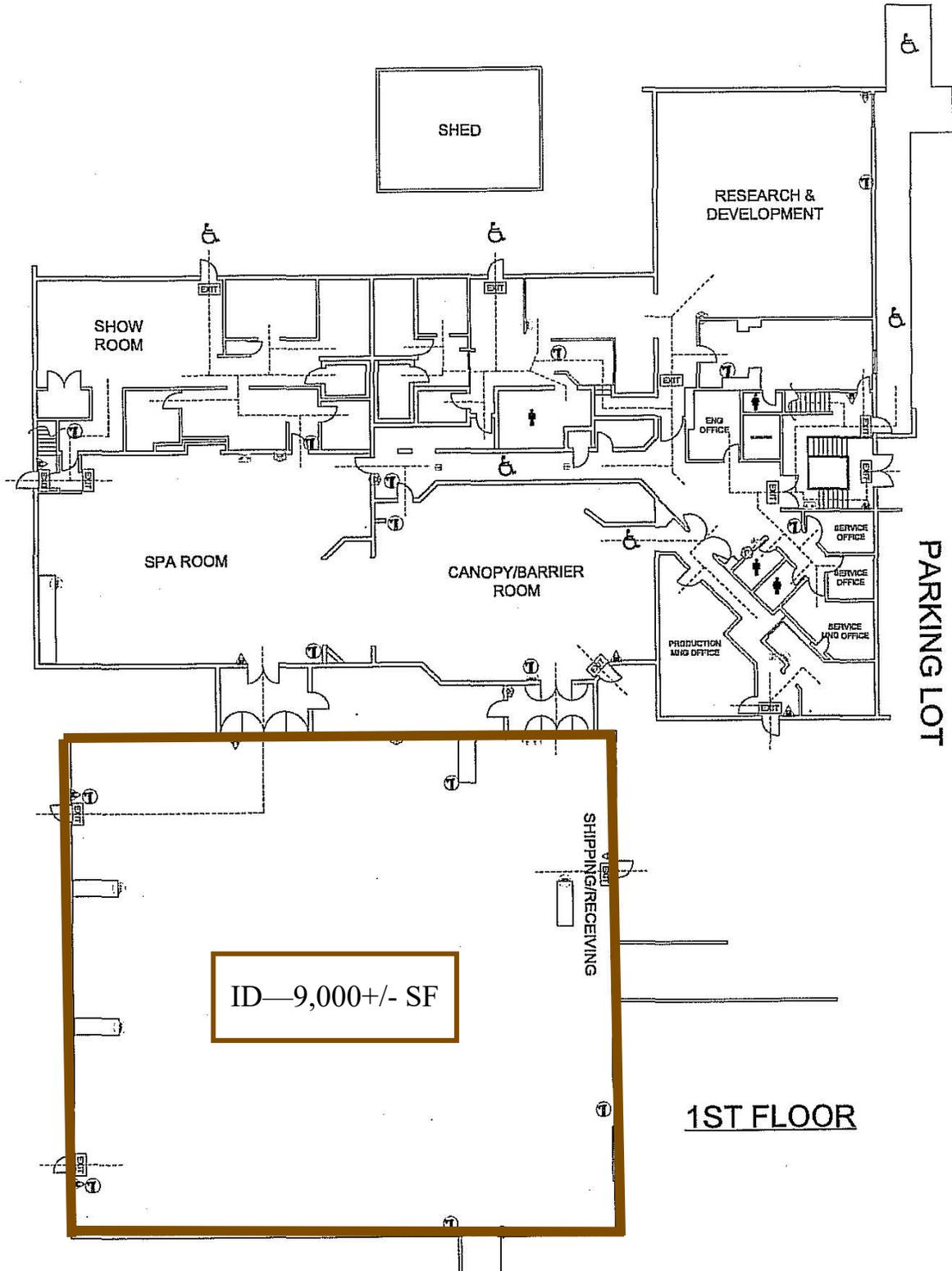
2nd FLOOR - SPACE IIA - 3,670 TOTAL SF @ \$10/SF plus utilities



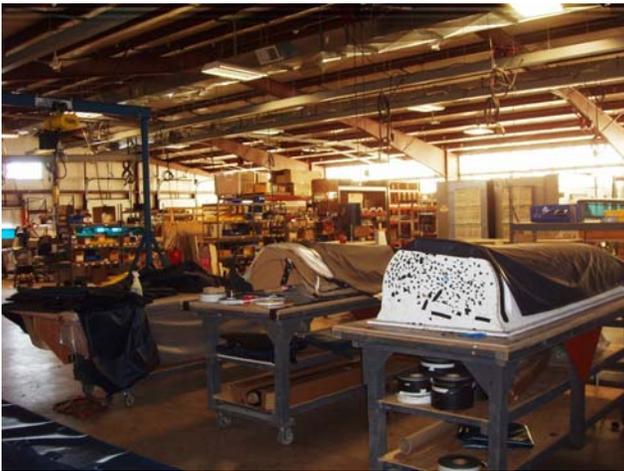
**Prime office space
with a lunch room
and conference
room**

IIA—3,670 SF

INDUSTRIAL SPACE LEVEL - SPACE ID - 9,000 SF @ \$8/SF + utilities

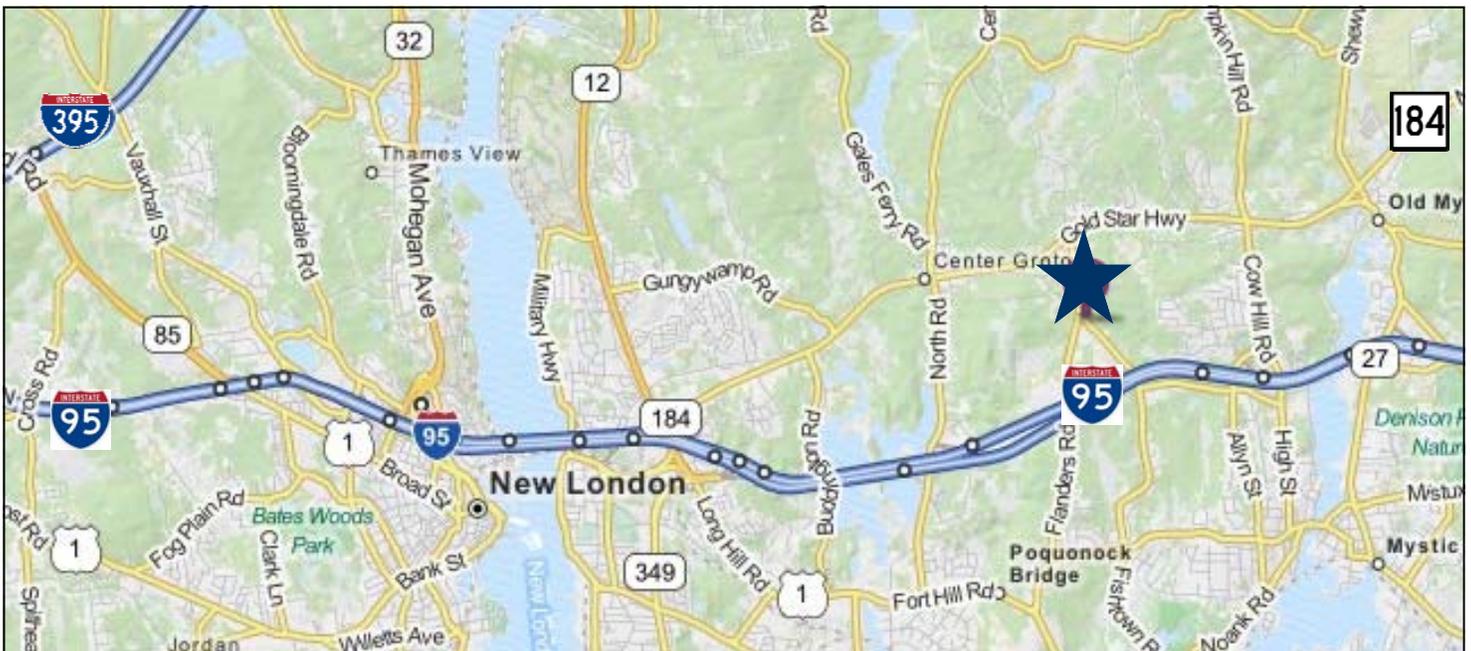


Not to scale—for Marketing purposes only





<u>DEMOGRAPHICS</u>	<u>3 MILE</u>	<u>5 MILE</u>	<u>10 MILE</u>
Total Population	21,066	54,878	156,755
Total Households	9,057	22,188	63,548
Household Income: \$0—\$30,000	16.52%	17.92%	21.29%
\$30,001-\$60,000	25.98%	25.68%	25.51%
\$60,001-\$100,000	25.44%	26.00%	24.39%
\$100,001+	32.06%	30.38%	28.80%



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

5.1-3 TABLE OF PERMITTED USES

PERMITTED USES	RESIDENTIAL DISTRICTS				COMMERCIAL DISTRICTS *					INDUSTRIAL DISTRICTS				SECTION
	RS	R	RMF	RU	OMF	CA	CB	DD	WF	IA	IPA	IPB	IPC	
RESIDENTIAL														
One Family Dwelling	X	X	C	X	X	X	X		X				C	7.1-20
Two Family Dwelling		X	C	C	X	X	X		X				C	7.1-20
Multi-Family Dwelling			C		C	C		C	C					7.1-16
Boarding and Rooming House			C	X	X	X	X		X					7.1-20
Hotel or Motel					X	X	X	X		X	C	C		7.1-31
Executive Hotel/Motel Suites					C	C	C	C		C	C	C		7.1-28
Mobile Home Parks (existing)	C	C	C	C	C	C	C	C	C	C	C	C	C	7.1-15
Residential Life Care Communities	C	C	C	C	C	C		C			C	C	C	7.1-1
Caretaker/Security Service Dwelling	AC	AC	AC	AC	AC	AC	AC	AC	AC	AC	A	AC	AC	7.1-30
Accessory Apartments	AC	AC	AC	AC	AC	AC	AC		AC				AC	7.1-34
Community Residential Counseling Facility			C		C	C	C	C						7.1-37
Active Senior Housing	C	C	C	C	C	C							C	7.1-45
SIGNS														
Accessory	AC	AC	AC	AC	AC	AC	AC	AC	AC	AC	AC	AC	AC	7.3
Non-Accessory						C	C	C		C				7.3
Non-Accessory, Temporary Event	C	C		C	C	C	C	C	C	C	C	C	C	7.3
AGRICULTURAL AND RESOURCE ACTIVITIES														
Commercial Farm or Nursery	C	C	C	C	C	C	C	C		C	C	C	C	7.1-9
Filling or Extraction of Earth Products	C	C	C	C	C	C	C	C	C	C	C	C	C	7.1-10
* For uses permitted in MX zones, see Section 6.13-4														

5.1-3 TABLE OF PERMITTED USES

PERMITTED USES	RESIDENTIAL DISTRICTS				COMMERCIAL DISTRICTS					INDUSTRIAL DISTRICTS				SECTION
	RS	R	RMF	RU	OMF	CA	CB	DD	WF	IA	IPA	IPB	IPC	
CULTURAL, ENTERTAINMENT, AND RECREATION														
Art Gallery						X	X	X	X	X	X	X		
Bowling Alley and Other Indoor Recreation						X	X	X		C	C	C		7.1-29
Campgrounds				C										7.1-2
Carnival or Fair	C	C	C	C	C	C	C	C	C	C	C	C	C	7.1-3
Club, Lodge, or Association	C	C	C	C	X	X	X			X	X	X	C	7.1-5
Exhibition Hall						X	X	X		X	X	X	X	
Golf Course				X						X	X	X	X	
Large-Scale Conference/Entertainment Facilities						C	C	C		C	C	C	C	7.1-42
Legitimate Theater						X	X	X						
Library	X	X	X	X	X	X	X	X	X					
Miniature Golf and Golf Driving Range							X			X	X	X	X	7.1-27
Motion Picture Theater						X	X	X						
Museum						X	X	X	X	X	X	X		
Nightclub, Disco, Cabaret						C	C	C		X				7.1-17
Organized Group Camp				X										
Other Outdoor Commercial Recreation				C			C			C	C	C	C	7.1-27
Public Playground, Playfield, or Park	X	X	X	X	X	X	X	X	X	X	X	X	X	
Public Recreation Center	X	X	X	X	X	X	X	X	X	X	X	X	X	
Riding or Boarding Stable				C						C	C	C	C	7.1-14
Yacht Club or Marina									X	X				

5.1-3 TABLE OF PERMITTED USES

PERMITTED USES	RESIDENTIAL DISTRICTS				COMMERCIAL DISTRICTS					INDUSTRIAL DISTRICTS				SECTION
	RS	R	RMF	RU	OMF	CA	CB	DD	WF	IA	IPA	IPB	IPC	
RETAIL TRADE - PERSONAL														
Apparel and Accessories						X	X	X						
Art and Hobby Supplies						X	X	X						
Bakery						X	X	X						
Books and Stationery						X	X	X						
Cameras and Photo Supplies						X	X	X						
Confectionery						X	X	X						
Dairy Products						X	X	X						
Drive Through Facilities						AC	AC	AC	AC	AC	AC	AC	AC	7.1-36
Drug Store						X	X	X						
Drug Store Pick-Up Windows/Facilities						AC	AC	AC						7.1-44
Florist						X	X	X						
Fruit, Vegetables, and Other Farm Products						X	X	X						
Gifts, Novelties, and Souvenirs						X	X	X						
Grocery Store or Delicatessen						X	X	X						
Jewelry						X	X	X						
Large-Scale Destination-Oriented Commercial						X	X				X			
Liquor Store						X	X	X						
Luggage and Leather Goods						X	X	X						
Meat, Fish, and Poultry						X	X	X						
Music and Musical Instruments						X	X	X						
Newspapers and Magazines						X	X	X						
Optical Goods						X	X	X						
Restaurant					A*	X	X	X			C			7.1-40
Tobacconist						X	X	X						
Toys, Sporting Goods, and Bicycles						X	X	X						

*Accessory to Hotel/Motel Only

Commercial Property Card

Print Date: 4/28/2016

Card 1 of 2

<<Back Next>>

Account 260906496130	Location 1101 NOANK LEDYARD RD	Zoning IP-80B	Deed Book/Page 601/106	Acres 4.66
District OLD MYSTIC	Use Code BUILDINGS FOR MANUFACTURING OPERATIONS			

Current Owner

COTE REAL ESTATE PARTNERSHIP
1101 NOANK LEDYARD RD
MYSTIC CT 06355

Property Picture



Building Information

Building No:	1
Year Built:	1985
No of Units:	3
Structure Type:	MANUFACTURING
Building Total Area:	20056 sqft.
Grade:	C
Identical Units:	1

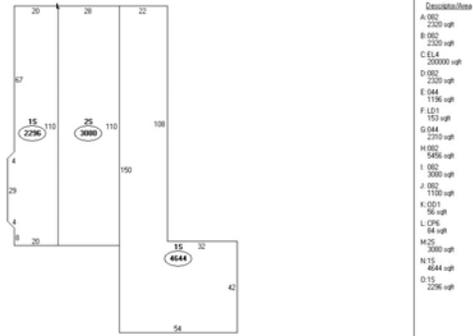
Valuation

Land:	\$474,900
Building:	\$1,276,400
Total:	\$1,751,300
Total Assessed Value:	\$1,225,910

Recent Sales

Book/Page	Date	Price
601/106	1/18/1995	\$500,000

Building Sketch



Sketch Legend

-----	Main Living Area	1SMA	Masonry	GRHS	Attached Greenhouse
1FR	Frame	OMP	Open Masonry Porch	CAT	Cathedral Ceiling
OFF	Open Frame Porch	EMP	Enclosed Msry Porch	SOP	Screen Open Frame Prch
EFP	Enclosed Frame Porch	MUB	Masonry Utility	SMP	Screen Open Msrny Prch
FUB	Frame Utility Building	MB	Masonry Bay	CPAT	Concrete Patio
FB	Frame Bay	MOH	Masonry Overhang	B	Basement
FG	Frame Garage	.SMA	1/2 Story Masonry		
FOH	Frame Overhang	MP	Masonry Patio		
.SFR	1/2 Story Frame	WD	Wood Deck		
A(U)	Attic (Unfinished)	CPY	Canopy		
A(F)	Attic (Finished)				

Exterior/Interior Information

Levels	Use Type	Ext. Walls	Const. Type	Heating	A/C	Condition
B1 - B1	MULTI-USE OFFICE	N/A	WOOD JOIST	HOT AIR	CENTRAL	FAIR
01 - 01	MULTI-USE OFFICE	FRAME	WOOD JOIST	HOT AIR	CENTRAL	FAIR

02 - 02	MULTI-USE OFFICE	FRAME	WOOD JOIST	HOT AIR	CENTRAL	NORMAL
01 - 01	LIGHT MANUFACTURING	FRAME	WOOD JOIST	HOT AIR	CENTRAL	NORMAL
01 - 01	LIGHT MANUFACTURING	CONCRETE BLOCK	WOOD JOIST	HOT AIR	CENTRAL	NORMAL
01 - 01	MULTI-USE OFFICE	CONCRETE BLOCK	WOOD JOIST	HOT AIR	CENTRAL	FAIR
02 - 02	MULTI-USE OFFICE	CONCRETE BLOCK	WOOD JOIST	HOT AIR	CENTRAL	NORMAL
01 - 01	MULTI-USE OFFICE	CONCRETE BLOCK	WOOD JOIST	HOT AIR	CENTRAL	NORMAL
01 - 01	WAREHOUSE	METAL,LIGHT	FIRE RESIST	HOT AIR	CENTRAL	NORMAL

Commercial Property Card

Print Date: 4/28/2016

Card 2 of 2

<<Back Next>>

Account 260906496130	Location 1101 NOANK LEDYARD RD	Zoning IP-80B	Deed Book/Page 601/106	Acres 4.66
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Current Owner

COTE REAL ESTATE PARTNERSHIP
1101 NOANK LEDYARD RD
MYSTIC CT 06355

Property Picture

IMAGE NOT AVAILABLE

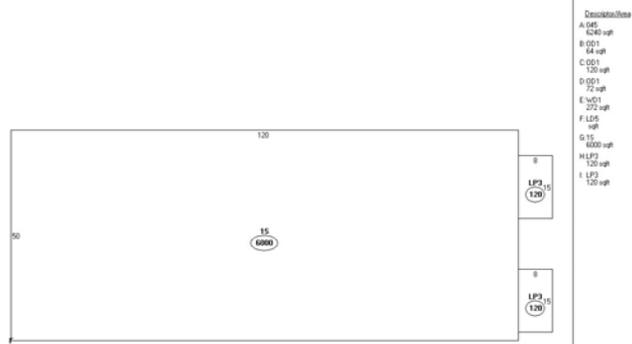
Building Information

Building No: 2
Year Built: 2001
No of Units: 1
Structure Type: WAREHOUSE
Building Total Area: 9000 sqft.
Grade: C
Identical Units: 1

Valuation

Land: \$474,900
Building: \$1,276,400
Total: \$1,751,300
Total Assessed Value: \$1,225,910

Building Sketch



Recent Sales

Book/Page	Date	Price
601/106	1/18/1995	\$500,000

Sketch Legend

----	Main Living Area	1SMA	Masonry	GRHS	Attached Greenhouse
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Levels	Use Type	Ext. Walls	Const. Type	Heating	A/C	Condition
01 - 01	WAREHOUSE	METAL,LIGHT	FIRE RESIST	HOT AIR	CENTRAL	NORMAL



Disclaimer:
 The geographic and topographic information depicted on this map was compiled by The Surveying Map Company based on an aerial flight performed in April 2009. The parcel and property line information depicted on this map has been compiled from recorded deeds, maps, a survey records, and other sources of information in the Town of Groton. The intent of this map is to depict a graphical representation of real property information relative to the plan sheet number for the Town of Groton and is subject to change as a more accurate survey may disclose. The Town of Groton and the mapping companies assume no legal responsibility for the information contained in this data.
 THIS MAP IS NOT TO BE USED FOR THE TRANSFER OF PROPERTY.

Horizontal Datum:
 Geocentric State Plane Coordinates, North American Datum of 1983 (NAD83 Feet)
 Vertical Datum:
 North American Vertical Datum of 1988 (NAVD88)

Town of Groton 1101 NOANK LEDYARD RD



Date: 11/17/2015