

FOR SALE



1101 Noank-Ledyard Road, Mystic Groton, CT

\$1,450,000
Would consider option to buy

29,276 SF
Multi-use Building
Room to expand

INCLUDES:

Office Space
8,064 SF

Industrial Space
21,212 SF

SOME OFFICE
SPACES
AVAILABLE
FOR LEASE

- ◆ Elevator - handicap access
- ◆ 4 Loading docks - 2 are adjustable
- ◆ 1 Drive-in door
- ◆ 2 Artesian Wells
- ◆ New Septic (2001)
- ◆ Factory/warehouse: 9,000 SF
- ◆ Ceilings:
 - ⇒ 20' center peak
 - ⇒ 14' sidewalls
- ◆ Main bldg. built: 1986
- ◆ Factory built: 2001
- ◆ Zone IP-80B
- ◆ 90+/- parking
- ◆ 1.5 miles from I-95
- ◆ 600 amp, 3 Phase
- ◆ 4.6 acre - no wetlands
- ◆ Gas fired forced air heat
- ◆ Central Air - 2 new (2001)
Carrier units for HVAC



PEQUOT COMMERCIAL

Eastern Connecticut and Western Rhode Island's Preferred REALTORS

Judy Walsh

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



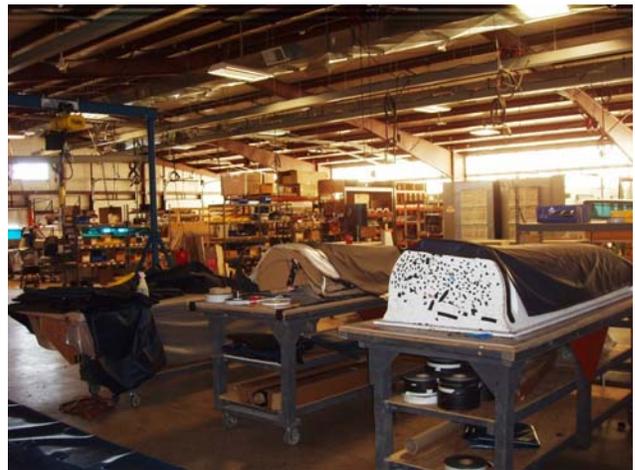
1101 Noank-Ledyard Road, Mystic Groton, CT

DEMOGRAPHICS

	3 Mile	5 Mile	10 Mile
Population	21,066	54,878	156,755
Number of Households	9,057	22,188	63,548
Household Income			
\$0 - \$30,000	16.52%	17.92%	21.29%
\$30,000—\$60,000	25.98%	25.68%	25.51%
\$60,000—\$100,000	25.44%	26.00%	24.39%
\$100,000 +	32.06%	30.38%	28.80%



Factory/Warehouse is very clean inside!



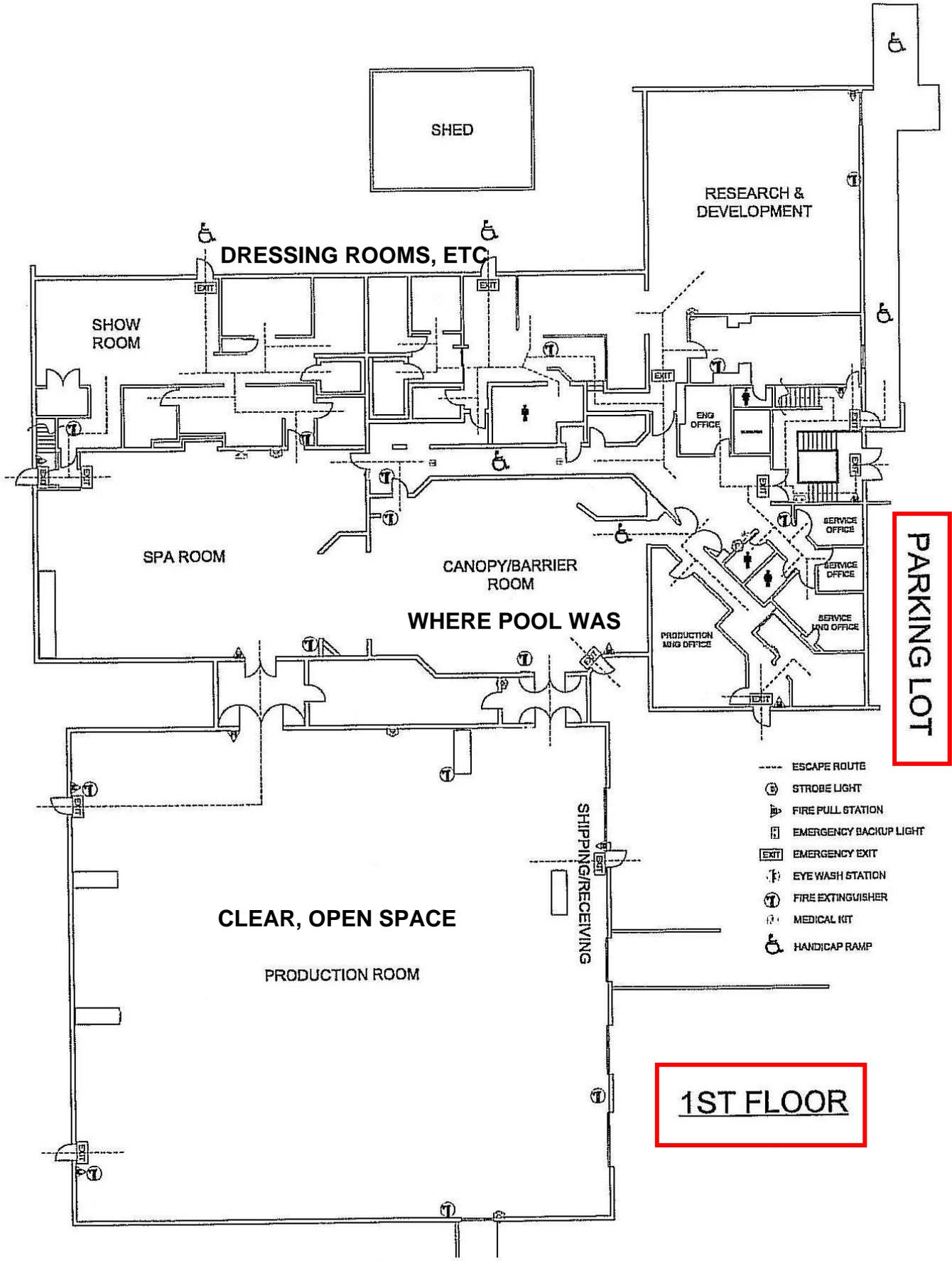




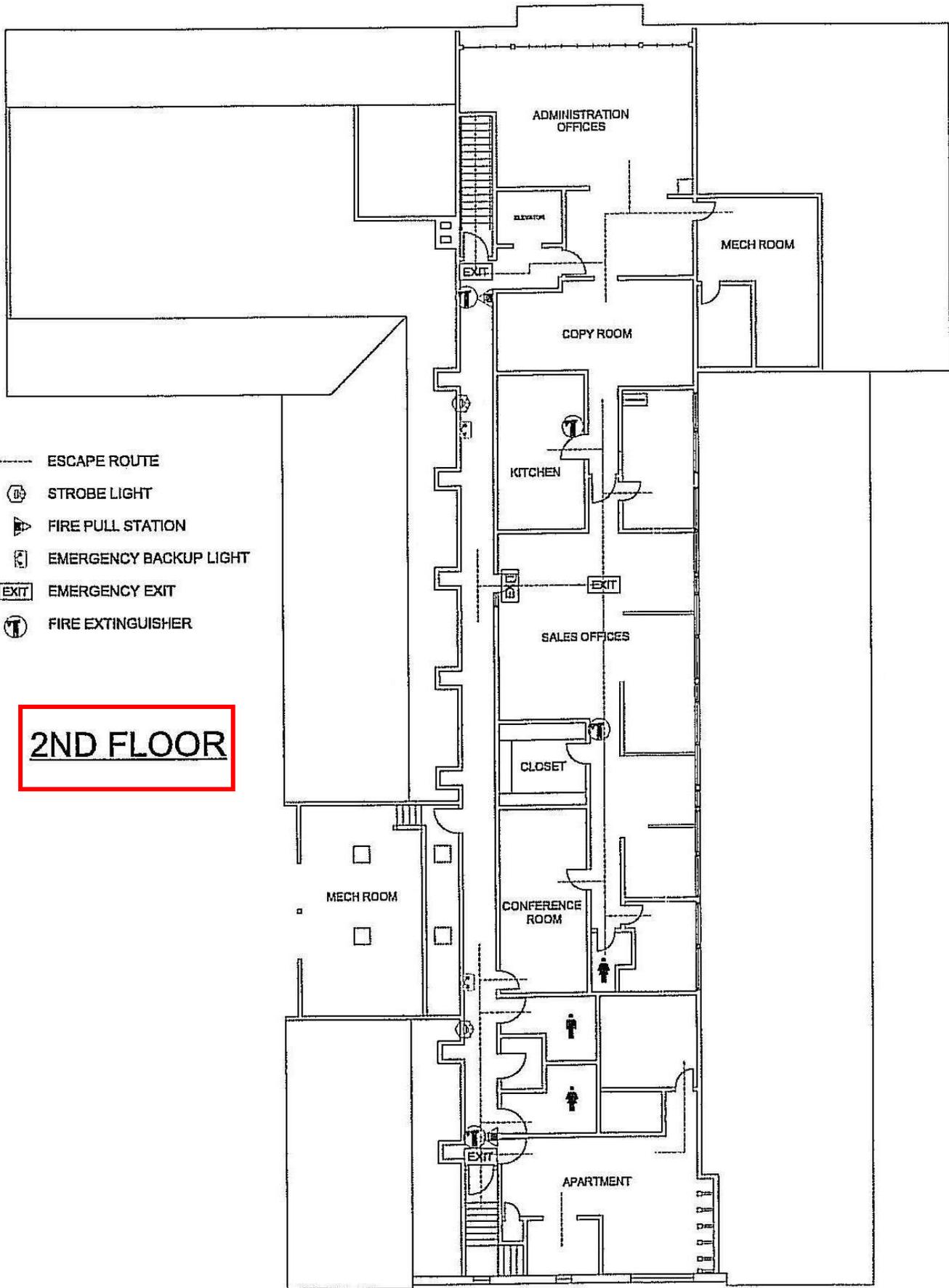
Clear, open span







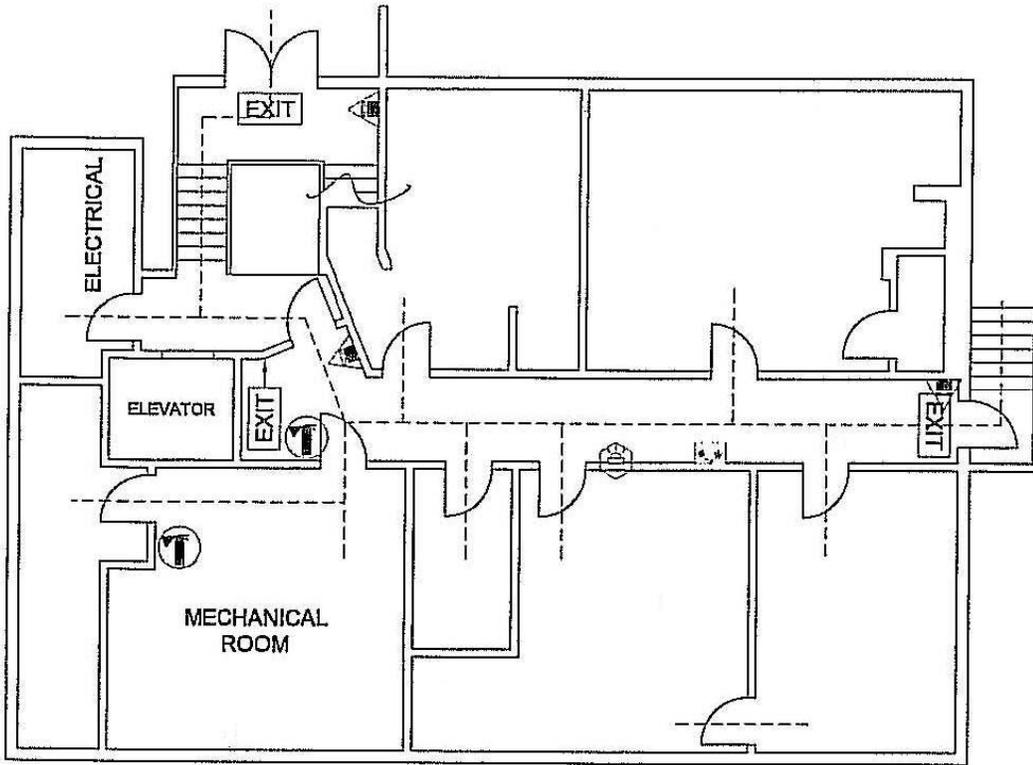
PARKING LOT



- ESCAPE ROUTE
- Ⓢ STROBE LIGHT
- ▶ FIRE PULL STATION
- Ⓜ EMERGENCY BACKUP LIGHT
- EXIT EMERGENCY EXIT
- Ⓜ FIRE EXTINGUISHER

2ND FLOOR

PARKING LOT



- ESCAPE ROUTE
- ⬠ STROBE LIGHT
- ▲ FIRE PULL STATION
- ⬠ EMERGENCY BACKUP LIGHT
- EXIT EMERGENCY EXIT
- ⊙ FIRE EXTINGUISHER

LOWER LEVEL

Possible Uses in IP-80B zone

(Please check with Town of Groton for confirmation of your use)

- Wholesale with indoor storage
- Warehousing
- Screen printing
- Scientific & research labs
- Professional offices
- Research
- Music, dance, art schools
- Church
- Day Care
- Moving & storage
- Radio & Television studios
- Musical instruments
- Office & artists materials
- Sail making
- Industrial:
 - Food & Kindred products
 - Textile products
 - Furniture & fixtures
 - Paper, printing, publishing
 - Fabricated metal products
 - Instruments:
 - Professional
 - Scientific
 - Controlling
 - Boats & small craft
- Drugs and pharmaceuticals
- Glassware:
 - Pottery products
 - Porcelain products

Commercial Property Card

Print Date: 4/28/2016

Card 1 of 2

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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

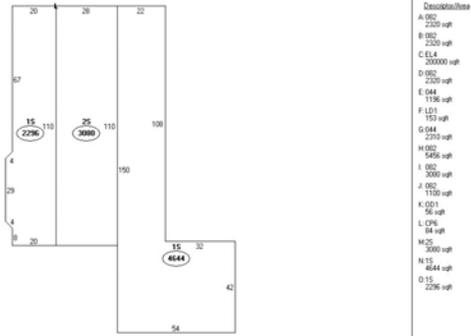
Valuation

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

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Property Picture

IMAGE NOT AVAILABLE

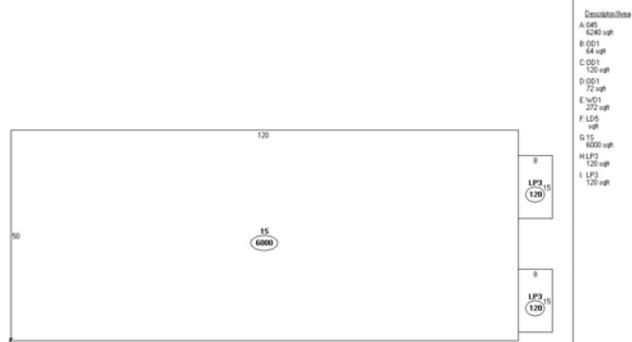
Building Information

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

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01 - 01	WAREHOUSE	METAL,LIGHT	FIRE RESIST	HOT AIR	CENTRAL	NORMAL



Disclaimer:
 The planimetric 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 is submitted for the Town of Groton and is subject to change as it 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