



OFFICE/INDUSTRIAL SPACE TO BE BUILT — FOR LEASE

Pequot Commercial



- » Approximately 9,000sf Office/Industrial building to be built.
- » Needs about 5 months to complete
- » Mixed use eligibility Office or Flex space with 20' ceilings.
- » Underground utilities to site: Electric, Water, Sewer, Gas
- » All approvals in place
- » Site work done
- » Prepped foundation
- » Heated sidewalks, cameras
- » A/C, Wet sprinkler
- » Enterprise Zone
- » Zone IA-40
- » 73 Parking spaces
- » 272' Road frontage

Judy Walsh

Pequot Commercial

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FOR LEASE

\$15/sf plus utilities and
 taxes for basic fit out



Present street view of 170 Leonard Drive, Groton

DEMOGRAPHICS	5 MILE	10 MILE	20 MILE
Total Population	78,530	140,413	307,564
Total Households	31,489	55,945	124,907
Household Income \$0—\$30,000	26.02%	20.66%	20.76%
\$30,001-\$60,000	28.51%	25.95%	25.83%
\$60,001-\$100,000	23.95%	24.91%	23.99%
\$100,001+	21.53%	28.48%	29.41%



Commercial Property Card

Print Date: 11/12/2015

Card 1 of 1

Account 169810353239	Location 170 LEONARD DR	Zoning IA-40	Deed Book/Page 1002/155	Acres 2.38
District POQUONNOCK BRIDGE	Use Code GENERAL OFFICE BUILDINGS			

Current Owner

LUTHER ENTERPRISES LLC
26 MARQUARDT LN
GROTON CT 06340

Property Picture



Building Information

Building No:	1
Year Built:	2014
No of Units:	1
Structure Type:	WAREHOUSE
Building Total Area:	12960 sqft.
Grade:	B
Identical Units:	1

Valuation

Land:	\$223,800
Building:	\$1,448,700
Total:	\$1,672,500
Total Assessed Value:	\$1,170,750

Recent Sales

Book/Page	Date	Price
1002/155	1/31/2008	\$273,700

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	.5MA	1/2 Story Masonry		
FOH	Frame Overhang	MP	Masonry Patio		
.5FR	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
01 - 01	MULTI-USE OFFICE	METAL,LIGHT	LIGHT STEEL	HOT AIR	CENTRAL	NORMAL
02 - 02	MULTI-USE OFFICE	METAL,LIGHT	LIGHT STEEL	HOT AIR	CENTRAL	NORMAL



Disclaimer:
 The geographic and topographic information depicted on this map was compiled by The GeoInformation Company based on an aerial flight performed in April 2015. The parcel and property line information depicted on this map has been compiled from recorded deeds, maps, or other 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 address 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 170 LEONARD DR



Date: 11/12/2015