PEQUOT COMMERCIAL

INDUSTRIAL / OFFICE BUILDING
FOR SALE

FOR SALE

ASKING

$875,000

> 9,900sf+/- one story building on 3.28 acre in Groton's Airport Industrial Park. SF breakdown:
- 4,946sf Warehouse with 16' Ceiling
- 4,953sf Office

> Zoned IA-40 and Enterprise Zone.

> Tenant is month to month; occupancy is negotiable

> Town Water/Sewer; Oil heat

> Handicap accessible

> Wet sprinklered

> Taxes $10,651

> Parking 22+

> Two 8' Loading docks

> Built 1998

> 810' Road Frontage

> Income/Expenses and Rent rolls available

Judy Walsh
jwalsh@pequotcommercial.com

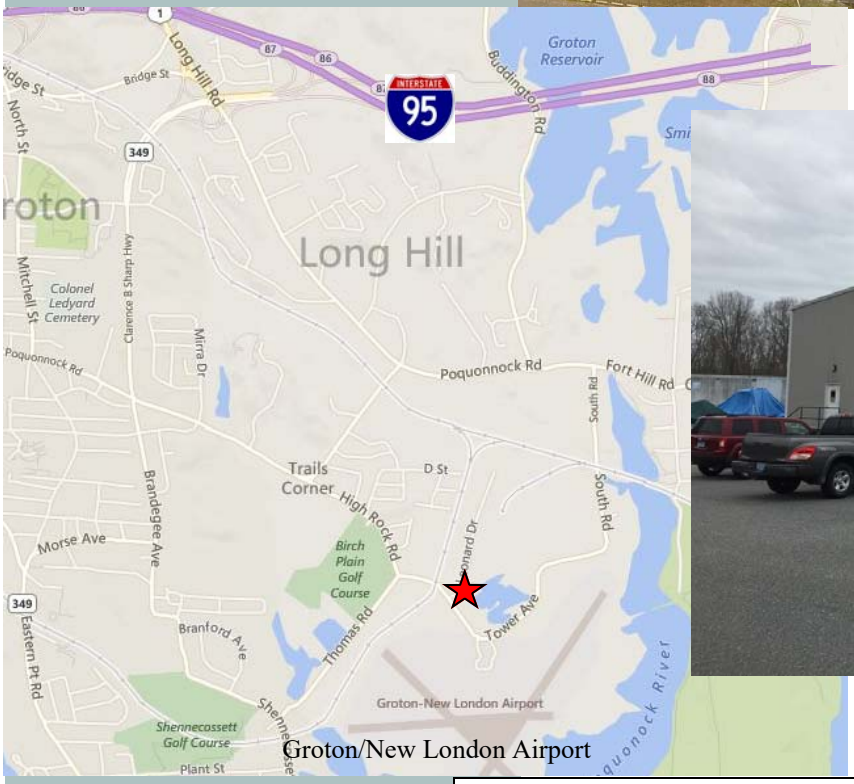
John Jensen, SIOR
jjensen@pequotcommercial.com

PEQUOT COMMERCIAL

15 Chesterfield Road, Suite 4
East Lyme, CT 06333

860-447-9570
860-444-6661 Fax

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



Groton/New London Airport

DEMOGRAPHICS	3 MILE	5 MILE	10 MILE
Total Population	35,003	77,429	137,385
Total Households	15,038	31,114	54,793
Household Income: $0—$30,000	26.98%	26.68%	21.21%
$30,001-$60,000	28.24%	26.76%	24.47%
$60,001-$100,000	24.04%	23.83%	24.71%
$100,001+	20.73%	22.74%	29.61%

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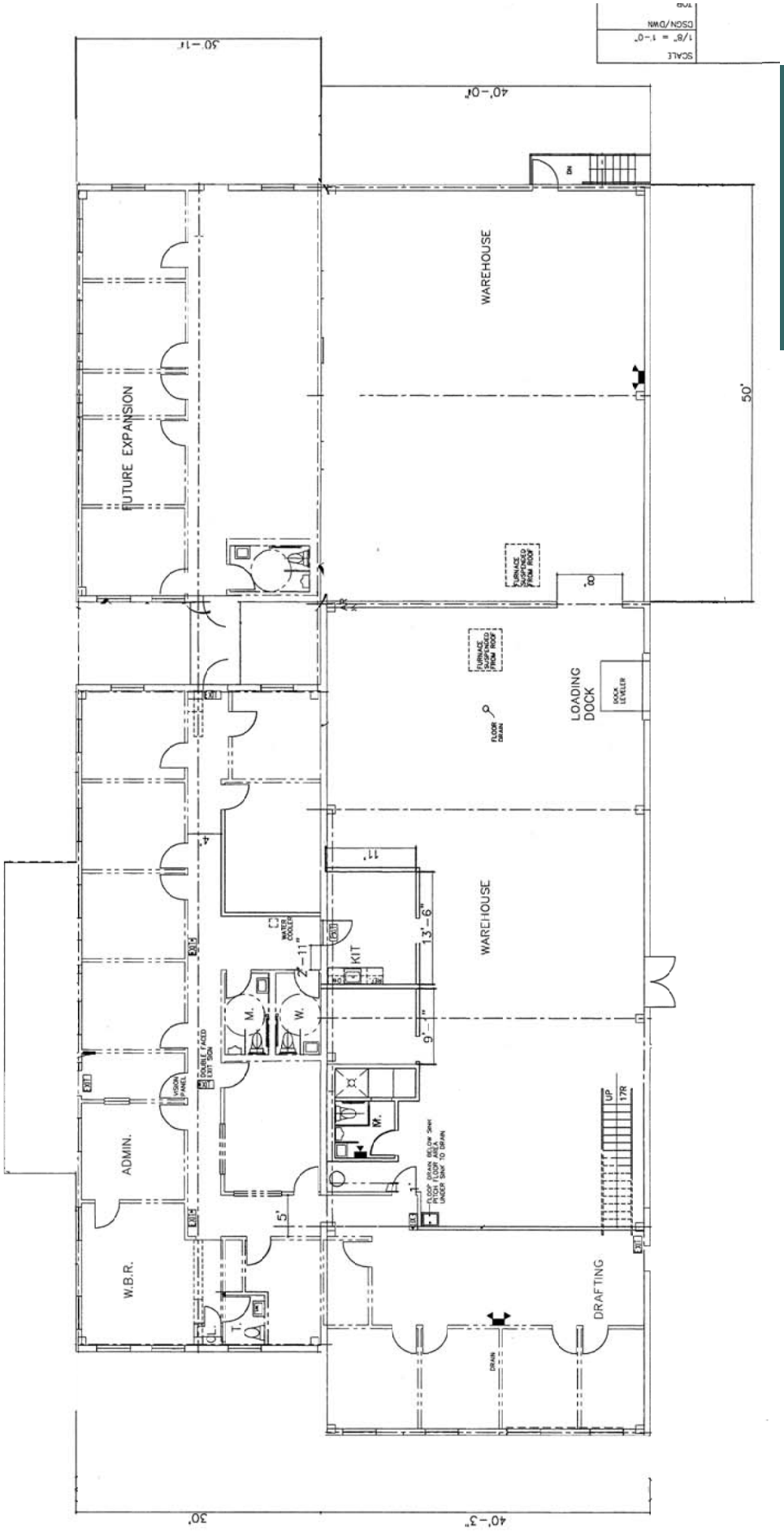

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5.1-3 TABLE OF PERMITTED USES														Sheet 1
	RESIDENTIAL DISTRICTS				COMMERCIAL DISTRICTS *					INDUSTRIAL DISTRICTS				
PERMITTED USES	RS	R	RMF	RU	OMF	CA	CB	DD	WF	IA	IPA	IPB	IPC	SECTION
RESIDENTIAL														
One Family Dwelling	X	X	C	X	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
Keeping of Hens	AC	AC	AC	AC	AC	AC	AC	AC	AC	AC	AC	AC	AC	7.1-47
* For uses permitted in MX zones, see Section 6.13-4														

X - the use is permitted as a matter of right, subject to applicable district regulations.
C - the use is permitted in the designated district but subject to both applicable district regulations and the special conditions set forth in Section 7.1.
A - the use is permitted only as an accessory use in the designated district.

5.1-3 TABLE OF PERMITTED USES														Sheet 2
	RESIDENTIAL DISTRICTS				COMMERCIAL DISTRICTS					INDUSTRIAL DISTRICTS				
PERMITTED USES	RS	R	RMF	RU	OMF	CA	CB	DD	WF	IA	IPA	IPB	IPC	SECTION
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				

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	RESIDENTIAL DISTRICTS				COMMERCIAL DISTRICTS					INDUSTRIAL DISTRICTS				
PERMITTED USES	RS	R	RMF	RU	OMF	CA	CB	DD	WF	IA	IPA	IPB	IPC	SECTION
FINANCIAL, BUSINESS, AND GOVERNMENT SERVICES														
Advertising Services					X	X	X	X	X	X	X	X	X	
Auto, Truck ,and Trailer Rental							X	C		X		A*		7.1-43
Banking and Credit Services					X	X	X	X		X	X	X		
Cleaning and Maintenance Services							X			X	X	X	X	
Collection Services					X	X	X	X	X	X	X	X	X	
Consulting Services					X	X	X	X	X	X	X	X	X	
Detective and Protective Services					X	X	X	X	X	X	X	X	X	
Duplicating and Mailing Services						X	X	X		X	X	X	X	
Employment Services					X	X	X	X	X	X	X	X	X	
General Offices					X	X	X	X		X	X	X	X	
Insurance Services					X	X	X	X		X	X	X	X	
Investment Services					X	X	X	X		X	X	X	X	
Office Equipment Rental and Leasing					X	X	X	X		X	X	X	X	
Offices of Government Agencies					X	X	X	X		X	X	X	X	
Other Town of Groton Services	X	X	X	X	X	X	X	X	X	X	X	X	X	
Real Estate Services					X	X	X	X		X	X	X	X	
Research and Testing Services					X					X	X	X	X	
Secretarial and Stenographic Services					X	X	X	X	X	X	X	X	X	
*Accessory to Warehousing Only														

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5.1-3 TABLE OF PERMITTED USES														Sheet 4
	RESIDENTIAL DISTRICTS				COMMERCIAL DISTRICTS					INDUSTRIAL DISTRICTS				
PERMITTED USES	RS	R	RMF	RU	OMF	CA	CB	DD	WF	IA	IPA	IPB	IPC	SECTION
PERSONAL, REPAIR, AND CONSTRUCTION SERVICES														
Beauty and Barber Services						X	X	X	X					
Car Wash						C	C	C		X				7.1-26
Cemetery - New				C						C	C	C	C	7.1-4 A.
Cemetery - Existing	C	C	C	C	C	C	C	C	C	C	C	C	C	7.1-4 B.
Commercial Kennel or Stable				C						C	C	C	C	7.1-14
Contractor's and Construction Equipment and Vehicle Storage				C			X			X				7.1-6
Day Spa					X	X	X	X	X					
Funeral and Crematory Services						X	X							
Home Occupation	AC	AC	AC	AC	AC									7.1-11
Ignition, Brake, Muffler, and Similar Limited Repair						C	X	C		X				7.1-25
Laundering, Dry Cleaning, and Dyeing							X			X				
Laundry and Dry Cleaning (Self-Service or Pick-Up Only)					X	X	X	X						
Motor Vehicle Body and Paint Shop						A	X			X				
Motor Vehicle - General Repairs						A	X			X				
Photographic Services					X	X	X	X	X	X	X	X		
Repair of Machinery							X			X				
Repair of Office Equipment and Personal and Household Items						X	X	X		X		X		
Self-Service Storage Facility						C	C			C	C	C	C	7.1-39
Shoe and Leather Goods Repair					X	X	X	X						
Tailoring, Dressmaking, and Apparel Repair					X	X	X	X						

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5.1-3 TABLE OF PERMITTED USES														Sheet 5
	RESIDENTIAL DISTRICTS				COMMERCIAL DISTRICTS					INDUSTRIAL DISTRICTS				
PERMITTED USES	RS	R	RMF	RU	OMF	CA	CB	DD	WF	IA	IPA	IPB	IPC	SECTION
PROFESSIONAL, EDUCATIONAL, AND OTHER INSTITUTIONAL SERVICES														
Business, Professional, and Labor Organizations					X	X	X	X		X	X	X	X	
Business, Secretarial, Music, Dance, and Art Schools or Studios					X	X	X	X		X	X	X	X	
Charitable and Philanthropic Institutions				C	X	X	X	X			X	X	X	7.1-7
Churches and Other Places of Religious Worship	X	X	X	X	X	X	X	X			X	X	X	
Day Care - Adult Day Care Facility	C	C	C	C	C	C	C	C		C	C	C	C	7.1-35
Child Day Care Center	C	C	C	C	C	C	C	C		C	C	C	C	7.1-18
Family Day Care Home	X	X	X	X	X	X	X	X	X				X	
Group Day Care Home	C	C	C	C	X	X	X	X		X	X	X	X	7.1-32
Elementary and Secondary Schools, College or University	C	C	C	C	X	X	X			C	X	X	C	7.1-8
Hospital or Clinic				C	C	C	C	C			C	C	C	7.1-12
Medical-Dental Labs and Outpatient Clinics				AC	X	X	X	X			X	X	X	7.1-21
Professional Offices				C	X	X	X	X		X	X	X	X	7.1-21
Scientific and Research Laboratories					X	X	X	X		X	X	X	X	
Veterinary or Animal Hospital				C		C	C			C	C	C	C	7.1-23

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5.1-3 TABLE OF PERMITTED USES														Sheet 6
	RESIDENTIAL DISTRICTS				COMMERCIAL DISTRICTS					INDUSTRIAL DISTRICTS				
PERMITTED USES	RS	R	RMF	RU	OMF	CA	CB	DD	WF	IA	IPA	IPB	IPC	SECTION
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					C	X	X	X						7.1-46
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														

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	RESIDENTIAL DISTRICTS				COMMERCIAL DISTRICTS					INDUSTRIAL DISTRICTS				
PERMITTED USES	RS	R	RMF	RU	OMF	CA	CB	DD	WF	IA	IPA	IPB	IPC	SECTION
RETAIL TRADE - HOUSEHOLD, BUILDING, MOTOR VEHICLES														
Antiques						X	X	X						
Auto and Truck Dealers (New)						X	X			X				
Auto and Truck Dealers (Used)						A	X			X				
Auto Parts and Supplies (New)						X	X	X		X				
Dry Goods						X	X	X						
Electrical Supplies							X			X				
Farm and Garden Supplies						X	X	X		X	X	X	X	
Fuel Oil Dealer							X			X				
Furniture Stores						X	X	X						
Gasoline Station						X	X	X		X				
General Merchandise and Department Stores						X	X	X						
Hardware						X	X	X						
Heating and Plumbing Supplies							X			X				
Home Furnishings						X	X	X						
Household Appliances						X	X	X						
Lumber and Building Materials Yard							X			X				
Marine Craft and Equipment Display and Sales						X	X	X	X	X				
Modular/Manufactured Homes Display and Sales						X	X			X				
Notions and Household Supplies						X	X	X						
Office Equipment and Supplies						X	X	X						
Paint, Glass, and Wallpaper						X	X	X						
Radio, Television, and Phonographic Equipment						X	X	X						
Tires, Batteries, and Accessories						X	X	X		X				
Trailer, Farm, and Heavy Equipment Sales							X			X				

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	RESIDENTIAL DISTRICTS				COMMERCIAL DISTRICTS					INDUSTRIAL DISTRICTS				
PERMITTED USES	RS	R	RMF	RU	OMF	CA	CB	DD	WF	IA	IPA	IPB	IPC	SECTION
WHOLESALE TRADE														
Assembly and Packaging of Medical Products							X			X	X	X	X	
Junk, Salvage, or Scrap Yard										C				7.1-13
Screen Printing/Embroidery of Clothing							X			X	X	X	X	
Warehousing							X			X	X	X	X	
Wholesale with Indoor Storage Only							X			X	X	X	X	
Wholesale with Outdoor Storage							X			X				
TRANSPORTATION, COMMUNICATIONS, AND UTILITIES														
Airport										X				
Automobile Parking	A	A	A	A	A	A	A	A	A	A	A	A	A	
Bus Garage and Maintenance							X			X				
Bus Passenger Station						X	X	X						
Commercial Broadcasting Antennae				X						X	X	X	X	
Electric Transformer Substation	C	C	C	C	X	X	X	X	X	X	X	X	X	7.1-22
Motor Freight Terminal							X			X				
Moving and Storage Uses							X				X	X	X	
Radio and Television Broadcasting Studios				X	X	X	X	X	X	X	X	X	X	
Railroad Freight Station										X	X	X	X	
Railroad Passenger Station	X	X	X	X	X	X	X	X	X	X	X	X	X	
Solid Waste Disposal Facility - Town				X								X		
Telecommunication Towers			C	C	C	C	C	C	C	C	C	C	C	7.1-41
Telecommunication Antennae and Facilities	C	C	C	C	C	C	C	C	C	C	C	C	C	7.1-41
Telephone Exchange Station	C	C	C	C	X	X	X	X	X	X	X	X	X	7.1-22
Waste Handling/Reduction Facilities										C		C		7.1-33
Water Storage Tanks	X	X	X	X	X	X	X	X	X	X	X	X	X	
Water and Sewer Pumping Stations	X	X	X	X	X	X	X	X	X	X	X	X	X	
Water and Sewer Treatment Plants	X	X	X	X	X	X	X	X	X	X	X	X	X	

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	RESIDENTIAL DISTRICTS				COMMERCIAL DISTRICTS					INDUSTRIAL DISTRICTS				
PERMITTED USES	RS	R	RMF	RU	OMF	CA	CB	DD	WF	IA	IPA	IPB	IPC	SECTION
INDUSTRIAL - FOOD AND KINDRED PRODUCTS (A)														
Bakery Products										X	X	X		
Beverage										X	X	X		
Canning and Preservation of Fruit, Vegetables, and Seafood										X	X	X		
Confectionery										X	X	X		
Dairy Products										X	X	X		
Grain Products Excluding Milling										X	X	X		
Macaroni and Noodles										X	X	X		
Meat Products										X	X	X		
Roasting Coffee										X	X	X		
INDUSTRIAL - TEXTILE MILL PRODUCTS (B)														
Dyeing and Finishing of Textiles										X		X		
Felt Goods										X		X		
Knit Goods										X		X		
Rugs and Carpets										X		X		
Woven Fabrics										X		X		
Yarns and Threads										X		X		
INDUSTRIAL - APPAREL AND OTHER FABRICATED TEXTILE PRODUCTS (C)										X	X	X		
INDUSTRIAL - LUMBER AND WOOD														
Millwork, Veneer, Plywood, and Related										X				
Sawmills and Planing Mills										X				
Wooden Containers										X				

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PERMITTED USES	RS	R	RMF	RU	OMF	CA	CB	DD	WF	IA	IPA	IPB	IPC	SECTION
INDUSTRIAL - FURNITURE AND FIXTURES										X	X	X		
INDUSTRIAL - PAPER, PRINTING, PUBLISHING, AND ALLIED INDUSTRIES														
Bookbinding										X	X	X	X	
Converted Paper and Paperboard Products										X				
Paperboard Containers and Boxes										X	X	X		
Printing and Publishing										X	X	X	X	
Printing Trade Services										X	X	X	X	
INDUSTRIAL - CHEMICALS, DRUGS, PLASTICS, AND ALLIED PRODUCTS (D)														
Agricultural and Industrial Chemicals										X				
Drugs and Pharmaceuticals										X		X		
Gum and Wood Chemicals										X				
Paint, Varnish, Lacquer, and Enamels										X				
Perfumes, Cosmetics and Toiletries										X		X		
Plastic Forming, Pressing and Assembly										X	X	X		
Plastic Materials and Resins										X				
INDUSTRIAL - STONE, CLAY, AND GLASS PRODUCTS														
Concrete and Structural Clay Products										X				
Cut Stone and Stone Products										X				
Glass										X				
Glassware, Pottery, and Porcelain Products										X		X		

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PERMITTED USES	RS	R	RMF	RU	OMF	CA	CB	DD	WF	IA	IPA	IPB	IPC	SECTION
INDUSTRIAL - FABRICATED METAL PRODUCTS (E)														
Electrical Equipment and Machinery										X		X		
Heavy Equipment and Machinery										X		X		
Ordinance and Accessories										X		X		
Other Fabricated Metal Products										X		X		
Transportation Equipment										X		X		
INDUSTRIAL - PROFESSIONAL, SCIENTIFIC, AND CONTROLLING INSTRUMENTS														
Engineering, Laboratory, Scientific, and Research Instruments										X	X	X		
Mechanical Measuring and Controlling Instruments										X	X	X		
Optical Instruments and Lenses										X	X	X		
Photographic Equipment										X	X	X		
Surgical, Medical, and Dental Instruments										X	X	X		
Watches, Clocks, and Clockwork Devices										X	X	X		

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PERMITTED USES	RS	R	RMF	RU	OMF	CA	CB	DD	WF	IA	IPA	IPB	IPC	SECTION
INDUSTRIAL - MISCELLANEOUS														
Boats and Small Craft Less Than 65 Feet in Length										X		X		
Jewelry, Silverware, and Plateware										X		X		
Musical Instruments and Parts										X		X		
Non-Ferrous Foundries										X				
Office and Artist's Materials										X		X		
Paving and Roofing Materials										X				
Rolling and Extruding Non-Ferrous Materials										X		X		
Rubber Tires, Innertubes, and Footware										X				
Sailmaking/Sail Loft							X		X	X	X	X	X	
Toys, Amusement, Sporting, and Athletic Goods										X		X		

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Commercial Property Card

Print Date: 4/28/2016

Card 1 of 1

Account	Location	Zoning	Deed Book/Page	Acres
169814340155	60 LEONARD DR	IA-40	666/751	2.8

District	Use Code
POQUONNOCK BRIDGE	WAREHOUSES FOR STORAGE OF MANUFACTURED PRODUCTS

Current Owner

TERRA FIRMA ENTERPRISES LLC
1358 BALDWIN HILL RD
GALES FERRY CT 06335

Building Information

Building No:	1
Year Built:	1998
No of Units:	1
Structure Type:	OFFICE WAREHOUSE
Building Total Area:	9900 sqft.
Grade:	C-
Identical Units:	1

Valuation

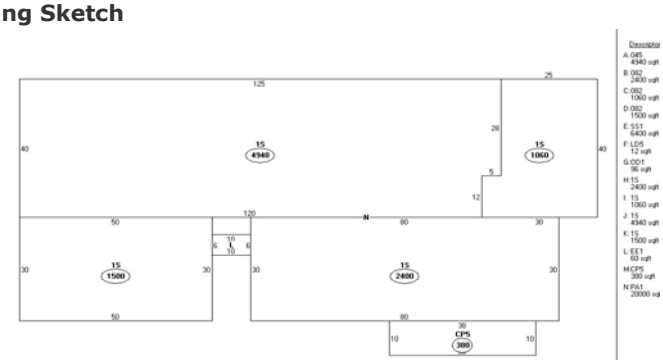
Land:	$128,000
Building:	$430,400
Total:	$558,400
Total Assessed Value:	$390,880

Recent Sales

Book/Page	Date	Price

Property Picture

Building Sketch



Sketch Legend

----	Main Living Area	1SMA	Masonry	GRHS	Attached Greenhouse
1FR	Frame	OMP	Open Masonry Porch	CAT	Cathedral Ceiling
OFP	Open Frame Porch	EMP	Enclosed Msry Porch	SOP	Screen Open Frame Prch
EFP	Enclosed Frame Porch	MUB	Masonry Utility	SMP	Screen Open Msnry 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	WAREHOUSE	METAL,LIGHT	FIRE RESIST	HOT AIR	NONE	NORMAL
01 - 01	MULTI-USE OFFICE	METAL,LIGHT	FIRE RESIST	HOT AIR	CENTRAL	NORMAL
01 - 01	MULTI-USE OFFICE	METAL,LIGHT	FIRE RESIST	HOT AIR	CENTRAL	NORMAL
01 - 01	MULTI-USE OFFICE	METAL,LIGHT	FIRE RESIST	HOT AIR	CENTRAL	NORMAL

Disclaimer:

The planimetric and topographic information depicted on this map was compiled by The Sanborn 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, assessor 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 planimetric features for the Town of Groton and is subject to changes as 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:
Connecticut State Plane Coordinates, North American Datum of 1983 (NAD83 Feet).

Vertical Datum:
North American Vertical Datum of 1988 (NAVD88).

Town of Groton
60 LEONARD DR

N
W E
S

Date: 4/28/2016

Map Created using GrotonGIS Silverlight Application