

# FOR SALE

## INDUSTRIAL PROPERTY BUS DEPOT WITH OFFICE BUILDING & FIVE 14' BAY GARAGE

**FOR SALE**

ASKING

**\$1,000,000**



80 Tower Ave., Groton

- < Two buildings total 6,350sf on 5.39 acres in Groton's Airport Industrial Park. - 4,500sf Office building  
- 1,850sf Bus depot building
- < Zoned IA-40 and Enterprise Zone
- < Tenant—School bus company
- < AMPLE fenced parking
- < Town Water/Sewer; Propane heat
- < Handicap accessible
- < Taxes \$9,858
- < Five 14' overhead doors
- < 1,058' Road frontage
- < Built 1991
- < Income/Expenses and Rent roll available

**Judy Walsh**

[jwalsh@pequotcommercial.com](mailto:jwalsh@pequotcommercial.com)

**John Jensen, SIOR**

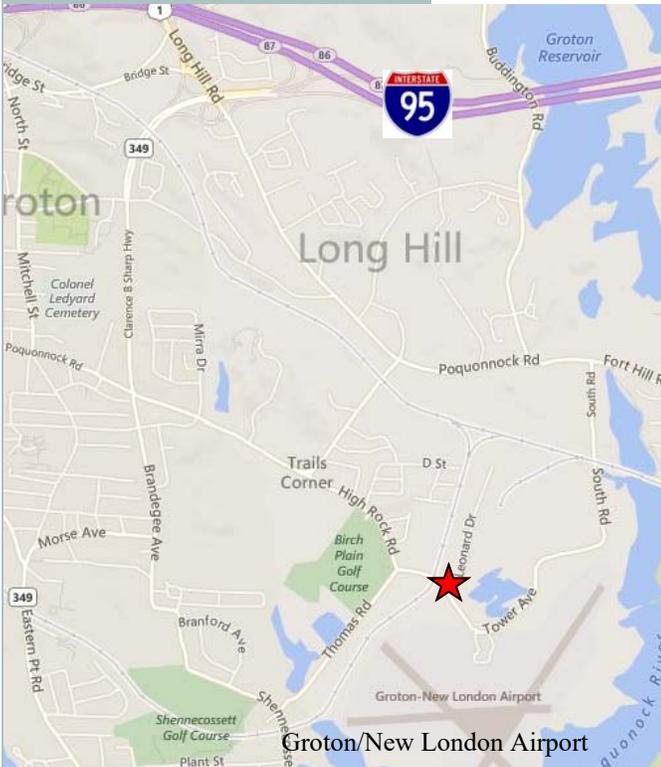
[jjensen@pequotcommercial.com](mailto:jjensen@pequotcommercial.com)

**PEQUOT COMMERCIAL**

15 Chesterfield Road, Suite 4  
East Lyme, CT 06333

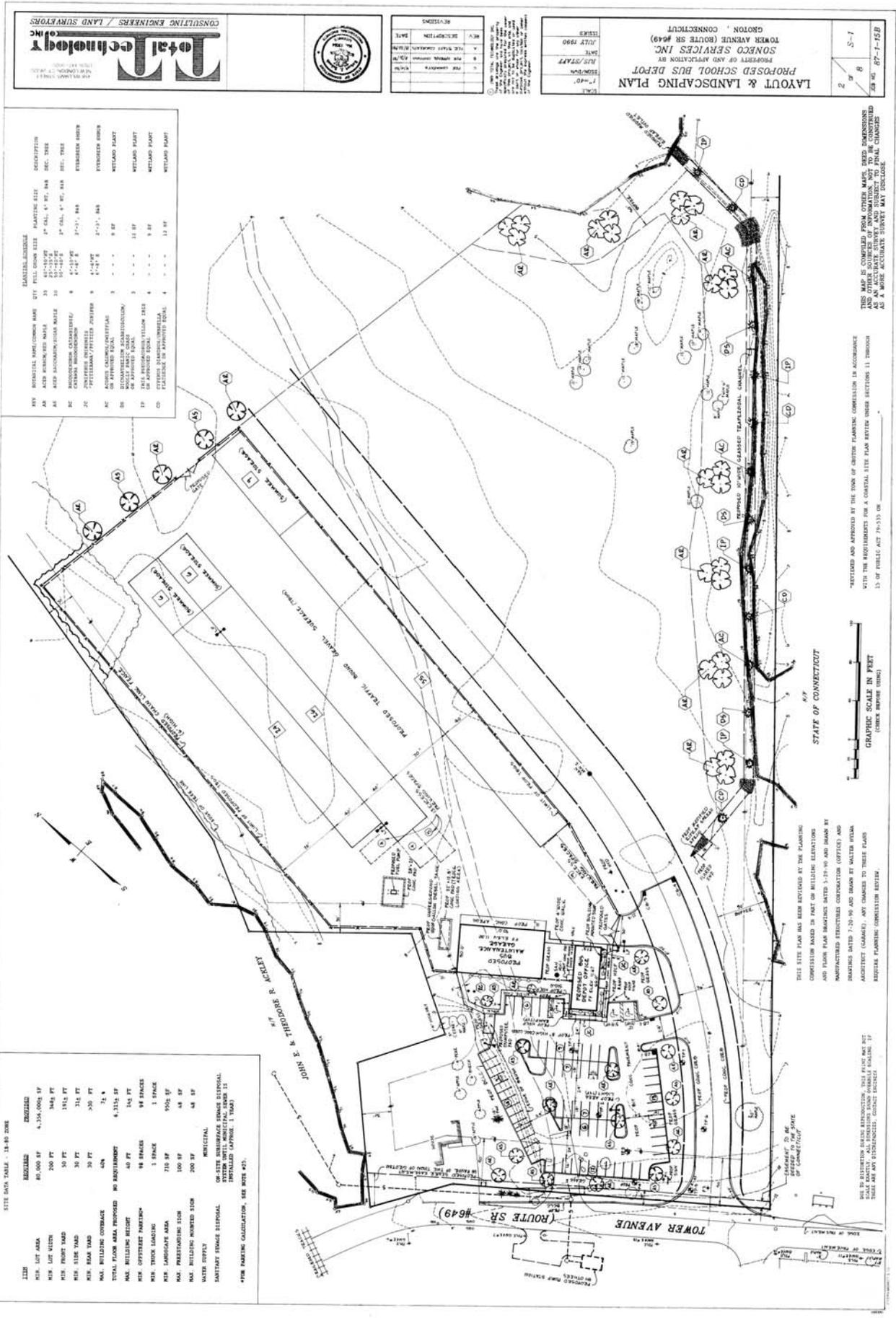
860-447-9570

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

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



**SITE DATA TABLE - 18-80 ZONE**

ITEM	EXISTING	PROPOSED
TOTAL LOT AREA	40,000 SF	4,254,000 SF
MIN. LOT WIDTH	200 FT	344.8 FT
MIN. FRONT YARD	50 FT	151.2 FT
MIN. SIDE YARD	30 FT	71.2 FT
MIN. REAR YARD	30 FT	>30 FT
MAX. BUILDING COVERAGE	7.5%	40%
TOTAL FLOOR AREA PROPOSED	NO REQUIREMENT	4,212,517 SF
MAX. BUILDING HEIGHT	40 FT	142 FT
MAX. OFFSTREET PARKING*	98 SPACES	98 SPACES
MIN. TRUCK LANDING	1 SPACE	1 SPACE
MIN. LANDSCAPE AREA	710 SF	900 SF
MAX. PAVED/STANDING STION	100 SF	48 SF
MAX. BUILDING MOUNTED SIGN	200 SF	48 SF
WATER SUPPLY	RESIDENTIAL	RESIDENTIAL
SANITARY WASTE DISPOSAL	RESIDENTIAL	RESIDENTIAL
SEWERAGE	RESIDENTIAL	RESIDENTIAL
INSTALLATION (APPROX. 1 YEAR)		

\*FOR PARKING CALCULATION, SEE NOTE #23.

**PLANTING SCHEDULE**

KEY	INDICATED NAME/COMMON NAME	QTY	PLANT SIZE	PLANTING SIZE	DESCRIPTION
AS	ASPERULATED WAX	30	24"-30" DB	4" GAL, 4" DB, 8A8	SEC. TREE
AD	ADONIS/STAGNATION WAX	10	30"-36" DB	4" GAL, 4" DB, 8A8	SEC. TREE
AC	ACER/RED BARK	10	24"-30" DB	4" GAL, 4" DB, 8A8	EXTENSIVE BUSH
AE	AEOLIA/FLORIBUNDA	8	24"-30" DB	4" GAL, 4" DB, 8A8	EXTENSIVE BUSH
AF	AFELIX/SPICATA	8	24"-30" DB	4" GAL, 4" DB, 8A8	EXTENSIVE BUSH
AG	AGAVE/ALAMANDRA	8	24"-30" DB	4" GAL, 4" DB, 8A8	EXTENSIVE BUSH
AH	AHORN/LEUCOCARPUS	8	24"-30" DB	4" GAL, 4" DB, 8A8	EXTENSIVE BUSH
AI	AIRO/LEUCOCARPUS	8	24"-30" DB	4" GAL, 4" DB, 8A8	EXTENSIVE BUSH
AJ	AJACIA/LEUCOCARPUS	8	24"-30" DB	4" GAL, 4" DB, 8A8	EXTENSIVE BUSH
AK	AKASHI/LEUCOCARPUS	8	24"-30" DB	4" GAL, 4" DB, 8A8	EXTENSIVE BUSH
AL	ALBANY/LEUCOCARPUS	8	24"-30" DB	4" GAL, 4" DB, 8A8	EXTENSIVE BUSH
AM	AMAL/LEUCOCARPUS	8	24"-30" DB	4" GAL, 4" DB, 8A8	EXTENSIVE BUSH
AN	ANANAS/LEUCOCARPUS	8	24"-30" DB	4" GAL, 4" DB, 8A8	EXTENSIVE BUSH
AO	AO/LEUCOCARPUS	8	24"-30" DB	4" GAL, 4" DB, 8A8	EXTENSIVE BUSH
AP	AP/LEUCOCARPUS	8	24"-30" DB	4" GAL, 4" DB, 8A8	EXTENSIVE BUSH
AQ	AQ/LEUCOCARPUS	8	24"-30" DB	4" GAL, 4" DB, 8A8	EXTENSIVE BUSH
AR	AR/LEUCOCARPUS	8	24"-30" DB	4" GAL, 4" DB, 8A8	EXTENSIVE BUSH
AS	AS/LEUCOCARPUS	8	24"-30" DB	4" GAL, 4" DB, 8A8	EXTENSIVE BUSH
AT	AT/LEUCOCARPUS	8	24"-30" DB	4" GAL, 4" DB, 8A8	EXTENSIVE BUSH
AV	AV/LEUCOCARPUS	8	24"-30" DB	4" GAL, 4" DB, 8A8	EXTENSIVE BUSH
AW	AW/LEUCOCARPUS	8	24"-30" DB	4" GAL, 4" DB, 8A8	EXTENSIVE BUSH
AX	AX/LEUCOCARPUS	8	24"-30" DB	4" GAL, 4" DB, 8A8	EXTENSIVE BUSH
AY	AY/LEUCOCARPUS	8	24"-30" DB	4" GAL, 4" DB, 8A8	EXTENSIVE BUSH
AZ	AZ/LEUCOCARPUS	8	24"-30" DB	4" GAL, 4" DB, 8A8	EXTENSIVE BUSH
BA	BA/LEUCOCARPUS	8	24"-30" DB	4" GAL, 4" DB, 8A8	EXTENSIVE BUSH
BB	BB/LEUCOCARPUS	8	24"-30" DB	4" GAL, 4" DB, 8A8	EXTENSIVE BUSH
BC	BC/LEUCOCARPUS	8	24"-30" DB	4" GAL, 4" DB, 8A8	EXTENSIVE BUSH
BD	BD/LEUCOCARPUS	8	24"-30" DB	4" GAL, 4" DB, 8A8	EXTENSIVE BUSH
BE	BE/LEUCOCARPUS	8	24"-30" DB	4" GAL, 4" DB, 8A8	EXTENSIVE BUSH
BF	BF/LEUCOCARPUS	8	24"-30" DB	4" GAL, 4" DB, 8A8	EXTENSIVE BUSH
BG	BG/LEUCOCARPUS	8	24"-30" DB	4" GAL, 4" DB, 8A8	EXTENSIVE BUSH
BH	BH/LEUCOCARPUS	8	24"-30" DB	4" GAL, 4" DB, 8A8	EXTENSIVE BUSH
BI	BI/LEUCOCARPUS	8	24"-30" DB	4" GAL, 4" DB, 8A8	EXTENSIVE BUSH
BJ	BJ/LEUCOCARPUS	8	24"-30" DB	4" GAL, 4" DB, 8A8	EXTENSIVE BUSH
BK	BK/LEUCOCARPUS	8	24"-30" DB	4" GAL, 4" DB, 8A8	EXTENSIVE BUSH
BL	BL/LEUCOCARPUS	8	24"-30" DB	4" GAL, 4" DB, 8A8	EXTENSIVE BUSH
BM	BM/LEUCOCARPUS	8	24"-30" DB	4" GAL, 4" DB, 8A8	EXTENSIVE BUSH
BN	BN/LEUCOCARPUS	8	24"-30" DB	4" GAL, 4" DB, 8A8	EXTENSIVE BUSH
BO	BO/LEUCOCARPUS	8	24"-30" DB	4" GAL, 4" DB, 8A8	EXTENSIVE BUSH
BP	BP/LEUCOCARPUS	8	24"-30" DB	4" GAL, 4" DB, 8A8	EXTENSIVE BUSH
BQ	BQ/LEUCOCARPUS	8	24"-30" DB	4" GAL, 4" DB, 8A8	EXTENSIVE BUSH
BR	BR/LEUCOCARPUS	8	24"-30" DB	4" GAL, 4" DB, 8A8	EXTENSIVE BUSH
BS	BS/LEUCOCARPUS	8	24"-30" DB	4" GAL, 4" DB, 8A8	EXTENSIVE BUSH
BT	BT/LEUCOCARPUS	8	24"-30" DB	4" GAL, 4" DB, 8A8	EXTENSIVE BUSH
BU	BU/LEUCOCARPUS	8	24"-30" DB	4" GAL, 4" DB, 8A8	EXTENSIVE BUSH
BV	BV/LEUCOCARPUS	8	24"-30" DB	4" GAL, 4" DB, 8A8	EXTENSIVE BUSH
BW	BW/LEUCOCARPUS	8	24"-30" DB	4" GAL, 4" DB, 8A8	EXTENSIVE BUSH
BX	BX/LEUCOCARPUS	8	24"-30" DB	4" GAL, 4" DB, 8A8	EXTENSIVE BUSH
BY	BY/LEUCOCARPUS	8	24"-30" DB	4" GAL, 4" DB, 8A8	EXTENSIVE BUSH
BZ	BZ/LEUCOCARPUS	8	24"-30" DB	4" GAL, 4" DB, 8A8	EXTENSIVE BUSH
CA	CA/LEUCOCARPUS	8	24"-30" DB	4" GAL, 4" DB, 8A8	EXTENSIVE BUSH
CB	CB/LEUCOCARPUS	8	24"-30" DB	4" GAL, 4" DB, 8A8	EXTENSIVE BUSH
CC	CC/LEUCOCARPUS	8	24"-30" DB	4" GAL, 4" DB, 8A8	EXTENSIVE BUSH
CD	CD/LEUCOCARPUS	8	24"-30" DB	4" GAL, 4" DB, 8A8	EXTENSIVE BUSH
CE	CE/LEUCOCARPUS	8	24"-30" DB	4" GAL, 4" DB, 8A8	EXTENSIVE BUSH
CF	CF/LEUCOCARPUS	8	24"-30" DB	4" GAL, 4" DB, 8A8	EXTENSIVE BUSH
CG	CG/LEUCOCARPUS	8	24"-30" DB	4" GAL, 4" DB, 8A8	EXTENSIVE BUSH
CH	CH/LEUCOCARPUS	8	24"-30" DB	4" GAL, 4" DB, 8A8	EXTENSIVE BUSH
CI	CI/LEUCOCARPUS	8	24"-30" DB	4" GAL, 4" DB, 8A8	EXTENSIVE BUSH
CJ	CJ/LEUCOCARPUS	8	24"-30" DB	4" GAL, 4" DB, 8A8	EXTENSIVE BUSH
CK	CK/LEUCOCARPUS	8	24"-30" DB	4" GAL, 4" DB, 8A8	EXTENSIVE BUSH
CL	CL/LEUCOCARPUS	8	24"-30" DB	4" GAL, 4" DB, 8A8	EXTENSIVE BUSH
CM	CM/LEUCOCARPUS	8	24"-30" DB	4" GAL, 4" DB, 8A8	EXTENSIVE BUSH
CN	CN/LEUCOCARPUS	8	24"-30" DB	4" GAL, 4" DB, 8A8	EXTENSIVE BUSH
CO	CO/LEUCOCARPUS	8	24"-30" DB	4" GAL, 4" DB, 8A8	EXTENSIVE BUSH
CP	CP/LEUCOCARPUS	8	24"-30" DB	4" GAL, 4" DB, 8A8	EXTENSIVE BUSH
CQ	CQ/LEUCOCARPUS	8	24"-30" DB	4" GAL, 4" DB, 8A8	EXTENSIVE BUSH
CR	CR/LEUCOCARPUS	8	24"-30" DB	4" GAL, 4" DB, 8A8	EXTENSIVE BUSH
CS	CS/LEUCOCARPUS	8	24"-30" DB	4" GAL, 4" DB, 8A8	EXTENSIVE BUSH
CT	CT/LEUCOCARPUS	8	24"-30" DB	4" GAL, 4" DB, 8A8	EXTENSIVE BUSH
CU	CU/LEUCOCARPUS	8	24"-30" DB	4" GAL, 4" DB, 8A8	EXTENSIVE BUSH
CV	CV/LEUCOCARPUS	8	24"-30" DB	4" GAL, 4" DB, 8A8	EXTENSIVE BUSH
CW	CW/LEUCOCARPUS	8	24"-30" DB	4" GAL, 4" DB, 8A8	EXTENSIVE BUSH
CX	CX/LEUCOCARPUS	8	24"-30" DB	4" GAL, 4" DB, 8A8	EXTENSIVE BUSH
CY	CY/LEUCOCARPUS	8	24"-30" DB	4" GAL, 4" DB, 8A8	EXTENSIVE BUSH
CA	CA/LEUCOCARPUS	8	24"-30" DB	4" GAL, 4" DB, 8A8	EXTENSIVE BUSH

THIS MAP IS COMPILED FROM OTHER MAPS, DEEDS, DIMENSIONS AND AN ACCURATE SURVEY AND IS SUBJECT TO FINAL CHANGES AS A MORE ACCURATE SURVEY MAY ENCLOSE.

REVIEWED AND APPROVED BY THE BOARD OF ZONING PLANNING COMMISSION IN ACCORDANCE WITH THE REQUIREMENTS FOR A CAPITAL SITE PLAN REVIEW UNDER SECTIONS 11 THROUGH 13 OF PUBLIC ACT 79-315 ON \_\_\_\_\_.

STATE OF CONNECTICUT

GRAPHIC SCALE IN FEET  
(OTHER MAPS USE THIS)

THIS SITE PLAN HAS BEEN REVIEWED BY THE PLANNING COMMISSION BASED IN PART ON BUILDING ELEVATIONS AND FLOOR PLAN DRAWINGS DATED 3-23-80 AND DRAWN BY MANUFACTURING STRUCTURES CORPORATION (OFFICE) AND DRAWING DATED 7-20-80 AND DRAWN BY WATER SYSTEM ARCHITECT (OFFICE). NOT CHANGED TO THESE PLANS. REVISOR PLANNING COMMISSION LETTER.

THIS PLAN IS THE PROPERTY OF SONOCO SERVICES INC. AND IS LOANED TO YOU FOR YOUR INFORMATION ONLY. IT IS NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF SONOCO SERVICES INC.

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
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														

5-3

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

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	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				

5-4

X - the use is permitted as a matter of right, subject to applicable district regulations.  
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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	
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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 A - the use is permitted only as an accessory use in the designated district.



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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					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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A - the use is permitted only as an accessory use in the designated district.

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 - 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		
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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PERMITTED USES	RESIDENTIAL DISTRICTS				COMMERCIAL DISTRICTS					INDUSTRIAL DISTRICTS				SECTION
	RS	R	RMF	RU	OMF	CA	CB	DD	WF	IA	IPA	IPB	IPC	
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	

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

PERMITTED USES	RESIDENTIAL DISTRICTS				COMMERCIAL DISTRICTS					INDUSTRIAL DISTRICTS				SECTION
	RS	R	RMF	RU	OMF	CA	CB	DD	WF	IA	IPA	IPB	IPC	
INDUSTRIAL - FOOD AND KINDRED PRODUCTS <sup>(A)</sup>														
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 <sup>(B)</sup>														
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 <sup>(C)</sup>										X	X	X		
INDUSTRIAL - LUMBER AND WOOD														
Millwork, Veneer, Plywood, and Related										X				
Sawmills and Planing Mills										X				
Wooden Containers										X				

X - the use is permitted as a matter of right, subject to applicable district regulations.

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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	
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			
Printing and Publishing										X	X	X	X	
Printing Trade Services										X	X	X	X	
INDUSTRIAL - CHEMICALS, DRUGS, PLASTICS, AND ALLIED PRODUCTS <sup>(D)</sup>														
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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# Commercial Property Card

Print Date: 4/28/2016

**Card 1 of 2**

<<Back    Next>>

<b>Account</b> 169814247342	<b>Location</b> 80 TOWER AVE	<b>Zoning</b> IA-40	<b>Deed Book/Page</b> 666/751	<b>Acres</b> 5.39
<b>District</b> POQUONNOCK BRIDGE	<b>Use Code</b> BUS/TRAIN TRANSPORTATION FACILITIES			

**Current Owner**

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

**Property Picture**



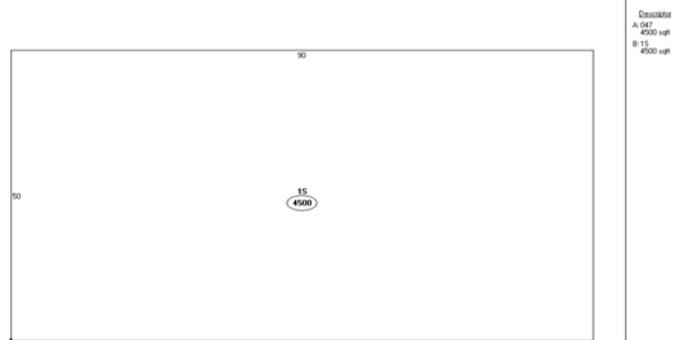
**Building Information**

**Building No:** 1  
**Year Built:** 1991  
**No of Units:** 2  
**Structure Type:** AUTO SERVICE  
**Building Total Area:** 4500 sqft.  
**Grade:** C  
**Identical Units:** 1

**Valuation**

**Land:** \$353,900  
**Building:** \$162,900  
**Total:** \$516,800  
**Total Assessed Value:** \$361,760

**Building Sketch**



**Recent Sales**

Book/Page	Date	Price
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**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		
FQH	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
01 - 01	AUTO PARTS/SERVICE	METAL,LIGHT	LIGHT STEEL	HOT AIR		NORMAL
01 - 01	MULTI-USE OFFICE	FRAME	WOOD JOIST	HOT AIR	CENTRAL	NORMAL

# Commercial Property Card

Print Date: 4/28/2016

**Card 2 of 2**

<<Back    Next>>

<b>Account</b> 169814247342	<b>Location</b> 80 TOWER AVE	<b>Zoning</b> IA-40	<b>Deed Book/Page</b> 666/751	<b>Acres</b> 5.39
<b>District</b> POQUONNOCK BRIDGE	<b>Use Code</b> BUS/TRAIN TRANSPORTATION FACILITIES			

**Current Owner**

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

**Property Picture**



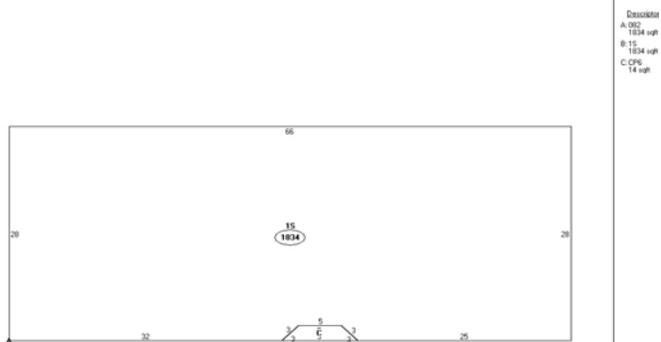
**Building Information**

**Building No:** 2  
**Year Built:** 1991  
**No of Units:** 2  
**Structure Type:** OFFICE BUILDING - LOW  
**Building Total Area:** 1834 sqft.  
**Grade:** D  
**Identical Units:** 1

**Valuation**

**Land:** \$353,900  
**Building:** \$162,900  
**Total:** \$516,800  
**Total Assessed Value:** \$361,760

**Building Sketch**



**Recent Sales**

Book/Page	Date	Price
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**Sketch Legend**

-----	Main Living Area	1SMA	Masonry	GRHS	Attached Greenhouse
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FUB	Frame Utility Building	MB	Masonry Bay	CPAT	Concrete Patio
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FG	Frame Garage	.SMA	1/2 Story Masonry		
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A(U)	Attic (Unfinished)	CPY	Canopy		
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**Exterior/Interior Information**

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



Disclaimer:  
 The planimetric and topographic information depicted on this map was compiled by The Survey 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 related to the plan sheet. The Town of Groton and its employees do not warrant the accuracy of the information contained in this map. THIS MAP IS NOT TO BE USED FOR THE TRANSFER OF PROPERTY.

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

## Town of Groton 80 TOWER AVE



Date: 4/28/2016