

FOR SALE OR LEASE

Industrial / Mfg



SALE
\$2.3MM
LEASE
\$5/sf NNN

John Jensen, SIOR
860-460-0255

**PEQUOT
COMMERCIAL
REAL ESTATE**

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PO Box 5
East Lyme, CT 06333

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77 Anthony Street, Jewett City, CT 06351

Complex of several Industrial/Mfg &
Warehouse buildings in Jewett City

Located on 16.48 acres

Assorted buildings, ranging up to 202,000±sf

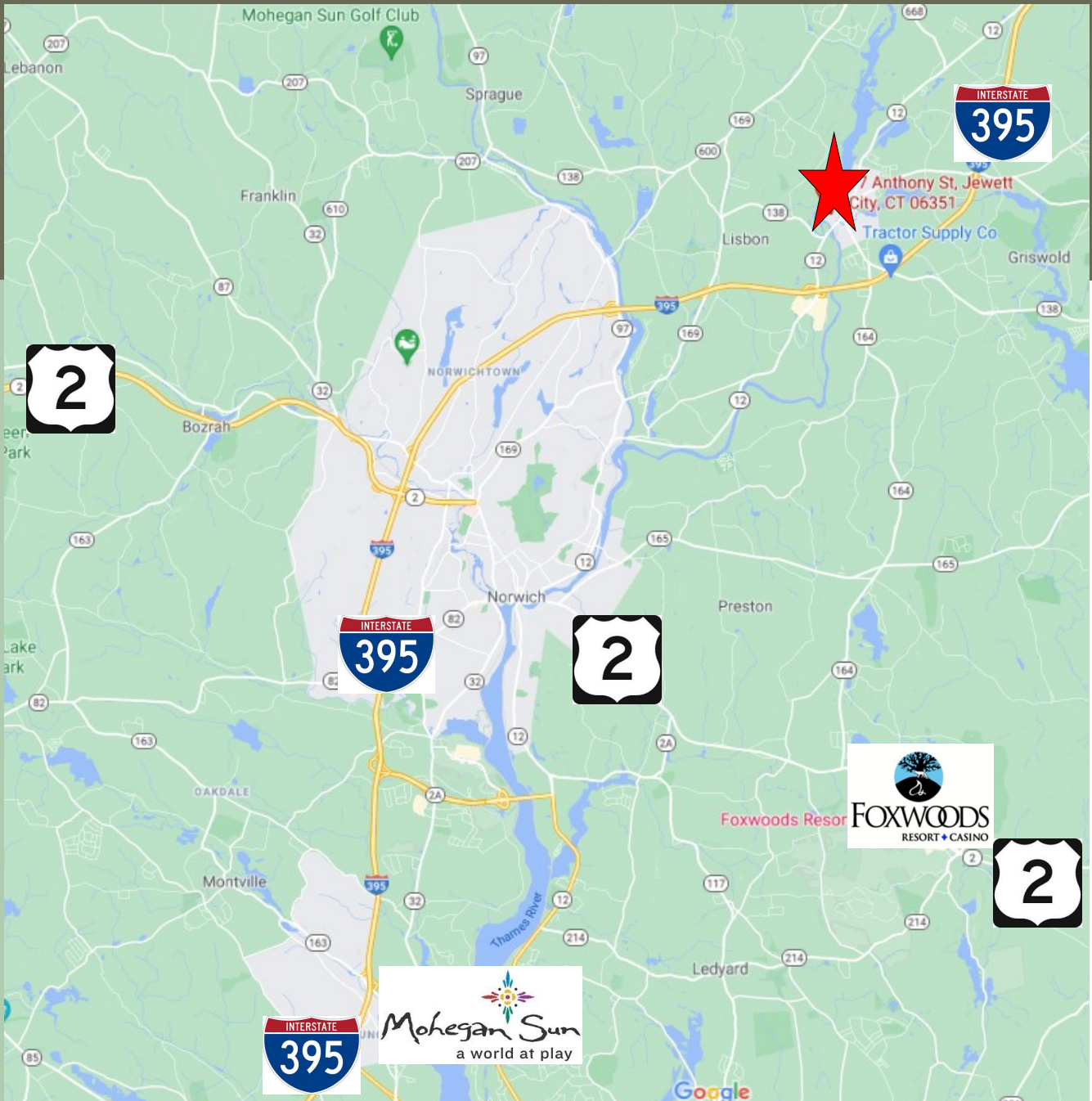
Various ceilings heights range from 12' to 22'

Near a rail line; need to re-activate spur

Town Water/Sewer; Propane heat

Zone I Borough of Jewett City

Value-Add Opportunity / Offers Welcome



DEMOGRAPHICS	3 MILE	5 MILE	10 MILE
Total Population	10,346	25,889	92,125
Total Households	4,190	10,706	37,904
Household Income \$0—\$30,000	18.13%	17.48%	18.56%
\$30,001-\$60,000	26.68%	24.74%	21.08%
\$60,001-\$100,000	24.16%	21.49%	23.27%
\$100,001+	31.03%	36.30%	37.11%

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



The "L" Building



The "West" Building



The "Stable" Building



The "New" Building



The "Green" Building



The "Train Terminal" Building

77 Anthony St., Jewett City, CT 06351



QUINEBAUG RIVER

PROPOSED INDUSTRIAL BUILDING
37,000 SQ. FT.

MAIN LINE

SPUR

CLA Engineers, Inc.
CITY & STATE PLANNING & SURVEYING
1 inch = 50 feet

SECTION 8. I – INDUSTRIAL DISTRICTS

8.1 **Permitted Uses.** The following uses are permitted by right.

- 8.1.1** The manufacturing, processing, assembling and packaging of products made from cellophane, canvas, cloth, work, fiber, felt, feather, fur, hair, horn, leather, paper, plastics, shell, glass, stone, textiles, tobacco, and wood,
- 8.1.2** Finishing and assembling of articles or products made of metal, excluding processes employing the use of drop hammers or drop forges,
- 8.1.3** The manufacturing, processing and packaging of foods, beverages, candy, cosmetics, pharmaceuticals and drugs,
- 8.1.4** Lumber yards, home and business improvement supply sales, and the sale and storage of construction supplies and equipment,
- 8.1.5** Warehousing and truck terminals,
- 8.1.6** Scientific and research laboratories,
- 8.1.7** Printing and publishing establishments,
- 8.1.8** New and used car sales, services and repairs, provided major repairs are conducted within building,
- 8.1.9** Retail business, such as grocery stores, drug stores, apparel stores, variety stores, antique shops, and sporting goods stores, and book, stationery, magazine, candy, and tobacco shops. Liquor stores are permitted by Special Exception as long as there is no consumption of liquor on the premises and as long as there are no liquor stores or retail businesses selling alcoholic beverages located on a lot within 500 feet of a lot containing a liquor store, any other store selling alcoholic beverages, a house of worship, public or private school, or public library. (11/18/11)
- 8.1.10** Eating and drinking establishments,
- 8.1.11** Business and personal services, such as banks, laundry and dry cleaning establishments, barber shops, beauty salons, printers and lithographers,
- 8.1.12** Business and professional offices, accommodating doctors, lawyers, engineers, architects, real estate brokers, insurance agents, and similar professions,
- 8.1.13** Repair services, such as radio, television, appliance and plumbing shops, upholstery shops and she repair shops,
- 8.1.14** Hotels, motels,
- 8.1.15** Theaters and other places of indoor entertainment,
- 8.1.16** Government offices and police and fire protection facilities,
- 8.1.17** Public utility structures, such as pump stations, water storage, power transformers and the like, and
- 8.1.18** Membership clubs.

- 8.2** **Special Exceptions.** The following uses are permitted provided they meet the conditions of Section 12 of these Regulations. (12/1/04)
- 8.2.1** Public and parochial schools, and other places of worship, (12/1/04)
 - 8.2.2** Automotive service and repair garages, (12/1/04)
 - 8.2.3** Drive-in or other quick-service eating establishments, (12/1/04)
 - 8.2.4** Retail Businesses which are not package stores that may wish to sell beer and/or wine, not for consumption on the premises, and which receive subsequent state permits. (11/18/11)
 - 8.2.5** Building materials reprocessing facility with reprocessing and recycling inside and finished material/product storage outside on a parcel over 5 acres. (01/15/12)
 - 8.2.6** Power generation facilities (01/15/12)
 - 8.2.7** Public utility structures such as pump stations, water storage, power transformers, and the like. (01/15/12)