

**Available
For Lease**

**DISTRIBUTION FACILITY
TRACTOR/TRAILER REPAIR GARAGE
WHOLESALE SUPPLIER LOCATION
CONTRACTOR SHOP/OFFICE SPACE
ROUTE 32, FRANKLIN, CONNECTICUT**



- Loading Docks & Drive-in Access
- Office Space Available
- Route 32 @ I-395 & Route 2
- Great Location
- Great Visibility Signage & Exposure

CONTACT:

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COMMERCIAL INDUSTRIAL FACILITY

- ADDRESS:** 140 Route 32, Franklin, Connecticut.
- LOCATION:** At the intersection of CT Route 32 and I-395.
- PROXIMITY:** Close proximity to Norwich and New London. Easy access to Hartford and Willimantic.
- AVAILABILITY:** 2,000 to 16,500 SF of commercial warehouse/industrial shop space.
- ACRES:** 6.7 Acres. Sharing the site with DW Transport Trucking Company.
- DESCRIPTION:** Great warehouse/distribution facility and location.
- CEILING HEIGHT:** 13.5 TO 17.5. Column spacing 25 Feet and 40 Feet.
- FEATURES:**
- 7 Loading docks with levelers
 - Drive-in Access
 - Retail, warehouse or showroom space
 - Adjacent to Railroad line
- TRAFFIC COUNT:** 14,400 average daily count.
- DEMOGRAPHICS:**
- | | <u>1 Mile</u> | <u>3 Miles</u> | <u>5 Miles</u> |
|---------------------------|---------------|----------------|----------------|
| Population: | 530 | 7,245 | 39,137 |
| Total Households: | 262 | 3,081 | 17,709 |
| Median Household Income: | \$68,166 | \$64,925 | \$50,592 |
| Total Daytime Population: | 1,387 | 7,870 | 32,332 |
- UTILITIES:** Municipal water and sewer. Up to 1,000 amp/480 volts available.
- ZONING:** C-2 Mixed Commercial & Light Industrial. Uses permitted by right include retail, wholesale, repair services, automotive services and sales, warehousing, industrial storage, truck terminals, light manufacturing, printing, veterinary hospital, and other uses.
- OCCUPANCY:** Immediate.
- FOR LEASE:** From \$3/SF NNN "as is" warehouse 16,500 SF
\$6/SF NNN - subdivided shop space
\$7/SF NNN - wholesale with retail counter/showroom

For more information, please contact:
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BROKERS PARTICIPATION INVITED

All information stated is from sources deemed reliable and is submitted subject to errors, omissions, change of other terms and conditions, prior sale, lease, financing or withdrawal without notice.



Great exposure to Route 32 traffic

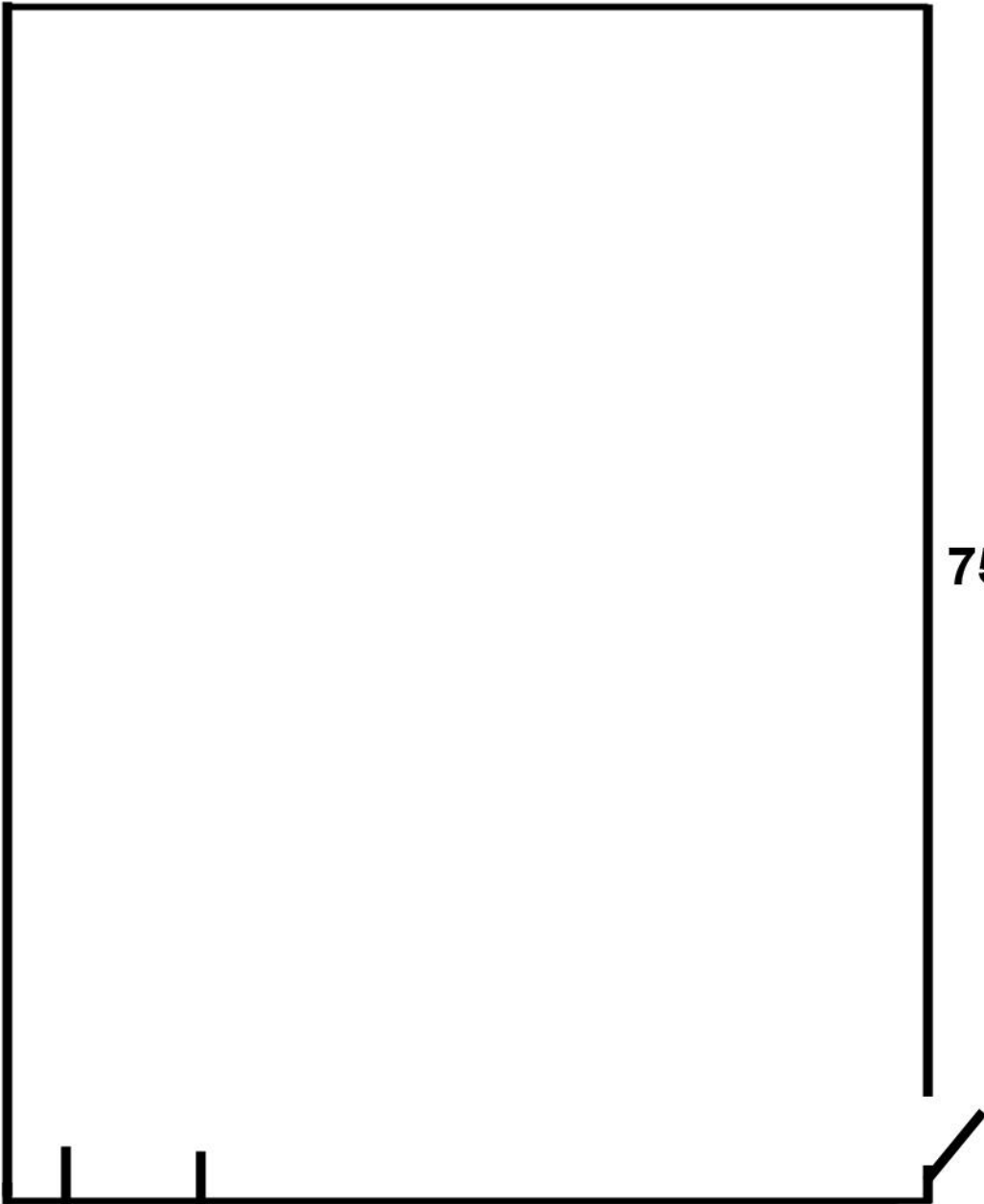
**4,500 SF
RETAIL / SHOWROOM / WAREHOUSE**

60'

75'

**LOADING
DOCK
ACCESSIBLE**

**ROLL UP
DOOR
ACCESS TO
WAREHOUSE**





- Great Highway Access
- Tremendous Visibility
- Ample Parking



- 7 Loading Docks
- Drive-in Capability
- Will Subdivide

ZONING REGULATIONS
C-2 MIXED COMMERCIAL & LIGHT INDUSTRIAL DISTRICT

- 7.1 PURPOSE.** This district is intended to provide locations for a variety of economic activities. These are the areas of Franklin that are most accessible by truck or rail and are therefore more attractive to commercial and industrial developers than less accessible areas of the Town. Such development will provide job opportunities for local residents and broaden the Town's tax base.
- 7.2 PERMITTED USES.** The following uses are permitted by right in the C-2 district:
- 7.2.1 All uses permitted under Section 6.2, except residential uses.
 - 7.2.2 Wholesale sales.
 - 7.2.3 Automotive sales, service and repair provided all principal repair operations are conducted in a building.
 - 7.2.4 Warehousing, indoor storage and truck terminals.
 - 7.2.5 Light manufacturing activities, including assembling and processing, provided they meet the provisions of Section 9.4 of these Regulations and provided all such activities are conducted within buildings.
 - 7.2.6 Printing and publishing, veterinary hospitals.
 - 7.2.7 Laboratories.
 - 7.2.8 Nurseries, nursery stock growing and other related operations.
 - 7.2.9 Wireless telecommunication facilities other than towers.
- 7.3 SPECIAL EXCEPTIONS.** The following uses are permitted provided they meet the conditions of Chapter 10 of these Regulations:
- 7.3.1 Excavations and associated processing.
 - 7.3.2 Hospitals, religious, educational or governmental uses.
 - 7.3.3 Temporary religious or entertainment gatherings, such as festivals, bazaars or fairs.
 - 7.3.4 Mixed uses as described in Section 10.11 of these Regulations.
 - 7.3.5 Fraternal organizations and social clubs.
 - 7.3.6 Any permitted or special exception use on an oversloped lot.
 - 7.3.7 Auctions.
 - 7.3.8 Wireless telecommunication towers.
- 7.4 DIMENSIONAL REQUIREMENTS.** The following dimensions shall be required for all uses in the C-2 district:
- 7.4.1 Minimum lot size: **100,000 square feet** without public sewers; **60,000 square feet** with public sewers.
 - 7.4.2 Minimum frontage on a street: **250 feet** minimum for a 100,000 square foot lot; **200 feet** minimum for a 60,000 square foot lot.
 - 7.4.3 Minimum front yard: **100 feet**, as measured from the centerline of the street, or **75 feet** from the street right-of-way, whichever is greater.
 - 7.4.4 Side and rear yards: **25 feet**, except that the Commission may require an additional **25 foot** buffer strip where the property abuts a residential use or district. Where such buffer strip is required, both it and the adjacent required minimum yard shall be suitably planted with evergreens to effect a dense growth satisfactory to the Commission.
 - 7.4.5 Minimum lot coverage by buildings, loading and storage areas and all paved areas: **65%** of the area of the lot, exclusive of wetlands and slopes in excess of **1 foot of rise in 2 feet of run**.
 - 7.4.6 Minimum lot width: **250 feet** for a 100,000 square foot lot; **200 feet** for a 60,000 square foot lot.
 - 7.4.7 Nurseries, nursery stock growing and other related operations shall provide the boundary of abutting residential use properties on the nursery side and shall be suitably planted with an evergreen buffer to effect a dense growth satisfactory to the Commission.

