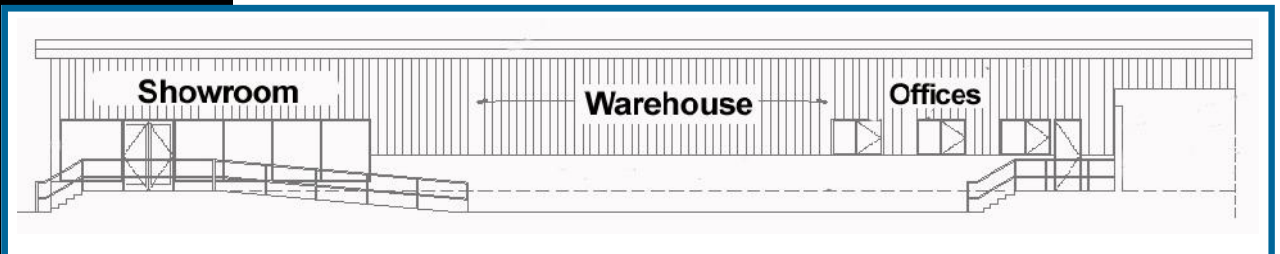
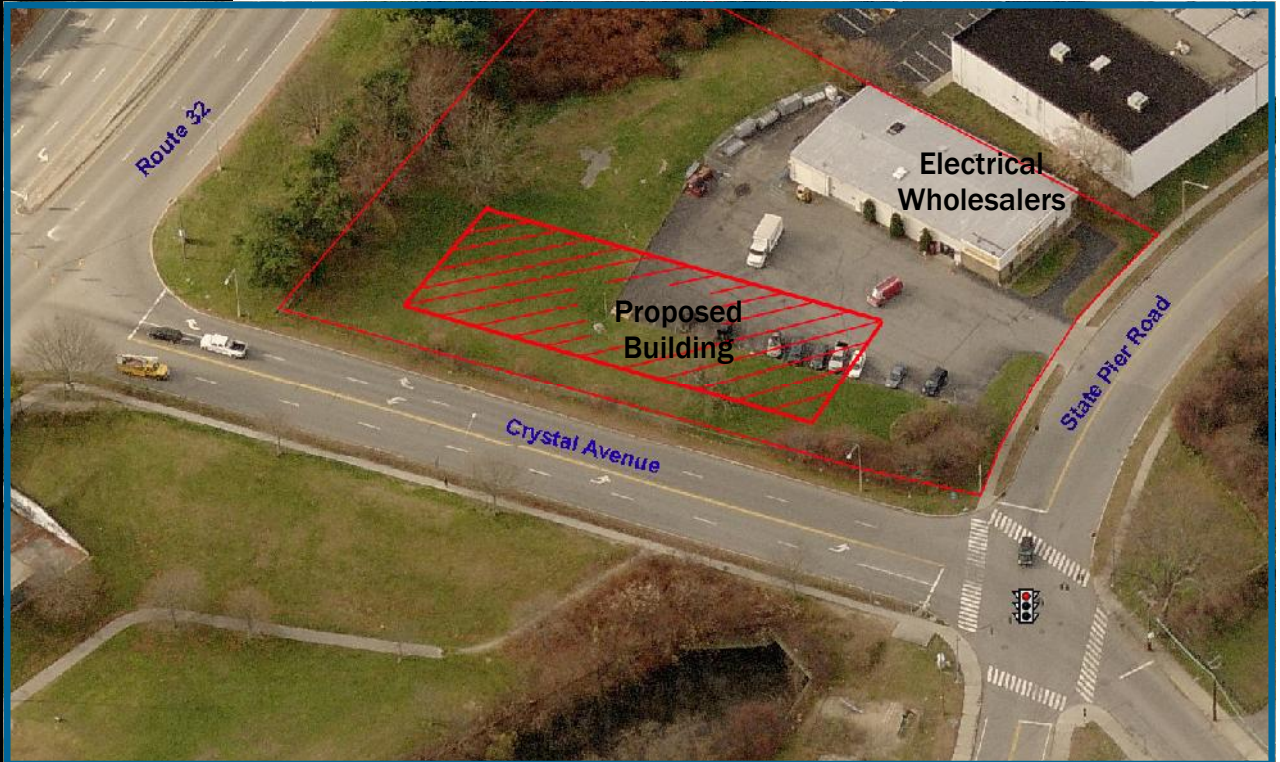


**Available
For Lease**

**WHOLESALE/WAREHOUSE BUILDING
NEW LONDON, CONNECTICUT**



- **Join Electrical Wholesalers**
- **10,200 SF To Be Built**
- **Loading Dock**
- **Great Visibility**
- **18 Foot Span / Drive-in Access**
- **Traffic-lighted Intersection**

CONTACT:
Timothy A. Londregan
P.O. Box 426
Old Saybrook, CT 06475
(860) 388-9100, Ext 1
tim@londregan.com



Wholesale / Warehouse Building For Lease

- ADDRESS:** 163 State Pier Road, New London, Connecticut
- LOCATION:** Just off Interstate 95 and Route 32
- PROXIMITY:** Very close to Downtown New London, Connecticut, State Pier, Interstate 95 and Groton.
- AVAILABLE:** 10,200 square feet Industrial Flex building to be built
- ACRES:** 1.68 Acres
- AVAILABLE:** State Pier Road: 175.63 feet; Crystal Avenue: 285.64 feet; Corner lot at the traffic signalized intersection.
- DESCRIPTION:** Existing location of Electrical Wholesalers in 7,200 square feet. New building to be built on the south side of the property and share the ingress/egress and the parking.
- FEATURES:**
- New Construction
 - Drive-in O/H door
 - 2,500 SF Showroom
 - Loading Dock
 - 18 foot clear span
 - Handicapped Accessible
- DEMOGRAPHICS:**
- | | <u>1 Mile</u> | <u>3 Miles</u> | <u>5 Miles</u> | <u>10 Miles</u> |
|--------------------------|---------------|----------------|----------------|-----------------|
| Total Population: | 12,346 | 57,840 | 81,370 | 151,694 |
| Median Household Income: | 33,013 | \$44,192 | \$49,708 | \$59,151 |
| Daytime Population: | 8,764 | 30,074 | 38,225 | 60,808 |
- TRAFFIC COUNT:** Route 32: 24,600; Crystal Avenue: 2,900
- UTILITIES:** City Water and Sewer; Natural Gas
- ZONING:** C-1 Commercial . Permitted uses include retail stores, wholesale businesses, automobile sales and service, gasoline stations, dry cleaning, Laundromat, animal hospital, restaurants, offices, car wash, and other permitted and special uses.
- FOR LEASE:** Initial base Rent of \$11.45 per SF NNN
- LEASE TERM:** Negotiable

For more detailed information, please contact:
TIMOTHY A. LONDREGAN
LONDREGAN COMMERCIAL REAL ESTATE GROUP
P.O. Box 426 • Old Saybrook, CT 06475
Phone: (860) 388-9100, Ext. 1 • Fax: (860) 388-3584 • Cell: (860) 460-9666
tim@londregan.com

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.