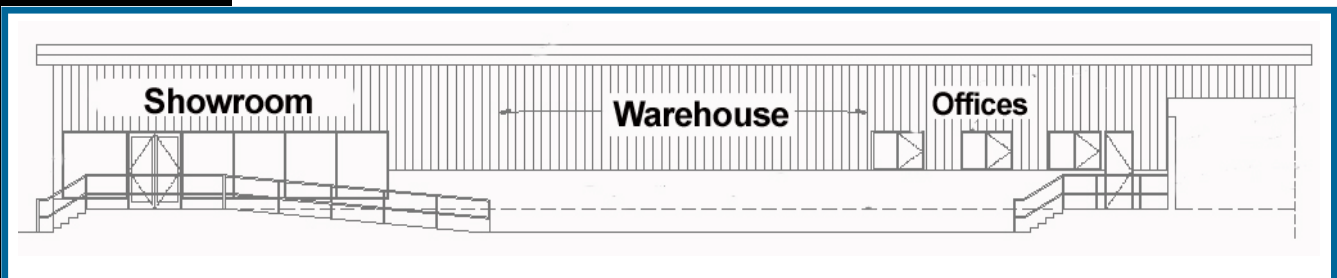
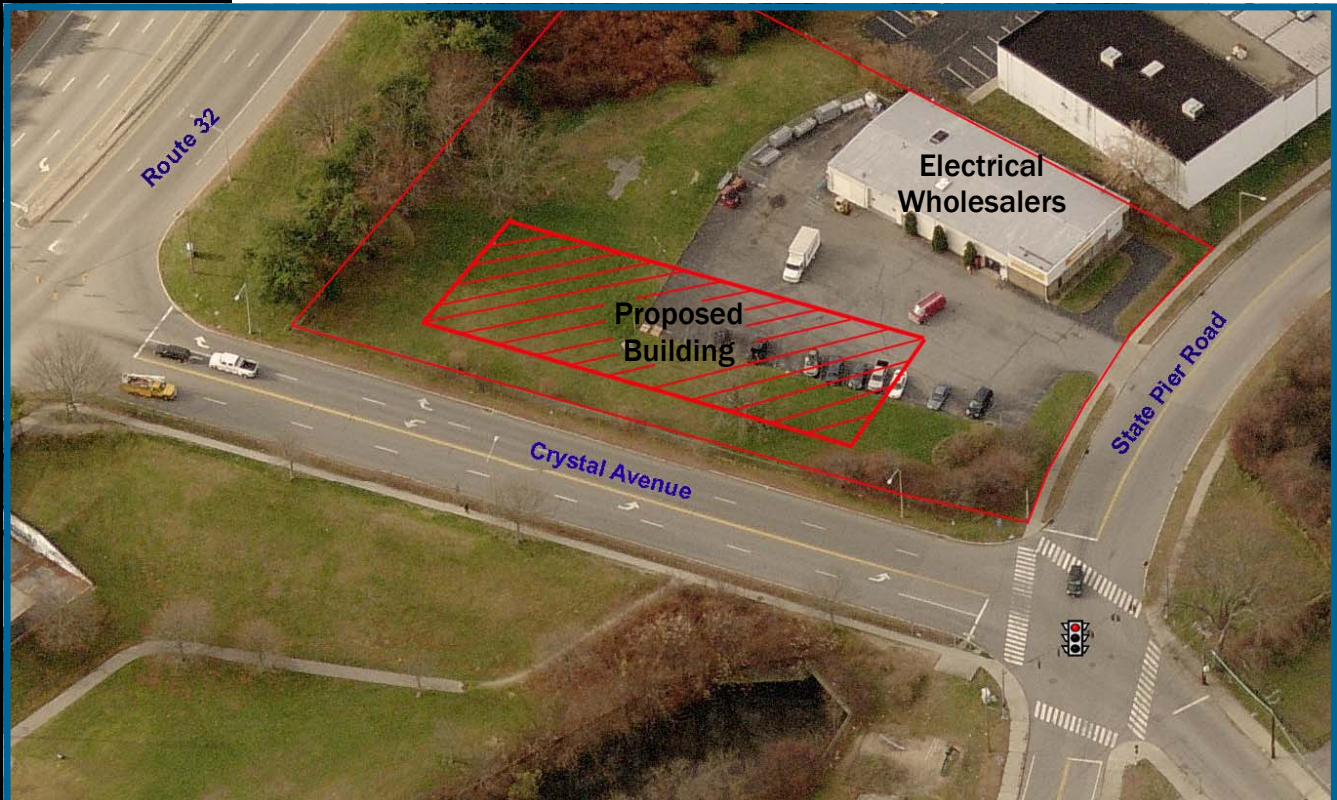


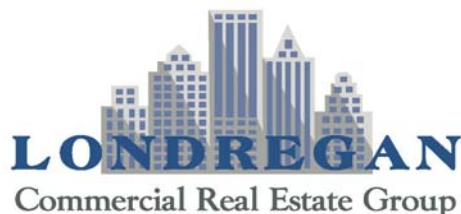
**Available
For Lease**

**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:
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129 Main Street
Old Saybrook, CT 06475
(860) 388-9100, Ext 1
www.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
- UTILITES:** 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:
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BROKERS PARTICIPATION INVITED

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