

FOR LEASE

INDUSTRIAL / WAREHOUSE



65 Research Parkway, Old Saybrook, CT



FOR LEASE

6,694 SF

@ \$4,549/mo

& utilities

Norm Peck

**Signature Properties
of New England**

1031 Norwich-New London

Turnpike #13

Uncasville, CT 06382

860-460-9757 Cell

860-447-8839 ext. 7203

NPeck@PropertiesCT.com

- ◆ 12 ft overhead doors
- ◆ Ceiling height: 13 ft to 16 ft
- ◆ Public water; septic
- ◆ Central A/C; forced air
- ◆ Just off I-95, Exit 67
- ◆ Possible sub-division
- ◆ **Zone I - Industrial**

**Permitted uses: R&D, manufacturing, office,
gym, medical clinic, warehouse, wholesale,
printing, machine or contractor's shop.
(see full list attached)**



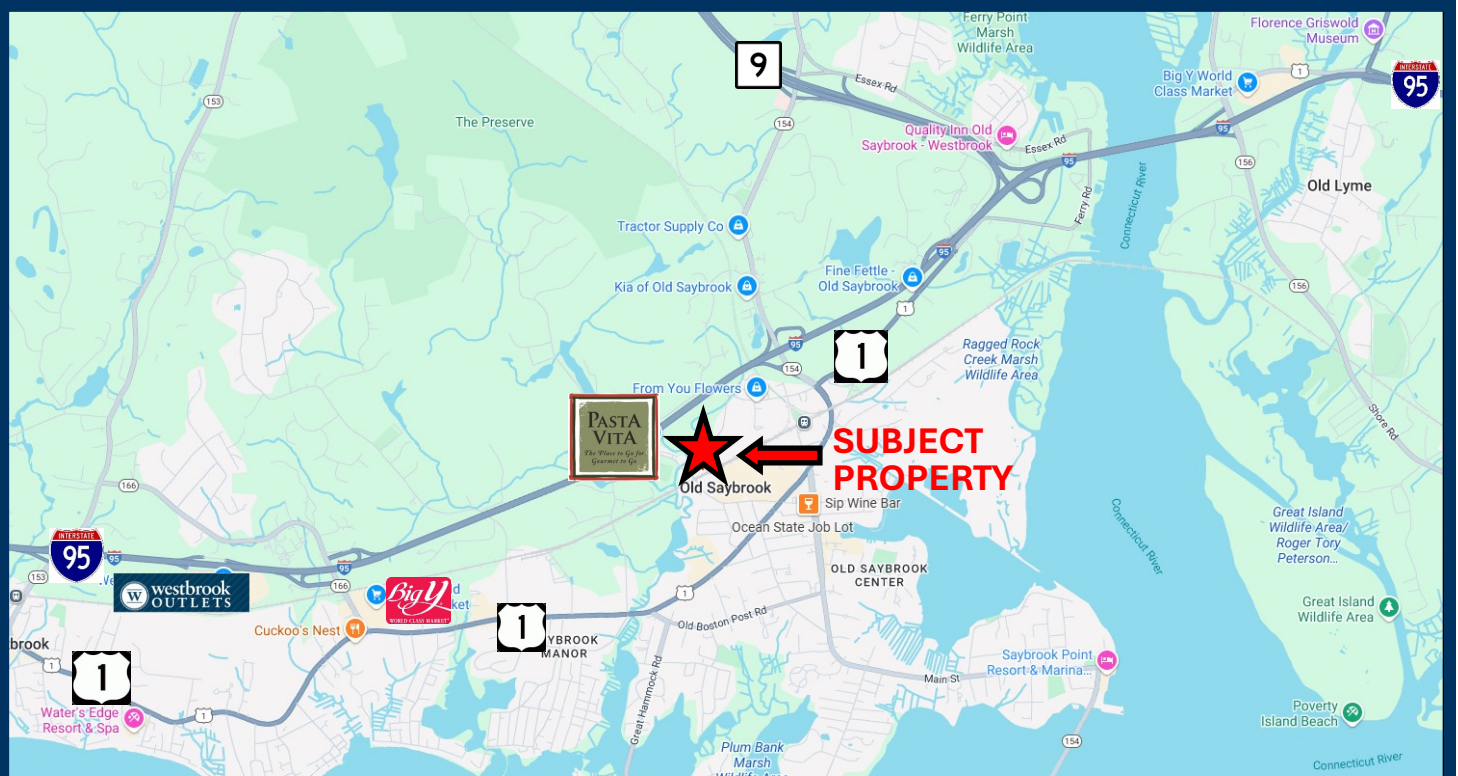
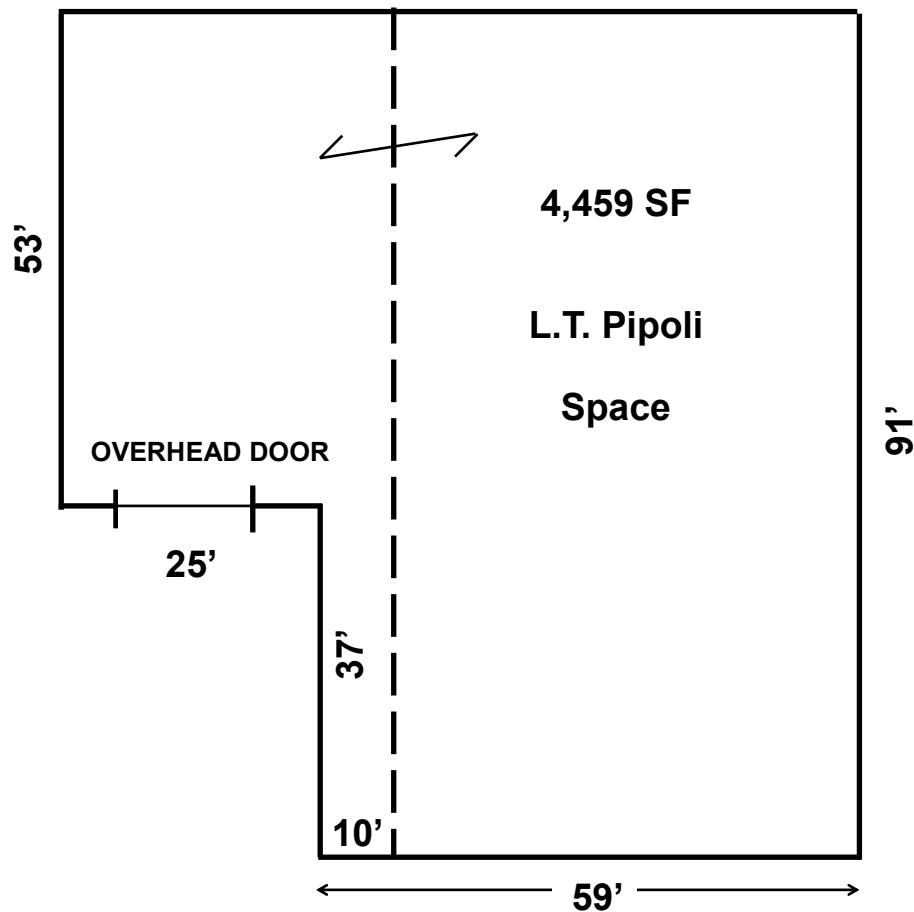


EXHIBIT A

84'



Town of Old Saybrook Zoning Regulations

Section 41 Industrial I District

41.0 PURPOSE

To allow for offices, warehouses, light assembly, and other compatible light industrial uses that do not cause excess pollution or require sewers. Applicable standards permit flexible site development to retain the natural features and open qualities of the area.

41.1 PERMITTED USES

Any *use* listed in Section 41.1 that occupies a *gross floor area* greater than forty thousand square feet (40,000 s.f.) of total area will be a Special Exception *Use*.

41.1.1 Research laboratory, manufacture, processing or assembling of goods

41.1.2 Business or professional office; bank or other financial institution; medical or dental clinic; health and physical fitness facility open to general public membership

41.1.3 Warehousing or wholesale business; *building* contractor business or storage yard; lumber or *building* materials business; freight or materials trucking terminal or business; bus terminal; commercial storage, sale or distribution of fuel.

41.1.4 Printing or publishing establishment

41.1.5 Painting, plumbing, electrical, sheet metal, carpentry, woodworking, blacksmith, welding or machine shop

41.1.6 [Reserved]

41.1.7 *Hotel* or *motel*, including conference facility

41.1.8 *Daycare*

41.1.9 Store or other *building* or *structure* where goods are sold or service is rendered primarily at retail when accessory and subordinate to another permitted *use* on the same *lot*

41.1.10 [Reserved]

41.1.11 Public utility substation or telephone equipment *building*

41.1.12 Water supply reservoir, wells, tower, treatment facility or pump station

41.1.13 *Building*, *use* or facility of the State of Connecticut or Federal Government

41.1.14 Railroad right-of-way or passenger station, including customary accessory service

41.1.15 [Reserved]

41.1.16 *Park*, playground or *open space* land

41.1.17 *Sign*

41.1.18 *Accessory use*, customary with and incidental to any previously mentioned *use*

41.2 SPECIAL EXCEPTION USES

- 41.2.1 Helipad
- 41.2.2 Indoor restaurant or other indoor food and beverage service establishment
- 41.2.3 *Nursing home facility*
- 41.2.4 Off-street parking facility when not accessory and subordinate to a permitted *use*
- 41.2.5 Motor vehicle uses when clearly accessory and subordinate to a permitted *use* on the same *lot*
- 41.2.6 *Building, use* or facility of the Town of Old Saybrook not listed as a permitted *use*
- 41.2.7 Any one of the following *uses* when not conducted as a business or for profit; school, college, university or educational facility
- 41.2.8 *Marine Vehicle Establishment*

41.3 PROHIBITED USES

- 41.3.1 *Dwelling*; hospital or sanitarium
- 41.3.2 Store or other *building* or *structure* where goods are sold or service is rendered primarily at retail, except as permitted under Paragraph 41.1.9; veterinary hospital; undertakers' establishment; bowling alley
- 41.3.3 [Reserved]
- 41.3.4 *Kennels*; livery and boarding stables and riding academics; *roadside stand* for the display and sale or rental of farm products; summer day camp

41.4 LOT AREA, SHAPE AND FRONTAGE

41.4.1 Minimum Lot Area

- | | |
|--------------------------------------|--------------------|
| A. Served by public water supply | 40,000 square feet |
| B. Not served by public water supply | 40,000 square feet |

41.4.2 Minimum Dimension of Square

- | | |
|--------------------------------------|----------|
| A. Served by public water supply | 150 feet |
| B. Not served by public water supply | 150 feet |

41.4.3 Minimum Frontage

	50 feet
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41.5 HEIGHT

41.5.1 Maximum Number of Stories

- | | |
|--|------------|
| A. Within <i>Gateway Conservation Zone</i> | 2½ stories |
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41.5.2 Maximum Height

	50 feet
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- | | |
|--|---------|
| A. Within <i>Gateway Conservation Zone</i> | 35 feet |
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