

CONTRACTOR YARD OR DEVELOPMENT OPPORTUNITY

Industrial Land for Sale Near Route 25 in Monroe, CT

124 Enterprise Drive
Monroe, Connecticut 06468



Industrial Land for Sale at ~~\$489,000~~ **\$399,000**

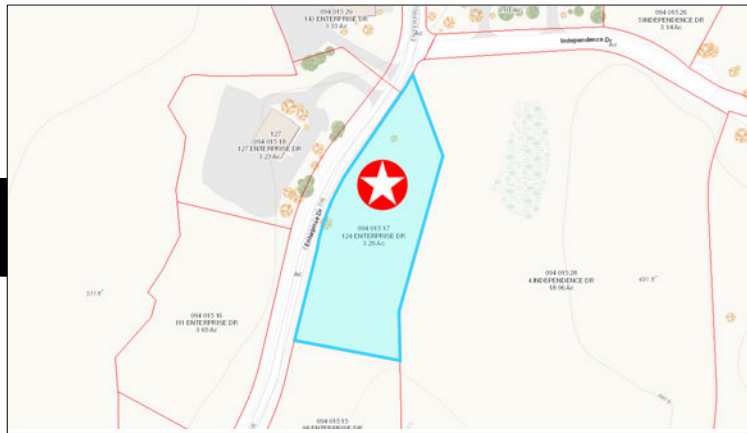
- ▶ 3.26 acres of cleared and leveled industrial land for sale in an Industrial 2 Zone.
- ▶ The following land uses are allowed with a Special Exception Permit: arborist, automobile body or service shop, commercial vehicle facility, firewood process facility, landscaper, industrial manufacturing, office (medical and dental), public utility facility, recreation facility, research & development facility, wholesale baker, school bus parking facility, commercial warehousing, self-storage warehousing, wholesale & distribution centers (not including automobile or boats), and Town of Monroe Governmental Services Facilities.
- ▶ The property has a unique approval in the park and currently has a Special Exception Permit for the storage of raw materials for an off-site paving contractor's business.
- ▶ Approved plan for outdoor storage without a building or septic system needed which requires wall, bins and a drainage system.
- ▶ Near CrossFit TriTown, Dunkin' Donuts, Fitness 4000 Express, and Home Depot.
- ▶ 1.2 mile to Route 25, 6.4 miles to I-84, 8 miles to the Merritt Parkway, and 15.4 miles to I-95.

Broker: Jon Angel
President
203.335.6600, Ext. 21
jangel@angelcommercial.com

ANGEL 
COMMERCIAL, L.L.C.

2425 POST ROAD, SUITE 303, SOUTHPORT, CT 06890 • TEL 203.335.6600 • FAX 203.335.9900 • WWW.ANGELCOMMERCIAL.COM

No warranty or representation, express or implied is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice and to any special listing conditions imposed by our principals.



Fact Sheet	3
Site Plan	4
A2 Survey	5
Location Map	6
Zoning Regulations	7

Broker: Jon Angel
President
203.335.6600, Ext. 21
jangel@angelcommercial.com





CONTRACTOR YARD OR DEVELOPMENT OPPORTUNITY - Vacant Land for Sale Near Route 25 in Monroe, CT: 3.26 acres of cleared and leveled land for sale in an Industrial 2 Zone. The following land uses are allowed with a Special Exception Permit: arborist, automobile body or service shop, commercial vehicle facility, firewood process facility, landscaper, industrial manufacturing, office (medical and dental), public utility facility, recreation facility, research & development facility, wholesale baker, school bus parking facility, commercial warehousing, self-storage warehousing, wholesale & distribution centers (not including automobile or boats), and Town of Monroe Governmental Services Facilities.

The property has a unique approval in the park and currently has a Special Exception Permit for the storage of raw materials for an off-site paving contractor's business. There is an approved plan for outdoor storage without a building or septic system needed which requires wall, bins and a drainage system.

Near CrossFit TriTown, Dunkin' Donuts, Fitness 4000 Express, and Home Depot.

The property is 1.2 mile to Route 25, 6.4 miles to I-84, 8 miles to the Merritt Parkway, and 15.4 miles to I-95.

The Site

Land:	3.26 acres
Real Estate Taxes:	\$9,050.96 (2020)
Zoning:	Industrial 2 (I-2)

Three Mile Demographics

Population:	16,793
Median HH Income:	\$118,718

Utilities

Water:	City
---------------	------

Five Mile Demographics

Population:	44,054
Median HH Income:	\$122,589

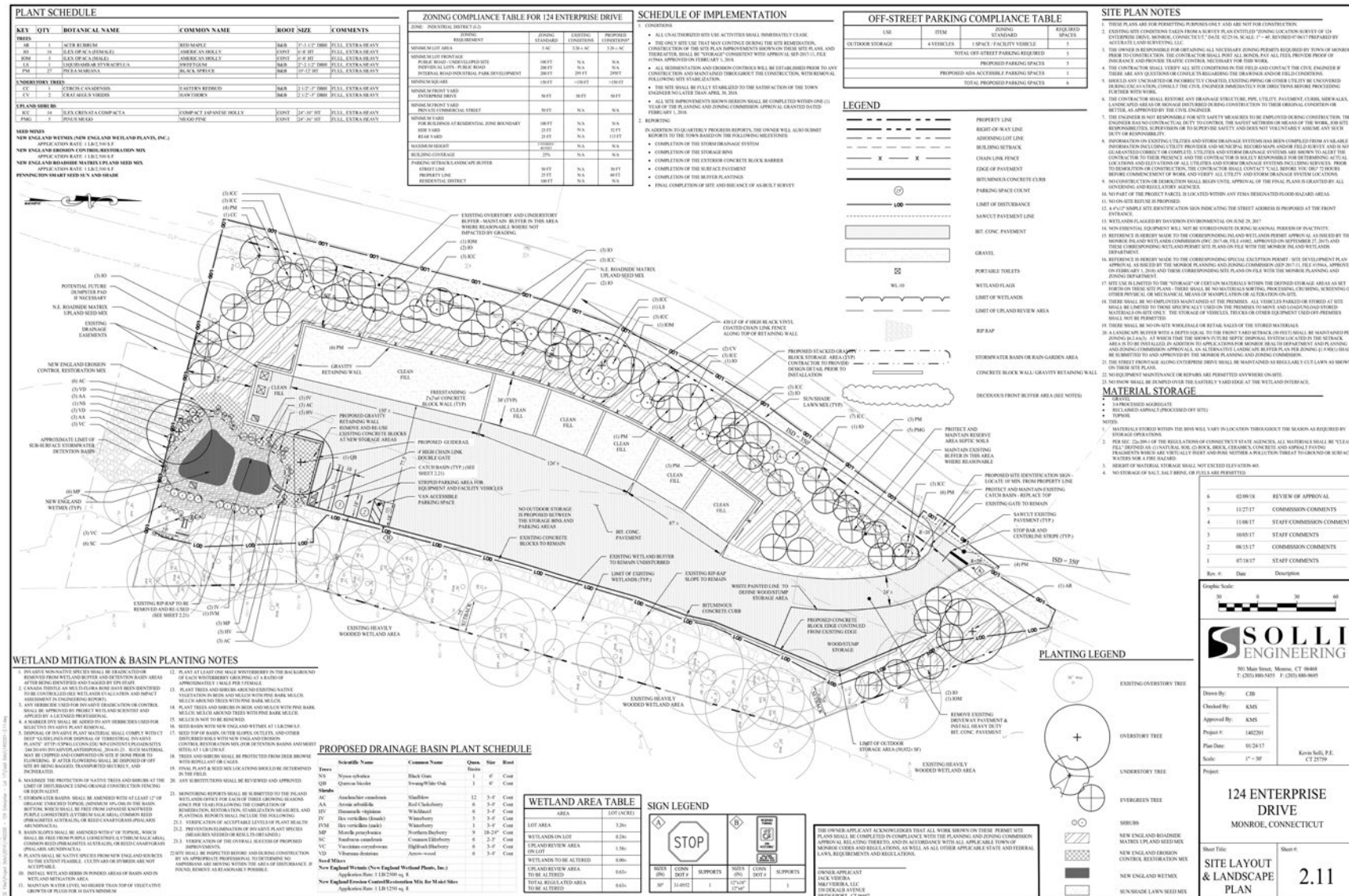
Broker: Jon Angel
President
203.335.6600, Ext. 21
jangel@angelcommercial.com



For Sale

Site Plan

124 Enterprise Drive
Monroe, Connecticut 06468

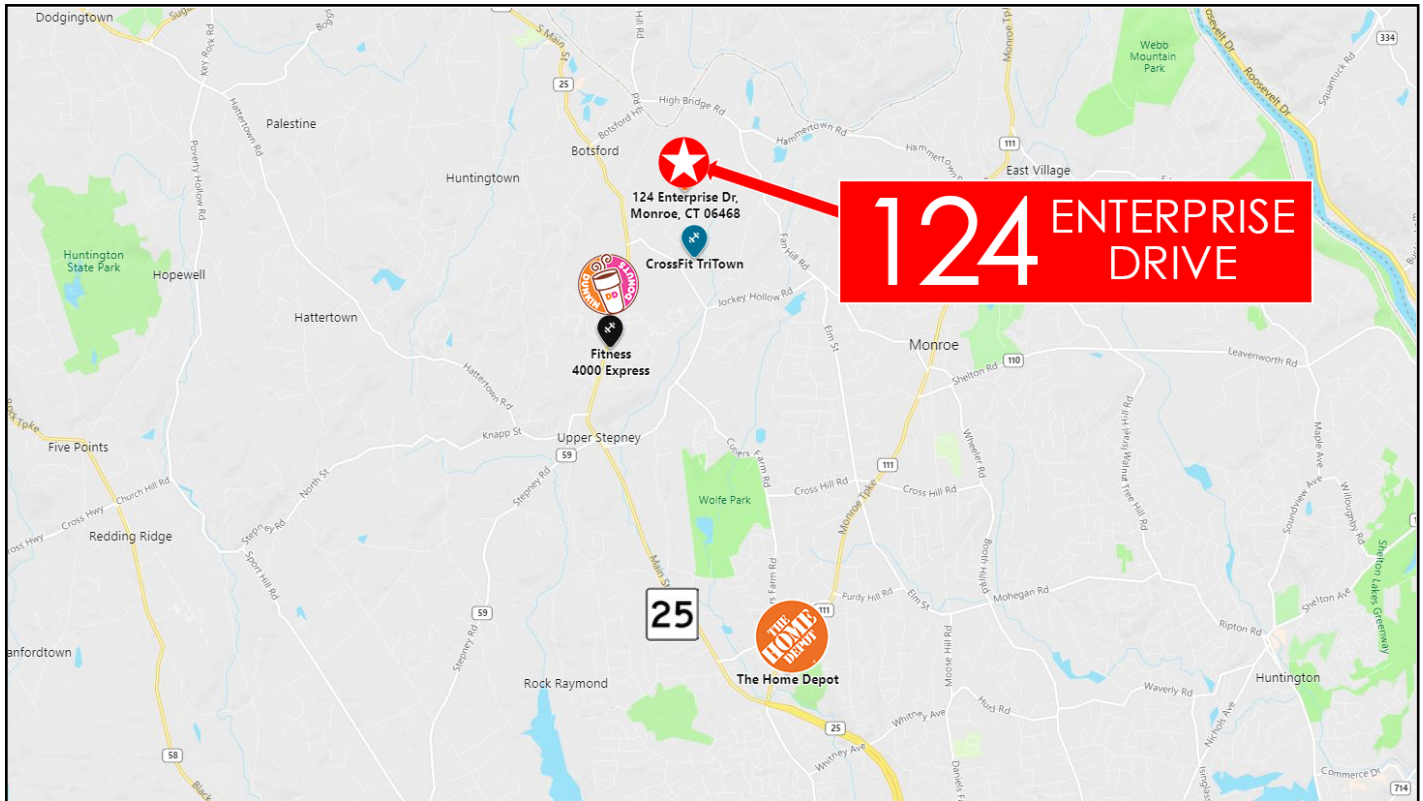


For Sale

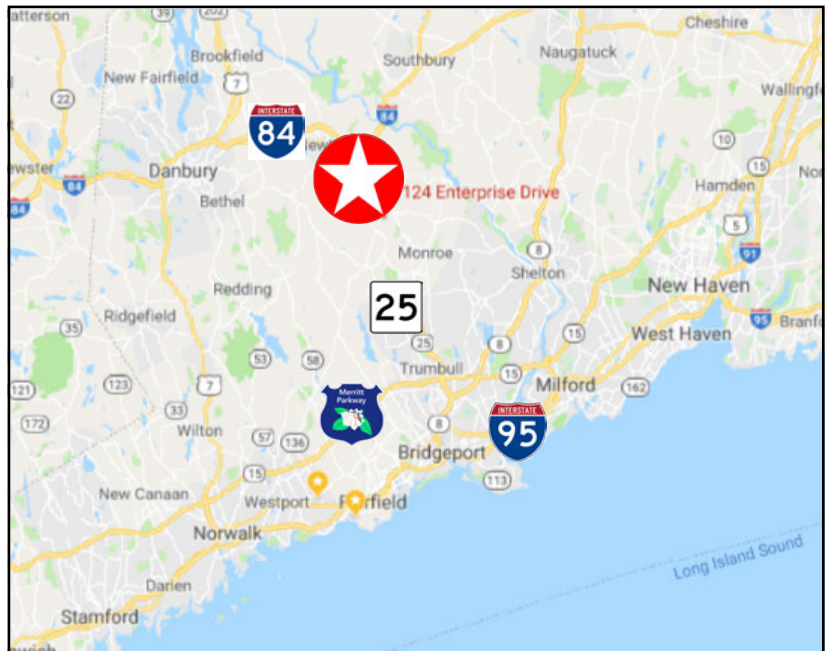
Location Map

124 Enterprise Drive

Monroe, Connecticut 06468



Near CrossFit TriTown,
Dunkin' Donuts, Fitness 4000 Express,
and Home Depot.
1.2 mile to Route 25,
6.4 miles to I-84,
8 miles to the Merritt Parkway,
and 15.4 miles to I-95.



Broker: Jon Angel
President
203.335.6600, Ext. 21
jangel@angelcommercial.com

ANGEL 
COMMERCIAL, L.L.C.

2425 POST ROAD, SUITE 303, SOUTHPORT, CT 06890 • TEL 203.335.6600 • FAX 203.335.9900 • WWW.ANGELCOMMERCIAL.COM

No warranty or representation, express or implied is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice and to any special listing conditions imposed by our principals.

Monroe, CT - I-2

Please visit the Town of Monroe website for complete zoning regulations.

§4.3 Industrial Districts

§4.3.1 Application of Provisions

The standards, regulations and requirements as set forth in §4.3 shall apply to the use of land, buildings and other structures, and the location and bulk of buildings and other structures in any lands classified as Industrial District 1 ("I-1 District"), Industrial District 2 ("I-2 District"), and Industrial District 3 ("I-3 District").

An Industrial District shall be established only in an area where such district will:

- A. Have no significant detrimental impact on the environment.
- B. Have the capacity to provide for the onsite handling, disposal and/or storage in a safe, sanitary and harmless manner as prescribed by all applicable State, Federal or local laws, rules or regulations, of sewage, solid or liquid waste, toxic or hazardous substances, or any chemicals or by-products produced, kept, made, generated or used or to be used on the premises. In the event such sewage, solid or liquid waste, toxic or hazardous substances and materials or such chemicals and by-products as aforesaid are not to be handled, stored or disposed of on site, the manner of such handling, disposal and/or storage shall be reported including proof of compliance with all applicable State, Federal and local laws, rules and regulations.
- C. Must meet and continue to meet the performance standards of these Regulations.
- D. Be adequately protected from casualty by fire as may be determined by the Town Fire Marshal, subject to review by the Commission.

§4.3.2 Performance Standards

The following standards shall be considered minimal and shall apply to all uses of land, buildings and accessory uses on any premises within an I-1 District, I-2 District and I-3 District, and shall apply continuously, and failure to conform to any standard herein listed shall be construed to be a violation of these Regulations and subject to the penalties provided by law:

Zoning regulations provided herein are subject to change without notice. Please visit the Town of Monroe website to view current zoning regulations.

A. Noise

- (1) The control of noise pollution is to protect residential areas surrounding Industrial Districts, as well as to protect adjoining industrial users within an industrial zone, and shall be so construed. During the hours between 7:00 am and 10:00 pm, at no point on a zone boundary between a Residential District and any Industrial District shall the radiating sound level, measured in decibels, from any operation exceed the decibel level in Column A below. During the hours between 7:00 am and 10:00 pm, at no point less than two-hundred-fifty (250) feet from any other zoning district boundary or less than two-hundred-fifty (250) feet from any property line within an Industrial District shall the radiating sound level from any operation exceed the decibel level in Column B below:

Octave Band (cycles per second)	Maximum Permitted Sound Level (decibels)	
	Column A	Column B
0 – 75	68	74
75 – 150	55	62
150 – 300	48	56
300 – 600	44	51
600 - 1,200	40	45
1,200 - 2,400	36	40
2,400 - 4,800	32	36
Over 4,800	30	33

- (2) In the event of any conflict during tests for noise level between Columns A and B, Column A shall have precedence.
- (3) The above sound levels in both columns shall be reduced by five decibels for night operation between the hours of 10:00 pm and 7:00 am and for noise of impulsive character, such as hammering, or periodic in character, such as hum, screech or continuous tones. Sound levels shall be measured with a sound-level or decibel meter and associated octave band analyzer than conforms to current American Standards Association specifications.

B. Vibration

At no point on the boundary of any bordering residential zone shall any vibration exceed two-ten-thousandths (0.0002) inches to a frequency of fifteen (15) cycles per second or less when measured by a seismograph of accepted standard manufacture.

C. Air Pollution

No dust, smoke or fumes shall be emitted from any operation so as to be noticeable or evident or be in violation of Federal, State and local pollution regulations.

Zoning regulations provided herein are subject to change without notice. Please visit the Town of Monroe website to view current zoning regulations.

D. Glare and Heat

Glare and heat from lighting or any process or operation shall not be seen or felt at the boundary of a bordering residential zone.

E. Hazardous Wastes / Materials

No hazardous wastes/materials shall be stored, used or generated except in accordance with all applicable State, Federal and local laws, rules and regulations. All applications for uses hereunder shall include a written statement detailing and identifying all hazardous wastes/materials to be used, stored or generated on the premises including the manner of onsite and/or offsite disposal, handling and/or storage and including proof of compliance with all applicable State, Federal and local laws, rules and regulations. Said statement shall additionally include an estimate of the quantity of each toxic or hazardous material/waste, and approximately where on the applicant's or operator's property the material/waste will be located. A copy of said statement shall be transmitted by the Commission to the Monroe Police Department, the Fire Marshal, and the Fire Department Chiefs. Such materials/wastes to be identified shall be those defined in the Environmental Protection Agency Hazardous Waste Regulations published in the May 19, 1980, Federal Register (Part 261) as amended from time to time. All storage containers for any toxic or hazardous materials/wastes shall conform to specifications of the Federal Department of Transportation and Environmental Protection Agency, and shall each contain a warning label naming the contents and those that are hazardous/ toxic.

F. Explosion, Fire or Radiation Hazards

At any point in the zone, any exposure to explosion, fire or radiation hazards shall be safeguarded by all means available, and such safeguards shall be subject to the approval of the State and local Fire Marshals or appropriate authority. No operation in this zone shall be the cause of radio or television interference.

§4.3.3 Permitted Uses

See Article 10 – Schedules for “Schedule of Permitted Lands Uses by Zoning District.”

§4.3.5 Accessory Uses

Accessory uses, buildings or structures customarily incidental to a principal use are allowed in all Industrial Districts, except as limited below, including:

- A.** Recreational facilities for employees, which shall not be located in a front yard or any yard abutting a residential zone.
- B.** Child Day Care Center in conjunction with a general or professional office use.
- C.** Retail not exceeding 5% of the gross floor area of the principal business.
- D.** Restaurants, including corporate cafeterias, serving the principal use occupants only and not open to the general public.
- E.** Outdoor storage of materials related to industrial uses.
 - (1) All materials to be stored outdoors shall be directly related to the principal use on the site.
 - (2) Outdoor storage shall comply with the bulk requirements of the underlying zoning district and related principal use.
 - (3) The outdoor storage area shall not exceed twenty percent (20%) of the gross floor area of the principal building.
 - (4) Outdoor storage shall not interfere with parking, site access or on-site circulation of vehicles and pedestrians.
 - (5) Materials shall be stored in an environmentally safe and orderly fashion, and shall be properly secured. The contents of outdoor storage shall be temporary in nature.
 - (6) Outdoor storage areas shall be screened from adjoining properties and shall conform to landscaping and screening requirements of these Regulations.
 - (7) The limit or area of approved outdoor storage shall be physically delineated, controlled and contained by buildings, structures, fencing, landscaping or a combination thereof to screen said area and the contents therein.
- F.** Storage Silos in the I-3 District only, not to exceed sixty-five (65) feet in height, nor have a footprint exceeding ten (10) percent of the gross square footage of the principal building footprint that the silo is attached to. No signage, flags or lights shall be attached to the silo, except as may be required for safety purposes at the base of the silo. All such footprints shall include all enclosed overhangs.

Zoning regulations provided herein are subject to change without notice. Please visit the Town of Monroe website to view current zoning regulations.

§4.3.6 Lot Area and Bulk Requirements for All Industrial Districts

- A.** No lot shall be used and no building or other structure shall be constructed or altered for use except in conformance with the minimum standards set forth below in the Schedule of Area and Bulk Requirements. Side yard setback requirements may be reduced at the discretion of the Commission in order to encourage clustering of industrial buildings where shared parking can be achieved for complimentary uses in accordance with provisions for shared parking provided in Article 6 of these Regulations. Site landscaping and screening shall be provided in accordance with the landscaping and screening provisions of Article 6 of these Regulations.

Schedule of Area and Bulk Requirements

Lot Requirements	I-2
Minimum lot area	3 acres
Minimum lot frontage	200 feet
Minimum square*	150 feet
Minimum front yard, public road	50 feet
Minimum front yard, private commercial street	50 feet
Minimum yard	
For buildings at residential zone boundary	100 feet
Rear and side yards	25 feet
Maximum height	3 stories/40 feet
Building coverage	25%

*Note: Each lot shall be of such shape that the applicable square can be placed entirely within the lot lines, with one (1) side parallel to the street lot line.

**Note: The minimum yard for buildings and structures, or a portion thereof, exceeding a height of 40 feet shall be no less than the highest height of such buildings and structures, or portion thereof.

***Note: Maximum height of sixty-five (65) feet allowed for accessory storage silos in accordance with §4.3.8G of these Regulations.

- B.** Frontages for individual lots along an internal road in an industrial park development in an I-2 District and an I-3 District may be reduced by the Planning and Zoning Commission, upon written request with documented justification by an applicant, by an amount not to exceed twenty percent (20%) when deemed to be in the interest of the town and overall design. When considering such a request, the Commission shall take into account limitations imposed by topographic or geologic conditions, size and shape of property, effect upon integrity of overall design and impact upon future maintenance requirements of the town.

Zoning regulations provided herein are subject to change without notice. Please visit the Town of Monroe website to view current zoning regulations.

§4.3.7 Parking and Loading

Parking and loading areas shall be provided off the public streets for all vehicles using the premises and shall contain not less than the minimum space requirements set forth in Article 6 of these Regulations.

- A. No parking areas or internal driveways shall be located no less than fifty (50) feet from a public street, no less than twenty-five (25) feet from a property line, and no less than fifty (50) feet from any Residential District boundary in an I-1 District, nor less than one-hundred (100) feet from a Residential District boundary in an I-2 District and an I-3 District, except for the purpose of providing a driveway(s) or access aisle(s) to an adjacent property to allow for vehicular access and circulation between adjacent parcels. Internal driveways giving access to the street may cross required buffers only in the case where residential zone lines follow the centerline of the street or parallel the centerline of the street at the streetline.
- B. Upon written request with documented justification by an applicant, including submission of an alternate landscape buffer plan, the Commission may allow surface parking areas or internal driveways to extend up to, but not more than fifty (50) feet into the required I-3 District buffer area. If the Commission determines that the alternate landscape buffer plan, above, exceeds the landscape buffer requirements provided in Article 6 of these Regulations and provides adequate protection to an adjoining residential zone, the requirements provided in Article 6 may be waived.
- C. Adequate loading docks and loading space shall be provided to serve the uses of a building and shall be so separated from parking areas to the extent that maneuvering trucks will not cause hazards or inhibit the free and safe movement of passenger vehicles. In no case shall a loading area or access to a dumpster enclosure obstruct access to and from designated parking spaces.

§4.3.8 Utilities and Improvements

All site and public improvements, including water supply, sewage disposal, roads and drainage, shall conform to local and State regulations as applicable.

- A. Complete plans, profiles, engineering drawings and data on improvements, including parking areas on private property, shall conform to recognized standards and the best modern practice and shall be subject to the acceptance by the Town Planner and Town Engineer.
- B. Foundation and roof drains shall be connected to retention and/or detention facilities and/or appropriate storm water quality facilities, where appropriate.

§4.3.9 Signs

Signs in all Industrial Districts shall conform to and be limited by the provisions of Article 6 of these Regulations.

Zoning regulations provided herein are subject to change without notice. Please visit the Town of Monroe website to view current zoning regulations.

Town of Monroe Zoning Regulations – Schedule of Permitted Land Uses by Zoning District

USE	I-2
Arborist	SEP
Accessory Drive-Through	x
Agriculture / Farms	
<i>Agriculture / Farm</i>	x
<i>Farm Stores (accessory to Farm)</i>	x
<i>Seasonal Farm Store (accessory to Farm)</i>	x
Art Studio / Gallery	x
Automobile Body Shop	SEP
Automobile Service Shop	SEP
Automobile Sales	x
Banks	x
Boat, Camper, RV, Trailer Sales/Service	x
Brew Pub	x
Car Wash (retail) – Automatic and Self-Service Facilities Fully Within Enclosed Building with Recycled Water	x
Cemeteries	x
Club	
<i>County Club (swim, tennis, golf)</i>	x
<i>Health Club / Spa</i>	x
<i>Fraternal Organization</i>	x

USE	I-2
Commercial Vehicle Facility	SEP
Community-Wide Event	(2)
Conservation / Open Space	SEP (3)
Contractors' / Building Trades' Establishment	x
Day Care Services	
<i>Adult Day Care Center</i>	x
<i>Child Day Care Center</i>	x
<i>Family Day Care Home</i>	x
<i>Group Day Care Homes</i>	x
Firewood Process Facilities	SEP
Funeral Home or Mortuary	x
Gasoline Station	x
Golf Course	x
Home Based Business (accessory to single-family dwellings)	x
Home Occupation (accessory to single-family dwellings)	x
Hospital	x
Hotel	x
Landscaper	SEP
Laundromat, Dry Cleaners (retail and drop-off centers)	x

LEGEND AND NOTES

P Permitted Use
ACC Accessory Use
SDP Site Development Plan
SEP Special Exception Permit
x Use Not Permitted in District

- (1) SEP (1) Use Industrial District 3 – Special Exception Permit Use – See §8.2.3M.
(2) Community-Wide Event – See §6.11.
(3) Permitted without permit in its natural state; structures or other constructed facilities require SEP.
(4) Mobile Food Vendor – See §6.12.

Zoning regulations provided herein are subject to change without notice. Please visit the Town of Monroe website to view current zoning regulations.

USE	I-2
Manufacturing/ Industrial	
<i>Manufacturing, Processing and/or Assembly of Products Where Conducted Within Fully Enclosed Buildings</i>	SEP
<i>Business Service Facilities Providing Supporting Services to Industrial and Business uses, including Computer and Business Machine Service and Repair (not retail)</i>	SEP
Medical Clinic: Urgent Care Facility (no overnight), Radiology/Diagnostics Laboratory	x
Medical Rehabilitation Facility	x
Mixed Use Landmark Property Development	x
Museum	x
Office, Medical and Dental	SEP
Office, General	SDP
Office, Professional	SDP
Outdoor Sales of Accessory Play Equipment and Sheds	x
Personal Service Business	x
Pet Groomer Business	x
Place of Religious Worship	x

USE	I-2
Public Utility Facility	SEP
Recreation Facilities	
<i>Indoor Recreation Facilities</i>	SEP
<i>Outdoor Recreation Facilities</i>	SEP
Research and Development Facilities, not Involving Hazardous or Biological Materials Use, Storage or Disposal	SEP
Residential	
<i>Single-Family Dwelling (1 per lot in all RF and RR Districts)</i>	x
<i>Multi-Family Dwelling</i>	x
<i>Multi-Family, Group Homes ≤ 6 Residents</i>	x
<i>Multi-Family, Group Homes > 6 Residents</i>	x
<i>Age Restricted Attached Dwelling</i>	x
<i>Age Restricted Detached Dwelling</i>	x
<i>Safe Homes</i>	x
<i>Accessory Apartment</i>	x
<i>Caretaker Residence</i>	x

Zoning regulations provided herein are subject to change without notice. Please visit the Town of Monroe website to view current zoning regulations.

USE	I-2
Restaurant and Food Related Uses	
Bakery, Wholesale	SEP
Bakery, Retail	x
Café	x
Caterer, Off-Premises (as the principal use)	x
Caterer, On-Premises (as the principal use)	x
Ice Cream Parlor (Yogurt Shop/Dairy Bar)	x
Mobile Food Vendor	(4)
Outdoor Dining, Accessory	x
Restaurant, Full Service	x
Restaurant, Fast-Food	x
Retail Food Establishment	x
Retail	
General Retail	x
Instructional Retail (martial arts, dance, music, learning support, painting, pottery, or similar)	x
Retail Garden Center	x
Riding Academies, Boarding Stables	x

USE	I-2
Schools, public and private	
Preschool, Nursery	x
Elementary or Middle	x
Senior High	x
Secondary, Vocational, Trade	x
Town of Monroe Board of Education Offices	x
School Bus Parking Facility	SEP
Storage Uses	
Commercial Warehousing Contained Within Fully Enclosed Buildings	SEP
Self-Storage Warehousing for Rental of Fully Interior Enclosed Building Space	SEP
Temporary Storage of Carnival Rides	x
Theater (Indoor for Stage/Movies)	x
Town of Monroe Governmental Non-School Administrative Facilities: including but not limited to Offices, EMS, Fire, Police, Library, Senior/Community Center, Food Pantry	x
Town of Monroe Governmental Service Facilities: including but not limited to DPW Yard, Dog Pound, Transfer Station	SEP
Town of Monroe Shooting Range	SEP
Town of Monroe Communication Sites and Facilities (see also §6.8)	x
Veterinary Hospital	x
Wholesale and Distribution Centers, not including Automobiles or Boats	SEP

Zoning regulations provided herein are subject to change without notice. Please visit the Town of Monroe website to view current zoning regulations.