

Industrial / Retail Space For Lease Taftville (Norwich), CT



555 Norwich Ave.
Norwich, CT

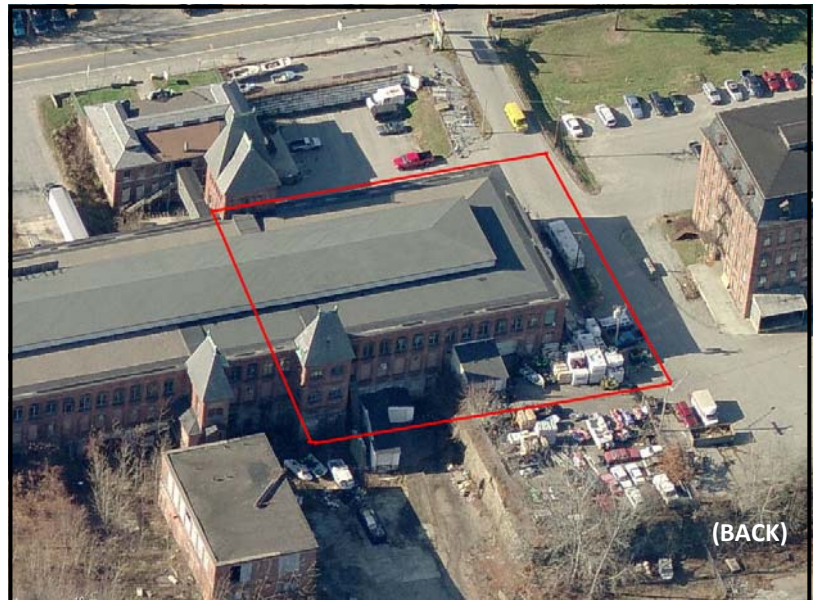
AVAILABLE:

1st Floor, North Side
(Formerly Central Sports)

15,000 SF

\$3.95/SF NNN

- ◆ Frontage: 550 Ft
- ◆ Traffic Count: 9,400
- ◆ Public water & sewer
- ◆ Zone: I-2 Industrial
(allowing retail)
- ◆ Less than 1 mile from I-395
- ◆ Historic Mill Building



PEQUOT COMMERCIAL

Eastern Connecticut and Western Rhode Island's Preferred REALTORS

Steve Becker

860-447-9570 x202 • sbecker@pequotcommercial.com

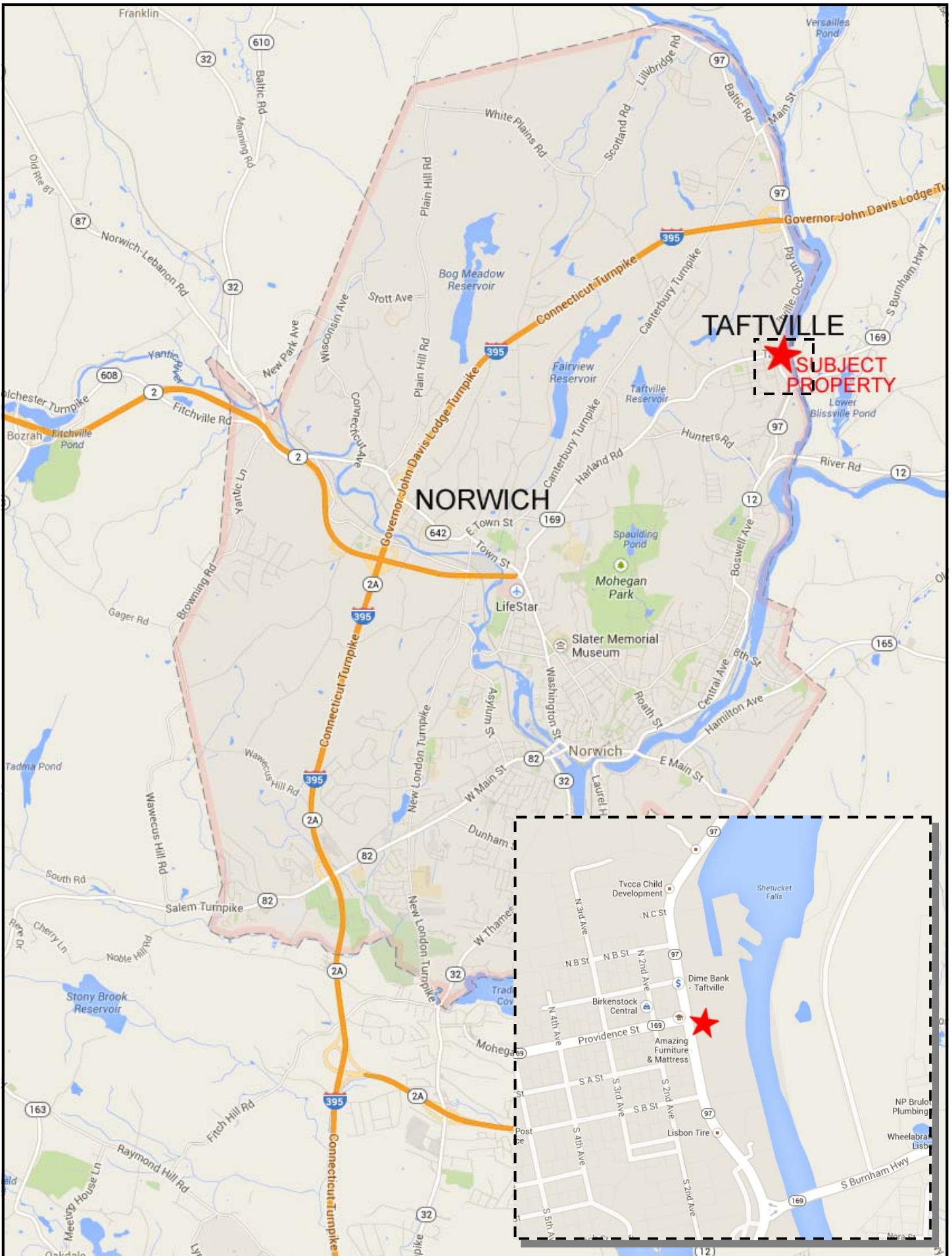


- ◆ Ceiling Heights: 12 Ft Min. 14 Ft Max.
- ◆ 3-Phase power, 400 Amps
- ◆ 1 Drive in door
- ◆ New roof
- ◆ 8 foot column spacing
- ◆ Acres: 5.06
- ◆ Fuel: Oil
- ◆ Cooling: none
- ◆ Sprinklers: Yes



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Population	4,218	18,116	51,627
Total Households	1,729	7,275	21,025
Total Daytime Population	2,886	16,694	49,604
Median Household Income	\$53,736	\$52,494	\$54,299

Information deemed reliable but not guaranteed and offerings subject to errors, omissions, change of price or withdrawal without notice.



Directions: I-395 to Taftville exit 83. Approximately one mile to former Ponemah Mill on left.