

Report



Property Details

Street Address	1101 Noank Ledyard Rd.
City	Groton
County	New London
Type of space	Office, Industrial: Heavy Mfg, Industrial, Industrial: Light Mfg
Zipcode	06355
Site/Building Name	1101 Noank Ledyard Rd.
Min SubDivide	650
Available	7,000

Contact Information

Company	Connecticut Commercial Realty
Contact Name	WM Newman, President
Address	P.O. Box 2089
City	New London
State	CONNECTICUT
Phone	860-444-7704
Fax	860-444-7706
Email	CCRSales@aol.com
Website	www.ccrsales.com

Assets

100% Air Conditioned	Yes
Highest Ceiling Height	8
Enterprise Zone	No

Building Details

Air Conditioning Office Only	Yes
Number Of Docks	3
Number Floors	3
Office Class	B
Parking Ratio	75
Date Renovated	2001
Sprinkler	No
Total SQFT	31000
Contiguous SQFT	3500
Manufacturing SQFT	25000
Office SQFT	6000
Year Built	1985
Column Spacing	none

Transportation Access

Nearest Airport	Groton Municipal
Distance to Nearest Airport	2
Distance to Commuter Rail	Mystic 2 m
Distance to Interstate	1.8
Interstate Name	I-95

Additional Information

Drive Doors	1
Lease Type	0
Property Web Address	ccrsales@aol.com

Utilities

Electric	Yes
Electric Amps	208
Electric Volts	600
Fiber Optics	No
Fuel Type	Gas
Gas	Yes
Networked	Yes
Sewer Type	Septic
Water Type	Well

Availability

Lease Rate	14.5
Lease Terms	\$ 14.50 office space \$ \$ 11.00 manufacturing space
For Lease	Yes

Notes

Shared environment with high-tech owner/occupant.
Space arrangements flexible.