

U.S. Properties, Inc.

5 Shaw's Cove, Suite 200, New London, CT 06320
860-437-0101 Office 860-440-0721 Fax
www.uspropinc.com

FOR SALE

Lot Size: 2.10 Acres
Zoning: Business Park (Commercial and Industrial Uses)
Parking: 37 spaces on-site, additional parking possible



11A Stott Avenue, Norwich, CT

Size: Two story - 20,000 square feet
Year Built: 2002
Construction: Steel frame with metal exterior wall system with extensive windows on second floor
Roof system: Metal standing seam
HVAC: Forced air with oil fired furnace and AC
Utilities: Norwich Public Utilities
Electric: 480/270 Volt, 3 Phase
Water: Yes
Sewer: Yes

Phone/Data: SBC with fiber
Security: Sonitrol with proximity readers
Miscellaneous: Unfinished second floor intended for office
Ownership may be condominium/co-operative instead of ground lease

SALE PRICE: ~~\$1,000,000~~

**REDUCED TO:
\$775,000**

For more information please contact:

SUSAN HOWARD or GEORGE CIHOCKI
(860) 437-0101 Phone (860) 440-0721 Fax
showard@uspropinc.com gcihocki@uspropinc.com
www.uspropinc.com

All information furnished is from reliable sources and is submitted subject to errors, omissions, change of terms and/or conditions, prior sales, lease, financing or withdrawal without notice.

