



FOR LEASE | **10,143 SF**
100 MECHANIC ST | **PAWCATUCK, CT**

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PROPERTY HIGHLIGHTS



**3.5 MILES
TO I-95**



**HALF MILE
FROM US-1**



**PAWCATUCK
RIVERFRONT
PROPERTY**



PROPERTY DETAILS

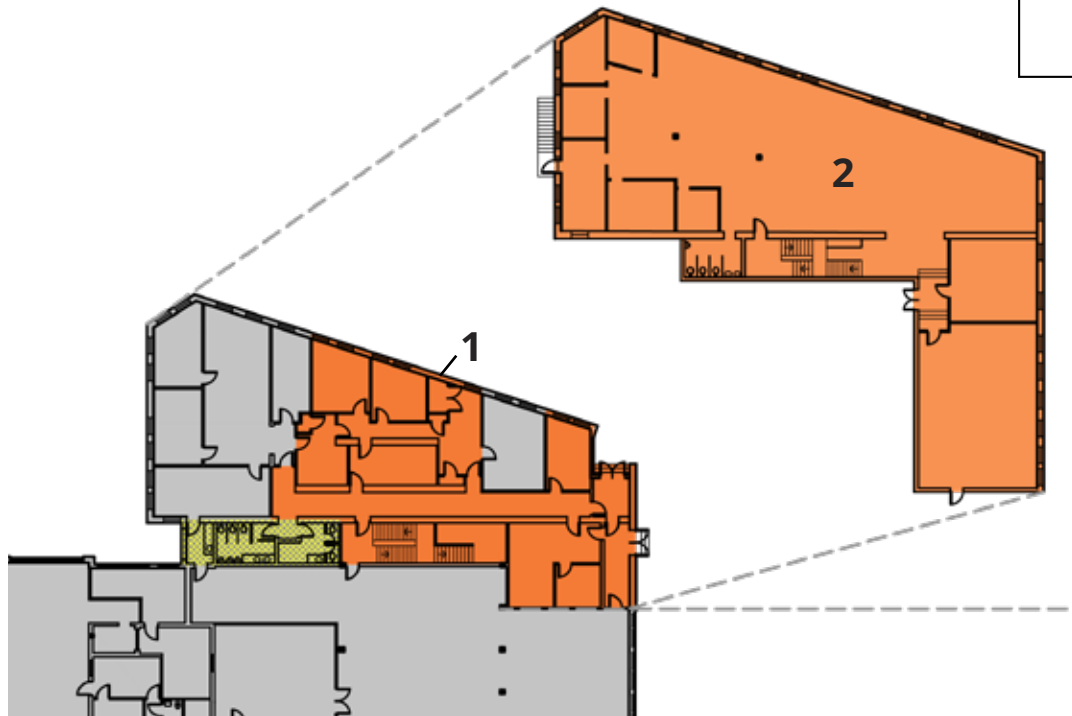
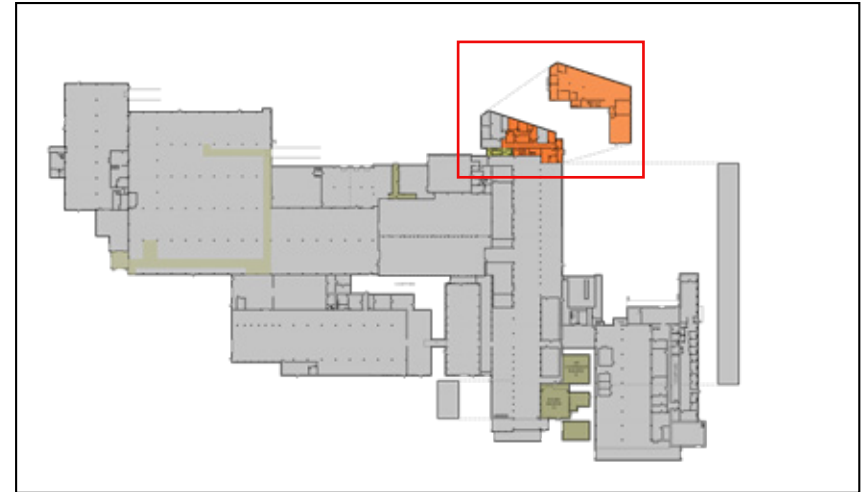
100 MECHANIC ST | PAWCATUCK, CT

| | |
|----------------------|--|
| AVAILABLE SPACE | 10,143 SF |
| OFFICE SPACE | 10,143 SF |
| MINIMUM DIVISIBLE | 3,269 SF |
| FLOORS | 3 |
| ROOF | Tar & Gravel |
| WALLS | Masonry with Steel and Wood Frame Sections |
| FLOORS | 6" Reinforced Concrete |
| LIGHTING | Fluorescent |
| YEAR BUILT | 1920 |
| FIRE SUPPRESSION | 100% Wet |
| POWER | Heavy Power |
| PARKING | 180+ Surface Spaces |
| LAND AREA | 16.60 Acres |
| ZONING | M1: Manufacturing HM: Heritage Mill District |
| PARCEL ID | STON-000004-000007-000016 |
| OPEX ESTIMATE | \$1.63/SF |

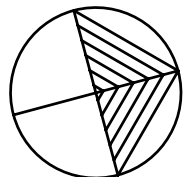


FLOOR PLAN

100 MECHANIC ST | PAWCATUCK, CT



| NUMBER | SPACE DESIGNATION | SQUARE FEET |
|--------------|-------------------|------------------|
| 1 | OFFICE | 3,269 SF |
| 2 | OFFICE | 6,874 SF |
| TOTAL | | 10,143 SF |



LOCATION MAP

100 MECHANIC ST | PAWCATUCK, CT

| | |
|------------------------------|-----------|
| US-1 | 0.5 MILES |
| I-95 | 3.5 MILES |
| GREEN MEMORIAL STATE AIRPORT | 39 MILES |
| NEW LONDON | 17 MILES |
| BOSTON | 93 MILES |
| NEW YORK | 141 MILES |

