

~ FOR SALE ~

**COMMERCIAL LAND
FRANCIS J. CLARKE INDUSTRIAL PARK**



4 Trowbridge Drive, Bethel, CT

Sale Price: \$550,000

7.35 acres with feasibility study for two-story 30,600 sq. ft. building with +/- 153-car parking. Site ideal for warehouse, assembly, manufacturing, lab, or office.



Mick Consalvo
203.241-5188
mconsalvo@towercorp.com

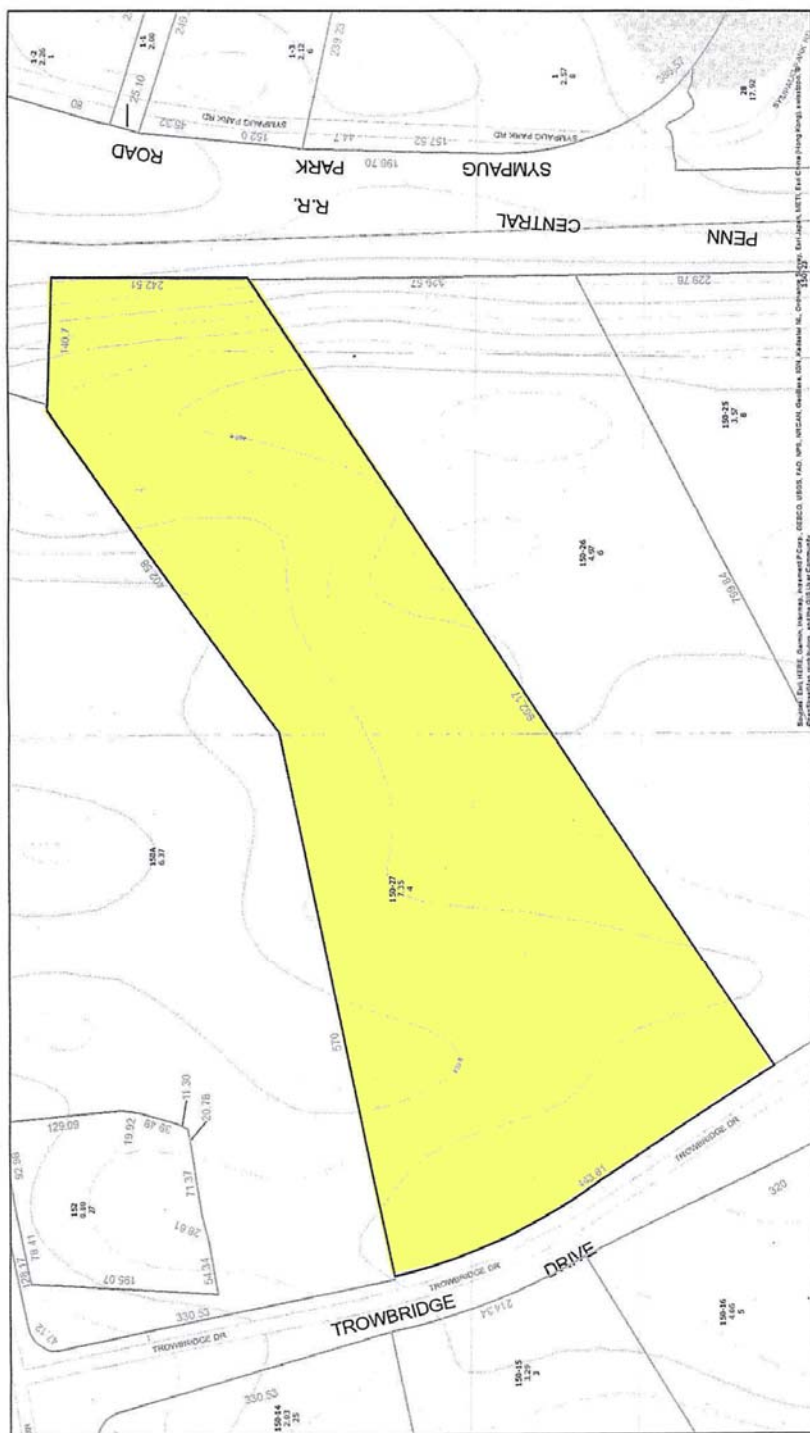
Size:	+/- 7.35 Acres
Zoning:	IP (Industrial Park Zone)
Utilities:	City Water, Sewer, and Gas (Available)
Taxes:	\$9,625 Yearly

Tower Realty Corp. / 246 Federal Rd., Suite D26, Brookfield, CT 06804 / www.towercorp.com
203-775-5000 Office / 203-546-7793 Fax

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SITE PLAN

4 TROWBRIDGE DRIVE
BETHEL, CT

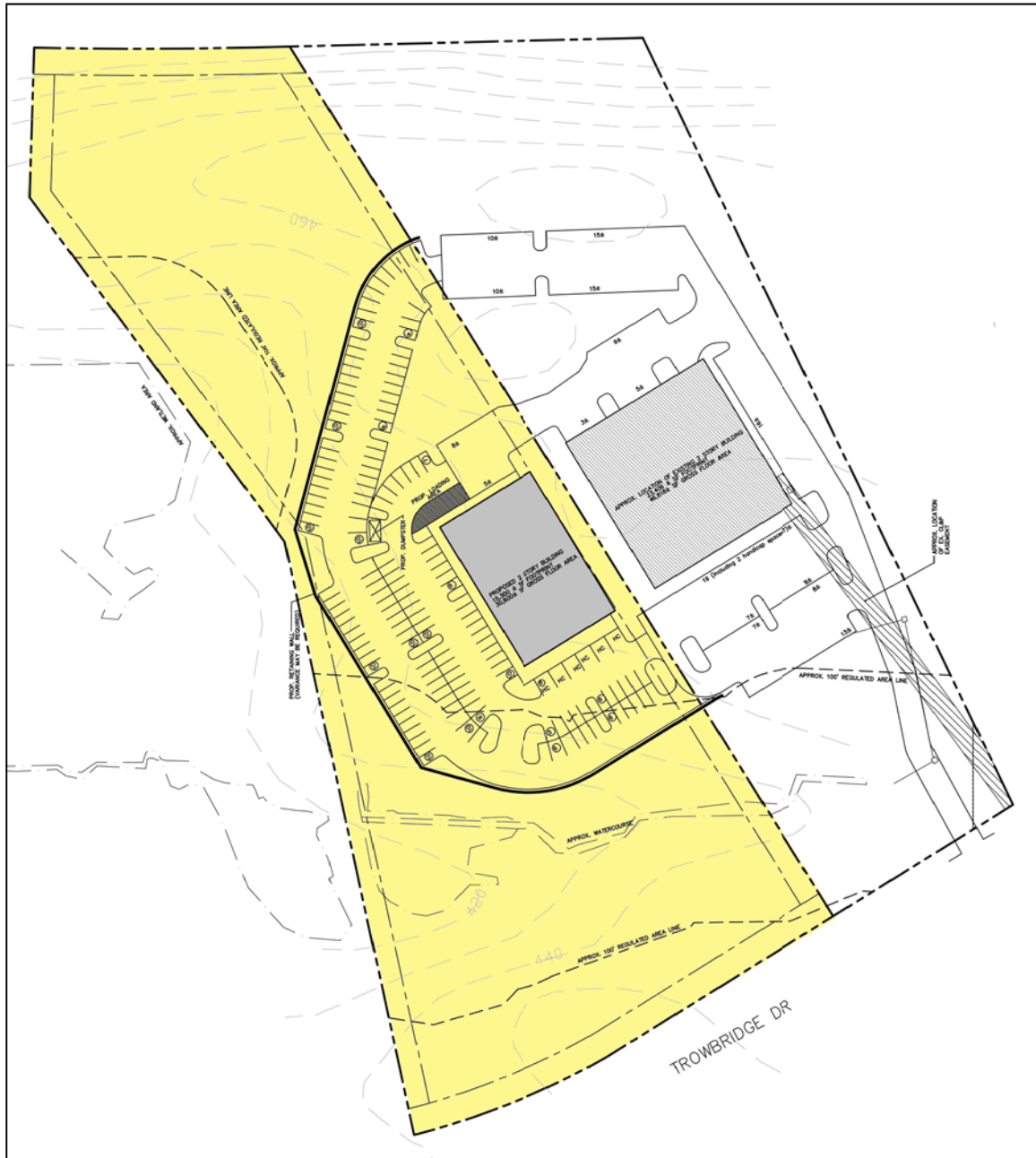


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CONCEPT PLAN

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SECTION 4.3. PERMITTED USES

Legend

P	Use is permitted in the zoning district.
SP	Use requires obtaining a Special Permit (PZC).
X	Use is <u>not</u> permitted in the zoning district.

A. RETAIL / WHOLESALE USES	VC	C	RT6	I	IP
1. Retail store with no areas for the service or consumption of food.	P	P	P	X	X
2. Retail store where any areas used for the service or consumption of food is 10 percent or less of the gross floor area and occupies less than 1,000 square feet.	P	P	P	X	X
3. Retail store where any areas used for the service or consumption of food exceeds 10 percent of the gross floor area or occupies 1,000 square feet or more.	SP	SP	SP	X	X
4. Outside storage or display of merchandise.	SP	SP	SP	X	X
5. Retail sale limited to commodities that are manufactured, processed, fabricated or warehoused on the premises provided the total floor area devoted to retail sales does not exceed 20% of the gross floor area of the building.	X	X	X	P	P
6. Retail sale limited to equipment, supplies and materials designed especially for use in agriculture, mining, industry, business, transportation, building and other construction, with the exception of commercial explosives.	X	X	X	P	X
7. Sale at wholesale of any commodity except live animals and commercial explosives.	X	X	X	P	P

B. OFFICE USES	VC	C	RT6	I	IP
1. General or business office.	P	P	P	P	P
2. Medical or dental office, clinic or laboratory.	P	P	P	P	P



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ZONING REGULATIONS - PAGE 2

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C. SERVICE USES	VC	C	RT6	I	IP
1. Personal service establishment (<i>see definition</i>), excluding tattoo parlor or massage therapy.	P	P	P	X	X
2. Service establishment (repair, rental and/or service) of any item which is allowed to be sold in the zone, except automobiles, trucks and trailers.	SP	P	P	P	SP
3. Self-service automatic laundry establishment provided: a. it shall not contain more than 35 washers and dryers in total. b. on-site washing may be provided as a service.	SP	SP	SP	SP	X
4. Dry cleaning establishment provided that: a. No petroleum derivative solvents are used as a general cleaning solvent (may be used for spotting only). b. No steam is discharged under pressure into the atmosphere. c. Such establishment does not dry clean clothes from collection stations or from other plants.	SP	SP	SP	X	X
5. Child day-care center.	SP	P	P	SP	SP
6. Adult day-care center.	SP	P	P	SP	SP
7. Animal hospital or veterinarian office.	SP	SP	SP	P	P
8. Pet grooming or pet training.	SP	SP	SP	P	X
9. Pet day-care facility or pet boarding facility.	X	X	X	P	P
10. Funeral home.	SP	SP	SP	X	X
11. School for training in special occupational skills where: a. enrollment may be open to the public or limited. b. The school may include dormitories for students and instructors.	X	X	SP	SP	SP

D. FINANCIAL INSTITUTION USES	VC	C	RT6	I	IP
1. Bank, credit union, or savings and loan association (state or federally chartered) excluding any drive-through facilities.	P	P	P	P	X
2. Bank, credit union, or savings and loan association (state or federally chartered) including any drive-through facilities.	SP	SP	SP	SP	X



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E. FOOD / HOSPITALITY USES	VC	C	RT6	I	IP
1. Sit-down restaurant.	SP	P	P	X	X
2. Sit-down restaurant accessory to a hotel, motel, or motor hotel use.	SP	SP	SP	SP	SP
3. Outdoor dining accessory to a sit-down restaurant, including the placement of seating and tables out of doors and food served thereat, subject to all of the following conditions: a. Such service shall be accessory to an indoor restaurant, b. The outdoor eating area shall be contiguous to the restaurant to which it is accessory, c. The outdoor eating area shall be clearly delineated by fences, walls, or plant materials, d. Such outdoor eating area must be 50 feet or more from the nearest boundary of any residential zone, e. Umbrellas may be used in the outdoor eating area to provide protection from the elements provided they are secured and weighted on the bottom and are closed when not in use. In no circumstances shall a tent or a canvas or plastic canopy be used, and f. The area designated for outdoor eating shall be included in calculations for required parking.	SP	SP	SP	SP	SP
4. Restaurant, fast food.	X	X	SP	X	X
5. Restaurant, other.	SP	SP	SP	SP	SP
6. Hotel, motel or motor hotel, which may include a sit-down restaurant (but not a fast-food restaurant or any drive-through facilities), banquet hall and/or conference center.	X	SP	SP	SP	SP
7. A catering establishment where food is prepared for delivery and consumption off the premises.	SP	SP	SP	SP	SP



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F. RECREATION USES	VC	C	RT6	I	IP
1. Interior recreation uses including but not limited to theater, billiard parlor, bowling alley.	SP	P	SP	SP	SP
2. Exterior recreational uses, including but not limited to baseball batting facility, miniature golf course, tennis facilities, ice skating facilities and golf driving ranges.	SP	SP	SP	SP	SP
3. Athletic club provided: a. All activities shall take place within an enclosed building. b. All activities shall be confined to members and guests and not be extended to the general public. c. Primary use shall be for participatory rather than spectator sports. d. Noise level shall be zero decibels ambient at any property line bordering residential property. e. Screening and landscaping shall be as required in Section 6.1. f. Parking may be based on data provided by the applicant documenting similar actual use and certified by appropriate public officials in jurisdiction of actual use. If this material is not presented, parking will equal one space per player (at full capacity of the facility), plus one space per employee.	SP	SP	SP	SP	SP
4. Park or playground areas operated by a governmental unit.	SP	SP	SP	SP	SP

G. INSTITUTIONAL USES	VC	C	RT6	I	IP
1. Government facilities	SP	SP	SP	SP	SP
2. Public services, including ambulance service, fire station, library, police station, post office and terminal for public vehicles (including repair or storage).	SP	SP	SP	SP	SP
3. Religious facility	SP	SP	SP	X	X
4. Club, lodge or fraternal organization (private and operated for the benefit of the members and not for gain).	SP	SP	SP	X	X
5. Museum.	SP	SP	SP	X	X

H. AGRICULTURAL / ANIMAL USES	VC	C	RT6	I	IP
1. Farming, forestry or horticulture.	X	P	P	P	P
2. Nurseries and the accessory sale of produce and plants provided the Commission shall approve areas for outside display.	X	X	X	P	X



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N. INDUSTRIAL USES	VC	C	RT6	I	IP
1. Light industrial use such as manufacturing, fabricating, processing, assembling and testing, engineering development and marketing development of products and accessory uses (such as offices, sales rooms and storage for the wholesale distribution of items manufactured and/or assembled on the premises) provided that: a. The use shall be totally contained within the structure. b. The uses shall comply with Section 4.6.D. c. There shall be no outside storage. d. Storage, warehouse uses and distribution centers are prohibited except as incidental to a permitted use (truck terminals are prohibited).	X	X	X	P	P
2. Manufacturing provided that: a. uses meet the performance standards as set forth in Subsection 4.6.D. b. the manufacture, processing or fabrication of the commodities listed in Section 4.6.E is specifically not permitted unless such activity is: i. operated as an accessory use where the products are not manufactured as a final product for sale. ii. approved by the Commission as a Special Permit. iii. operated and maintained under the same ownership and on the same lot as the permitted uses.	X	X	X	P	P
3. Contractor yard for vehicles, equipment, materials and/or supplies which complies with all of the following conditions: a. Is properly graded for drainage, surfaced with concrete, asphaltic concrete, asphalt, oil or any other dust-free surfacing and maintained in good condition, free of weeds, dust, trash and debris. b. Is provided with barriers of such dimensions that occupants of adjacent structures are not unreasonably disturbed, either by day or by night, by the movement of vehicles, machinery, equipment or supplies. c. Is provided with entrances and exits so located as to minimize traffic congestion. d. Is provided with barriers of such type and so located that no part of parked vehicles will extend beyond the yard space or into the setback space from a zone lot line abutting a residential zone lot or separated therefrom by a street. e. Lighting facilities are so arranged that they neither unreasonably disturb occupants of adjacent residential properties nor interfere with traffic.	X	X	X	P	X



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M. STORAGE USES	VC	C	RT6	I	IP
1. Outside storage or display of material.	SP	SP	SP	X	X
2. Outside storage of material as an accessory use provided that: a. It shall be fully screened from any street, highway or residential district. b. No material shall be stored at a height greater than 50% of the height of the main building on the lot or 24 feet, whichever is less. c. The area covered by such storage shall not exceed 25% of the area of building coverage of primary buildings for the use to which the storage is accessory except if authorized by the Commission at the time of site plan approval.	X	X	X	SP	SP
3. Warehousing and/or storage of any commodity except live animals and commercial explosives.	X	X	X	SP	SP

O. UTILITY / TRANSPORTATION USES	VC	C	RT6	I	IP
1. Utilities, including gas regulation stations, telephone exchanges, pumping stations, aboveground water storage tank, water reservoirs and satellite and cable television facilities.	SP	SP	SP	SP	SP
2. Electric substation provided that exposed transformers shall be shielded by an enclosing fence or wall at least six feet high and adequate to obstruct view, noise and passage of persons or materials.	SP	SP	SP	SP	SP
3. Parking and/or commercial storage of vehicles: need not be enclosed, provided that any part of such use conducted outside a completely enclosed structure shall comply with all specifications for maintenance hereinafter required for off-street parking spaces.	X	SP	SP	SP	SP
4. Railroad facilities, but not including shops.	SP	SP	X	SP	SP
5. Landing or takeoff area for rotorcraft, not including maintenance, repair, fueling or hangar facilities.	X	X	X	X	SP



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