



FOR LEASE | **10,464 SF**
100 MECHANIC ST | **PAWCATUCK, CT**

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PHOENIX
LOGISTICS

Strategic Real Estate. Applied Technology. Tailored Service.

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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	10,464 SF
MINIMUM DIVISIBLE	3,590 SF
OFFICE SPACE	12,221 SF
FLOORS	3
DOCK DOORS	12 Exterior
DRIVE-IN DOORS	10
CRANES	1, 10-Ton
CROSS DOCKS	Yes
CLEAR HEIGHT	12' - 26'
COLUMN WIDTH/DEPTH	Varies
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	3,590 SF
2	OFFICE	6,874 SF
TOTAL		10,464 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

