

7

RESEARCH DRIVE

WOODBIDGE CT



PROPERTY INTRODUCTION



Convenient
Location

15

<1 mile

7 Research Drive is a single-story, fully air-conditioned flex building. The masonry constructed building consists of 9,505 square feet situated on a one-acre level site in the Woodbridge Industrial Park.

The building is conveniently located less than one mile to Rt 15 Wilbur Cross Parkway. It divides readily for two tenants or single tenant occupancy. The building has a drive-in door serving a 450 SF storage area.

PRICE REDUCED

Asking Price \$995,000.

OFFERING DATA

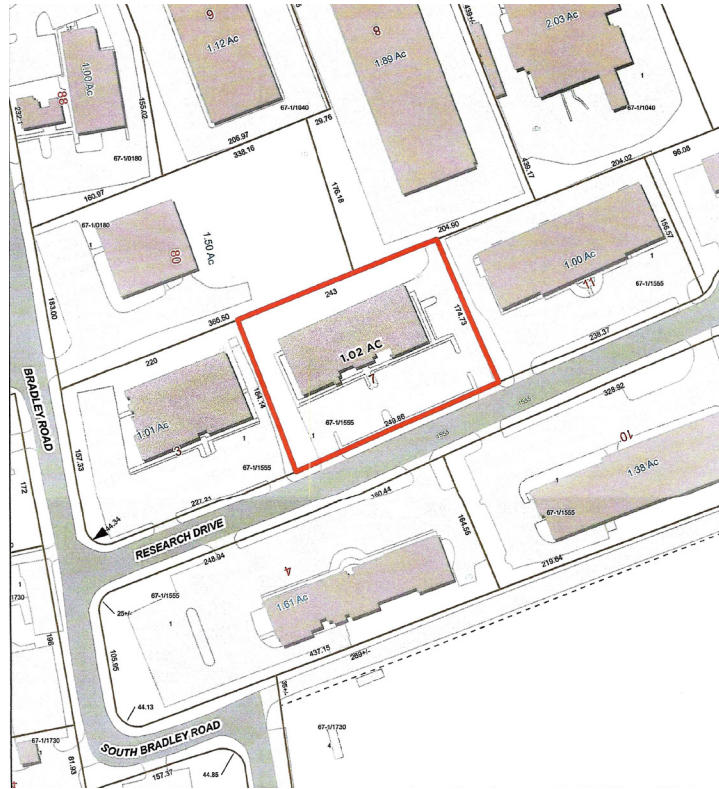
PROPERTY INFORMATION

Location	7 Research Drive Woodbridge, CT
Owner	Kennedy Collective Inc.
Year Built	1990
Building Size	9,505 SF
Lot Size	1 Acre
Zone	Development 2
Current Use	Office
# of Floors	One
Heating Fuel	Gas
City Water & Sewer	Yes
Central A/C	Yes
Parking	40 Spaces
Ceiling Height	12' Clear

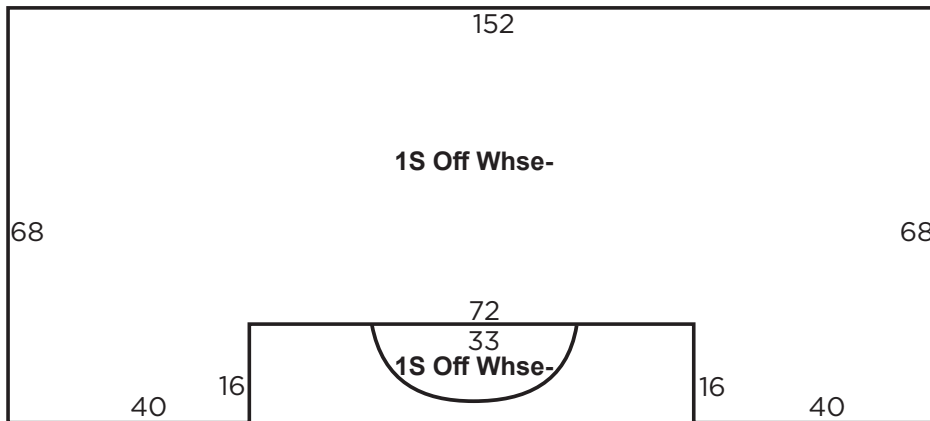


PROPERTY DATA

Site Plan



Building Diagram



BUILDING AREA (SF)

Total Area

9,505 SF

LOCATION MAP



ZONING REGULATIONS

3.0 LAND USES

Uses are grouped into general categories and sub-categories. Uses are shown as requiring a Zoning Permit (P), Site Plan Approval (S), Special Exception (SE), Allowed-by-Right, no permit required (AR), or as Not Permitted (blank).

- A. The following uses are permitted in zone(s) as indicated in Table 3.1 Allowed Uses by Zone, subject to all provisions of the applicable zone, and as specifically provided for in this Section.
- B. Every application for the use of property subject to conditions set forth below shall be filed in accordance with the provisions of these regulations and shall be subject to any approval stipulated in this section.

Uses of land and buildings permitted in a zoning district in Woodbridge shall only be those indicated by AR (Allowed-by-Right, no permit required), P (Zoning Permit), S (Site Plan), or SE (Special Exception) in the column under the zoning district name. All other uses are hereby prohibited unless specifically permitted elsewhere in these regulations.

Zone District Legend	Approved Type Legend
<p>A - Residential A B - Residential B T3-BB T3-C T3-D</p> <p>T1 T2</p>	<p>AR- Allowed by right (no permit req'd)</p> <p>P - Zoning Permit Only</p> <p>S-Site Plan Application</p> <p>SE- Special Exception Application</p> <p>Blank Space - Not Allowed</p>
<p>BI - Business+ Industrial GB - General Business GBA-Overlay Includes Residential SD-Special District Dev 1 - Development 1 Dev 2 - Development 2 P - Park District</p>	

ZONING INFORMATION

3.0 LAND USES

Table 3.1 - Uses Allowed by Zone

BUSINESS / MIXED USE DISTRICTS					P	Reference	USES
BI	GB	GBA	Dev 1	Dev 2			
							Agriculture
SE	SE		S	S	S		<ul style="list-style-type: none"> Commercial Farm (5+ acres)
				S		3.3.A.1	<ul style="list-style-type: none"> Community Garden
S	S	S	S	S		3.3.A.2	<ul style="list-style-type: none"> Farmers Market by Temporary Permit
P	P		P	P		3.3.A.2	<ul style="list-style-type: none"> Road Side Stand for selling products only of the farm or orchard on which the stand is located
							Animals
				SE		3.3.B	<ul style="list-style-type: none"> Animal Day Care and/or Commercial Kennel and/or Animal Training Facility
				S		3.3.D	<ul style="list-style-type: none"> Grooming
		AR					<ul style="list-style-type: none"> Keeping of Animals (other than hens)
						3.3.F	<ul style="list-style-type: none"> Keeping of Chickens (allowed by right) except roosters
							<ul style="list-style-type: none"> Residential Kennel (residential no more than 10 animals)
							<ul style="list-style-type: none"> Stable
	S		S	S			<ul style="list-style-type: none"> Veterinary Office (no overnight boarding)
	SE		SE	SE		3.3.H	<ul style="list-style-type: none"> Veterinary Hospital (overnight boarding permitted)
	SE					3.3.I	Adult Establishments
							Business + Personal Service
P	P						<ul style="list-style-type: none"> < 1,500 SF gross leasable space
S	S						<ul style="list-style-type: none"> >1,500 SF to <10,000 SF gross leasable space
SE	SE						<ul style="list-style-type: none"> > 10,000 SF gross leasable space
						3.3.J	Cemetery
				SE		3.3.K	Civic Clubs, Lodges, or Associations
				SE		3.3.L	Conference Center Development

ZONING INFORMATION

3.0 LAND USES

Table 3.1 - Uses Allowed by Zone

BUSINESS / MIXED USE DISTRICTS							
BI	GB	GBA	Dev 1	Dev 2	P	Reference	USES
							Day Care
S	S	S	S	S		3.3.M.1	<ul style="list-style-type: none"> Adult Day Care
SE			SE	SE		3.3.M.1	<ul style="list-style-type: none"> Child Care Center + Group Child Care Home
						3.3.M.2	<ul style="list-style-type: none"> Family Child Care Home
SE	SE			SE			Drive-Through
SE	SE	SE	SE	SE	SE	3.3.N	Excavation + Fill (Natural Resources Removal, and Regrading + Fill as Accessory Use)
							Food Service
	SE		S	S			<ul style="list-style-type: none"> Catering Facility + Food Processing Establishment
S	SE		S	S		3.3.O	<ul style="list-style-type: none"> Outdoor dining
S	SE		S	S			<ul style="list-style-type: none"> Restaurant
S	SE		SE	SE			<ul style="list-style-type: none"> Take-out Food Service
				SE			Funeral Home
							Golf Course
							Health Care Facility
	SE					3.3.Q	<ul style="list-style-type: none"> Nursing Home
			SE				<ul style="list-style-type: none"> Nursing home, including child day care for employees, adult day care as accessory uses, and planned Residential care development for the elderly
			SE				<ul style="list-style-type: none"> Congregate Communities/Assisted Living
							<ul style="list-style-type: none"> Rehabilitation Facility – Out Patient (See Office Building.)
		P				3.3.R	Home Occupation/Residence Office
							Library/Museum
							Lodging
							<ul style="list-style-type: none"> Online hospitality service (i.e., Airbnb) no more than 4 Unrelated adults
						3.3.T.1	<ul style="list-style-type: none"> Bed + Breakfast (no more than 5 sleeping rooms)
SE	SE					3.3.T.2	<ul style="list-style-type: none"> Inn/Motel (6-20 sleeping rooms)

ZONING INFORMATION

3.0 LAND USES

Table 3.1 - Uses Allowed by Zone

BUSINESS / MIXED USE DISTRICTS					P	Reference	USES
BI	GB	GBA	Dev 1	Dev 2			
							Manufacturing
SE	SE			SE		3.3.V.1	<ul style="list-style-type: none"> As Accessory Use
				SE		3.3.V.3	<ul style="list-style-type: none"> Light Manufacturing
				SE		3.3.V.4	<ul style="list-style-type: none"> Heavy Manufacturing
							Motor Vehicle Uses
SE	SE					3.3.Y.1	<ul style="list-style-type: none"> Gas Station
	SE			SE		3.3.Y.2	<ul style="list-style-type: none"> Vehicle Sales, Rental, Service + Repair
	SE					3.3.Y	<ul style="list-style-type: none"> Commercial Vehicle Storage (See Outside Storage.)
	SE			SE		3.3.Z	<ul style="list-style-type: none"> Commercial Vehicle Storage As Accessory Use
							Office Building (including Medical)
S	S			S			<ul style="list-style-type: none"> < 1,500 SF gross leasable space
S	S			S			<ul style="list-style-type: none"> >1,500 SF to <10,000 SF gross leasable space
SE	SE			SE			<ul style="list-style-type: none"> > 10,000 SF to < 20,000 SF gross leasable space
SE	SE			SE			<ul style="list-style-type: none"> > 20,000 SF gross leasable space
	SE			SE			Place of Public Assembly (gallery, dormitories,
	SE	SE		SE		3.3.AA.1	Places of Worship
						3.3.AA.2	Public Use + Public Utility
				SE			<ul style="list-style-type: none"> Animal Shelter
				SE			<ul style="list-style-type: none"> Parks + Playgrounds
SE	SE		SE	SE			<ul style="list-style-type: none"> Public Use Sub-stations
SE	SE			S		3.3.BB	<ul style="list-style-type: none"> Structured Parking Garage
				S			<ul style="list-style-type: none"> Public Parking Lot
							Recreation + fitness, Commercial
	SE			SE			<ul style="list-style-type: none"> < 10,000 SF gross leasable space
	SE			SE			<ul style="list-style-type: none"> > 10,000 SF gross leasable space

ZONING INFORMATION

3.0 LAND USES

Table 3.1 - Uses Allowed by Zone

BUSINESS / MIXED USE DISTRICTS					P	Reference	USES
BI	GB	GBA	Dev 1	Dev 2			
						3.3.CC.1	Residential, Single Family
							Residential, Two-Family
						3.3.CC.1 3.4.C	<ul style="list-style-type: none"> When IN a public water supply watershed)
						3.3.CC.1 3.4.C	<ul style="list-style-type: none"> When NOT IN a public water supply watershed) and:
		P					<ul style="list-style-type: none"> SERVED by public water and public sewer
		S					<ul style="list-style-type: none"> NOT SERVED by public water and public sewer
						3.3.CC.2	Residential, Accessory Dwelling Units
							<ul style="list-style-type: none"> With a Single –Family Home
		SE					<ul style="list-style-type: none"> As part of Mixed Use (Max. 4 dwelling units).
						3.4.D	Residential, Multi-Family Dwellings in accordance with Section 3.4
							<ul style="list-style-type: none"> When IN a public water supply watershed
		SE					<ul style="list-style-type: none"> When NOT IN a public water supply watershed
						3.3.EE	Residential, Congregate Communities
			SE				Residential, Active Adult Community (55+)
			SE	SE			Residential, Active Adult Community (55+) mixed –use (20% of first floor shall contain shopfront facades)
				P		3.3.FF	Swimming Pools, Tennis Courts and other personal recreation
				SE			Resource Recovery
			SE	SE			Research, Development and Medical Lab

ZONING INFORMATION

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Table 3.1 - Uses Allowed by Zone

BUSINESS / MIXED USE DISTRICTS					P	Reference	USES
BI	GB	GBA	Dev 1	Dev 2			
						3.3.GG	Retail
P	P		P	P			<ul style="list-style-type: none"> <1,500 SF gross leasable space
S	S		S	S			<ul style="list-style-type: none"> >1,500 SF to < 5,000 SF gross leasable space
SE	SE		SE	SE			<ul style="list-style-type: none"> >5,000 SF to <10,000 SF gross leasable space
SE	SE		SE	SE			<ul style="list-style-type: none"> >10,000 SF to <20,000 SF gross leasable space
SE	SE		SE	SE			<ul style="list-style-type: none"> >20,000 SF to 75,000 SF gross leasable space
P	P	P	P	P			<ul style="list-style-type: none"> Farmers Market (See Agriculture.)
	SE	SE				3.3.JJ	<ul style="list-style-type: none"> Sale of Fire Arms
SE	SE			SE		3.3.HH	<ul style="list-style-type: none"> Liquor Establishment
						3.3.KK	Schools
				S			<ul style="list-style-type: none"> Business School ≤ 50 students at peak
				S			<ul style="list-style-type: none"> Business School > 50 students at peak
				SE			<ul style="list-style-type: none"> Regional Educational Service Center
						3.3.LL	Storage
				S		3.3.MM	<ul style="list-style-type: none"> Warehouse Storage + Wholesale sales w/indoor storage
						3.3.NN	<ul style="list-style-type: none"> Outdoor Storage
							Commercial Wind Energy Conservation System (Per CT Siting Council)
	SE		SE	SE		3.3.OO	Telecommunications Facilities
							Wireless + Telecommunications Antenna Facility (Per CT Siting Council)

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WOODBIDGE, CT



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