



Exclusively listed by:

William Low, Jr.
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INDUSTRIAL PROPERTY FOR SALE

195 LEONARD DR

195 Leonard, Drive Groton, Unit 12, CT 06340

L&P Commercial

200 North Main Street, Suite 3
413.595.8008 | lowpicard.com

195 LEONARD DR

195 Leonard Drive Groton, Unit 12, CT 06340



OFFERING SUMMARY

Sale Price:	\$285,000
Building Size:	2,700 SF
Available SF:	2,700 SF
Lot Size:	
Number of Units:	1
Price / SF:	\$105.56
Year Built:	2008
Renovated:	2020
Zoning:	IG
Market:	Hartford
Submarket:	New London-Groton

PROPERTY OVERVIEW

L&P Commercial is please to offer 195 Leonard Dr, unit 12 for sale. Located in the New London-Groton Airport Business Zone and across from the airport this 2,700 sq.ft. warehouse condo, one of 14, offers versatile space. The ground floor includes a recently constructed 450 sq. ft., HVAC temperature controlled, structure. The rear of the building features a woodworking shop with a ventilated finishing room, adjacent to a 12X8 mechanical room with a sink, toilet, running hot water and laundry hookup. The upper level (approx 450 sq.ft.) features an office mixed use area with large built in closets and a full bath. The roof of the interior structure provides an additional 448 sq.ft. flat area for storage, accessible from the second floor office space.

PROPERTY HIGHLIGHTS

- New London-Groton Airport Business Zone
- New Interior Buildout
- Full Bath and Half Bath
- Large Overhead Door
- For Information and showing call Manager Terry Low at (413) 364-6265
terry@terryalow.com



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195 LEONARD DR UNIT 12

Climate Controlled Room



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195 LEONARD DR UNIT 12

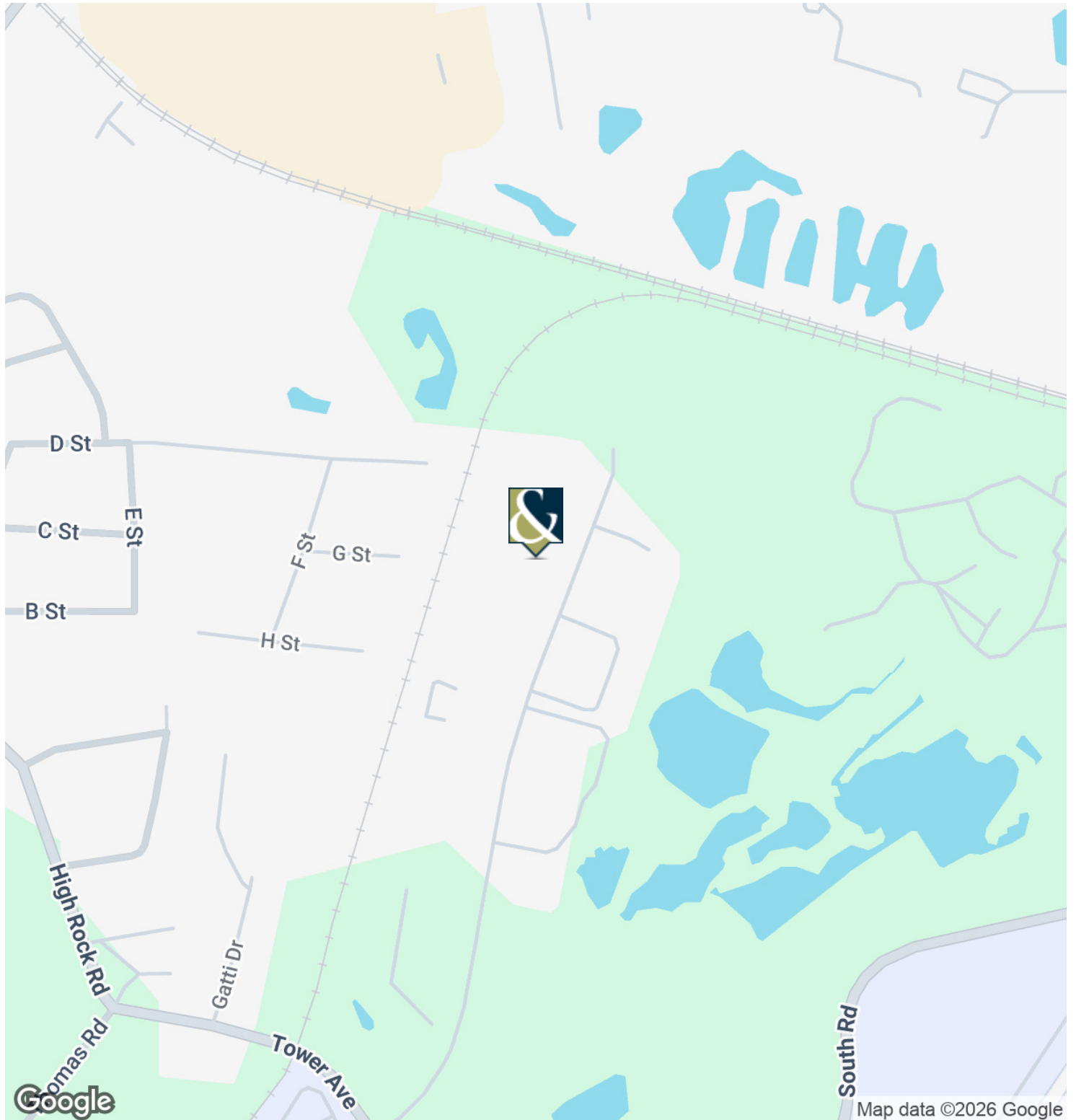
Shop



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195 LEONARD DR UNIT 12

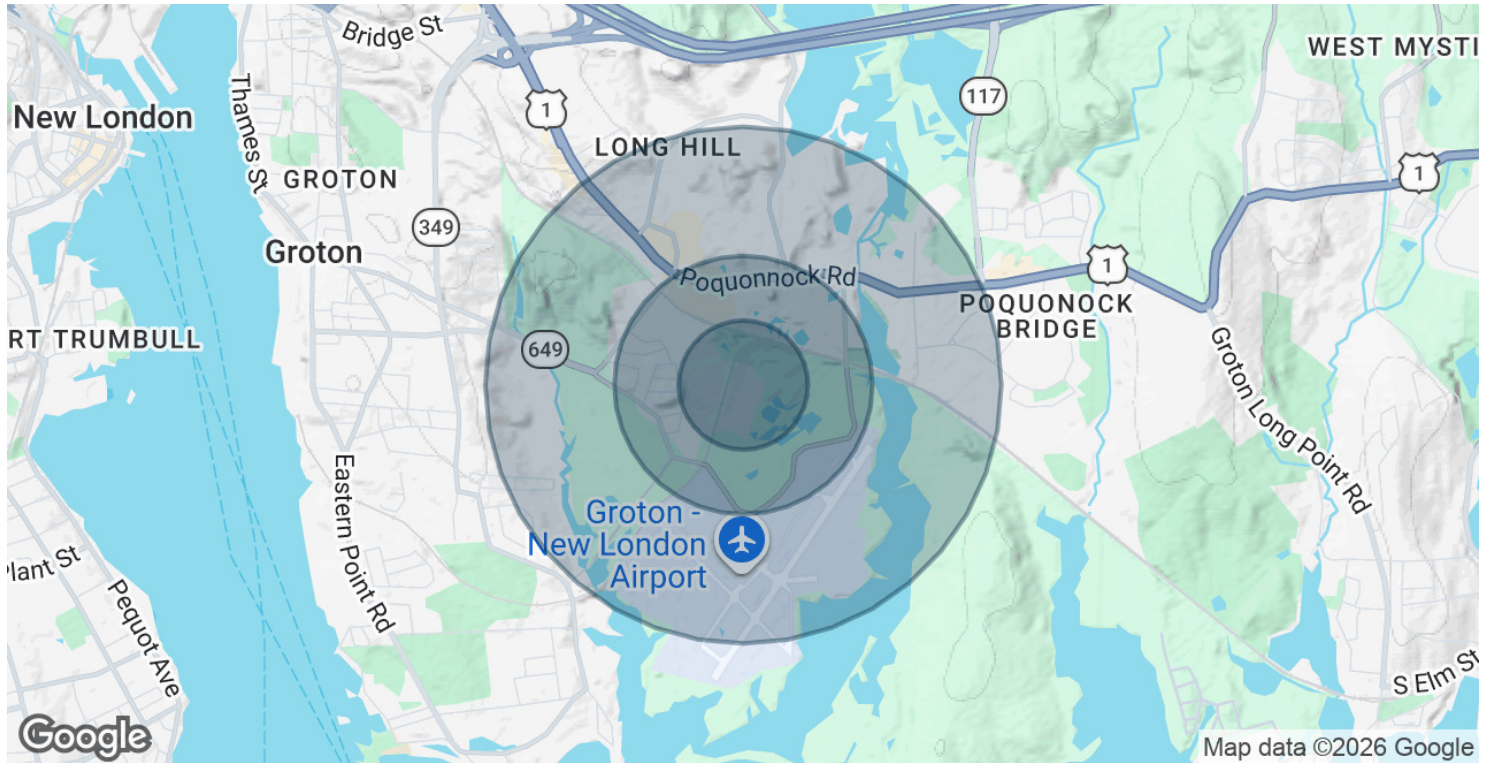
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195 LEONARD DR UNIT 12

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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	92	651	3,428
Average Age	51.1	43.2	37.7
Average Age (Male)	59.5	50.0	40.0
Average Age (Female)	48.5	39.0	36.9

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	46	357	1,720
# of Persons per HH	2.0	1.8	2.0
Average HH Income	\$75,055	\$71,853	\$72,765
Average House Value	\$91,317	\$51,286	\$120,963

2023 American Community Survey (ACS)



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