

PROPOSED 118,950 SF CLIMATE CONTROLLED SELF STORAGE

1610A Silas Deane HWY, Rocky Hill



FOR SALE

\$3,965,000

- ⇒ 3 floors @ 39,650 SF Self Storage Concept Plans
- ⇒ Medical & Non Medical office Concept Plans
- ⇒ Acres: 4.998
- ⇒ Public Water & Sewer
- ⇒ Zone: RC
- ⇒ Traffic Count: 22,100 on Silas Deane HWY, (Rte 99) 189,000 on I-91

Exit 24 off I-91

Visible from I-91



LYMAN

REAL ESTATE BROKERAGE & DEVELOPMENT

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Elevations & Demographics

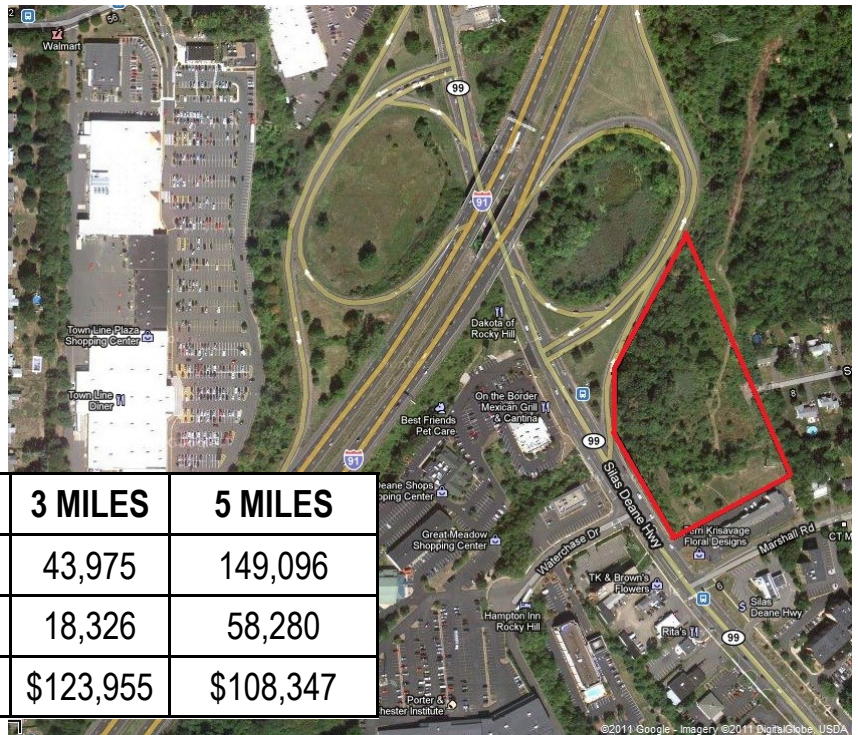


ROCKY HILL CT STORAGE
1750 SILAS DEANE HIGHWAY

A-201- BUILDING ELEVATIONS

01/16/2025

SAIarchitects
Client centered • Smart solutions



Demographics	1 MILE	3 MILES	5 MILES
Total Population	6,005	43,975	149,096
Total Households	2,845	18,326	58,280
Average Household Income	\$107,902	\$123,955	\$108,347

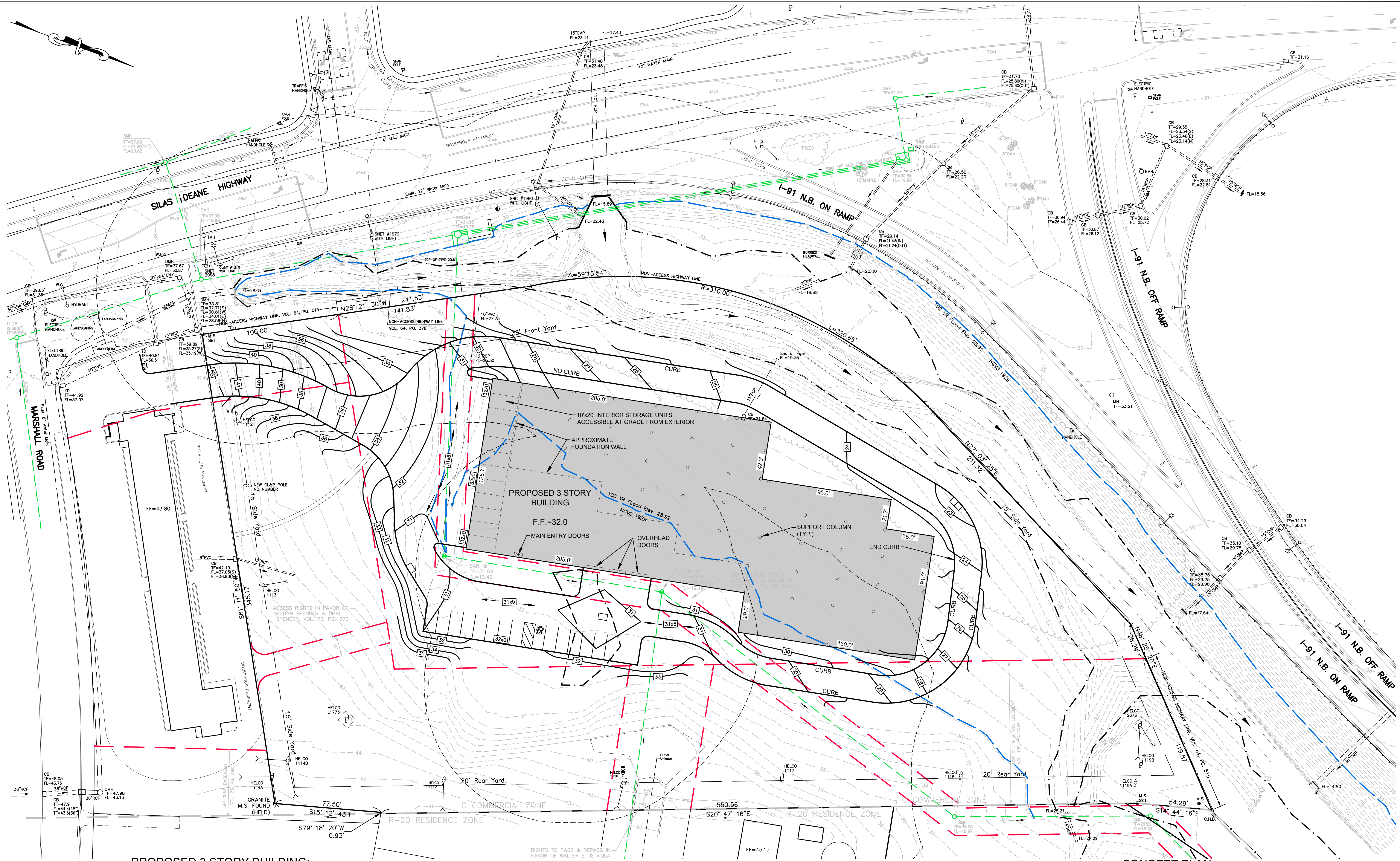
All information stated is from sources deemed reliable and is submitted subject to errors, omissions, changes of other terms and conditions, prior sales, financing or withdrawal without notice. Buyer/Tenant agents will be eligible for a portion of commission only if they have an existing signed representation.

4.B.2 Commercial-Type Uses

	TC	RC	C	OP	BP-1	BP-2	W	WBP
1. Retail stores								
• in new structures of 10,000 SF or less	SPA	SPA	SPA				SP/SPA	SP/SPA
• in new structures exceeding 10,000 SF	SP/SPA	SP/SPA	SP/SPA				SP/SPA	SP/SPA
2. Any retail or service use proposing drive-through service.	SP/SPA	SP/SPA	SP/SPA					
3. Sale of alcoholic beverages in accordance with Section 6.K.	SP/SPA	SP/SPA	SP/SPA				SP/SPA	SP/SPA
4. Licensed medical marijuana dispensary In accordance with Section 6.O.		SP/SPA						
5. In accordance with Section 6. O: Licensed Adult Use Cannabis Retail (Eff. 7-3-2024)		SP/SPA						
6. Shopping centers in accordance with Section 6.F.	SP/SPA	SP/SPA	SP/SPA					
7. Personal service establishments								
• in new structures of 10,000 SF or less	SPA	SPA	SPA				SP/SPA	
• in new structures exceeding 10,000 SF	SP/SPA	SP/SPA	SP/SPA				SP/SPA	
8. Financial institutions								
• in new structures of 10,000 SF or less	SPA	SPA	SPA					
• in new structures exceeding 10,000 SF	SP/SPA	SP/SPA	SP/SPA					
9. Wholesale commercial					SP/SPA	SP/SPA		SP/SPA
10. Self-contained, climate controlled self-storage facility in accordance with Sec. 6.P. (Eff. 6-24-2025)		SP/SPA						

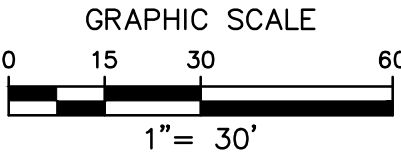
6.P SELF-CONTAINED, CLIMATE CONTROLLED, SELF-STORAGE FACILITY (EFFECTIVE 6/24/2025)

1. A self-storage facility shall be constructed only as a self-contained, climate-controlled, self-storage facility of a high quality of design in a single, free-standing, multi-story building of a height no greater than forty-five feet (45') and a total floor area no greater than 126,000 square feet. All rooftop equipment shall be screened from visibility.
2. The property upon which the self-storage facility is proposed shall be not less than four (4) acres, and shall have frontage on an arterial road or a state highway.
3. No self-storage facility shall be used, erected, structurally altered, or designed to be used as a self-storage facility if any part of such building shall be situated within 1,000 feet of any part of another property in use as a self-storage facility.
4. The self-storage facility shall be a single structure with floor plates not to exceed 42,000 square feet. Customer access to the facility shall be limited to the hours of 6:00 a.m. to 10:00 p.m., and interior facility lights shall not be lit during the hours that access to the facility is not available to customers. Access to the site is to be controlled by fencing and a code-controlled gate available only to customers.
5. Parking spaces shall be provided at the rate of two (2) spaces for employee parking and one (1) parking space for each 10,000 square feet of the self-storage facility.
6. No exterior storage shall be permitted anywhere on the storage facility property.
7. Storage of personal property, commercial or residential, shall be the only permitted use of the self-storage facility. No commercial activities shall be permitted to be conducted from the site. It shall be the responsibility of the operator of the facility to enforce this use restriction with respect to its customers, and any rental contract utilized at the facility shall state this use restriction. A copy of the standard contract, containing the use restriction, shall be provided to the Planning and Development office for its records.
8. In the event that Section 7.D.3.3 Buffer Requirements cannot be satisfied on the subject property due to the existence of permanent third-party easements, such as utility easements that contain restrictions preventing permanent buffer plantings within the permanent utility easement, the applicant shall make a written offer to the owner(s) of abutting residentially zoned property to provide the abutting owner with of a choice of a planted evergreen screen or an opaque fence six feet in height to be installed on the abutting property at the applicant's sole cost and expense. If the adjoining property owner(s) shall decline the applicant's offer, then the Commission shall waive said buffer requirement if no planting is permitted within the third-party easement area. The applicant shall provide a landscape plan for its site, in addition to addressing this buffer requirement.
9. No variance from any of the special requirements under this Section 6.P shall be permitted.



PROPOSED 3 STORY BUILDING:
118,950 S.F. @ 39,650 S.F./ FLOOR

PROPOSED PARKING:
14 SPACES (INCLUDING 1 HANDICAPPED)



CONCEPT PLAN
PROPOSED
CLIMATE CONTROLLED STORAGE FACILITY

1750 SILAS DEANE HIGHWAY
ROCKY HILL, CONNECTICUT
NOVEMBER 15, 2024