

17.16 Acres for Sale in Norwich Business Park: **Prime Data Center, Manufacturing, Warehouse, Flex Space** Opportunity with **On-Site Power Generation and Low-Cost Energy**



As is Asking Price: \$2,990,000

PROPERTY HIGHLIGHTS

ELECTRICITY & POWER

- On-site power generation allowed by right
 - Ideal site for Fuel Cells, Solar, Turbine Systems: 5+ MW
- 25 MW can be supplied from Norwich Public Utilities (NPU) post substation upgrade
 - Any additional power from NPU over 25 MW will require an ISO study
 - Per NPU rate lower than lowest existing commercial < \$0.1519/kWh

TAX & BUSINESS INCENTIVES

- Payment in lieu of taxes to be discussed
- Electric Economic Development Rate Reduction:
 - Year 1: \$0.027/kWh, Year 2: \$0.018/kWh, Year 3: \$0.009/kWh

SITE & INFRASTRUCTURE

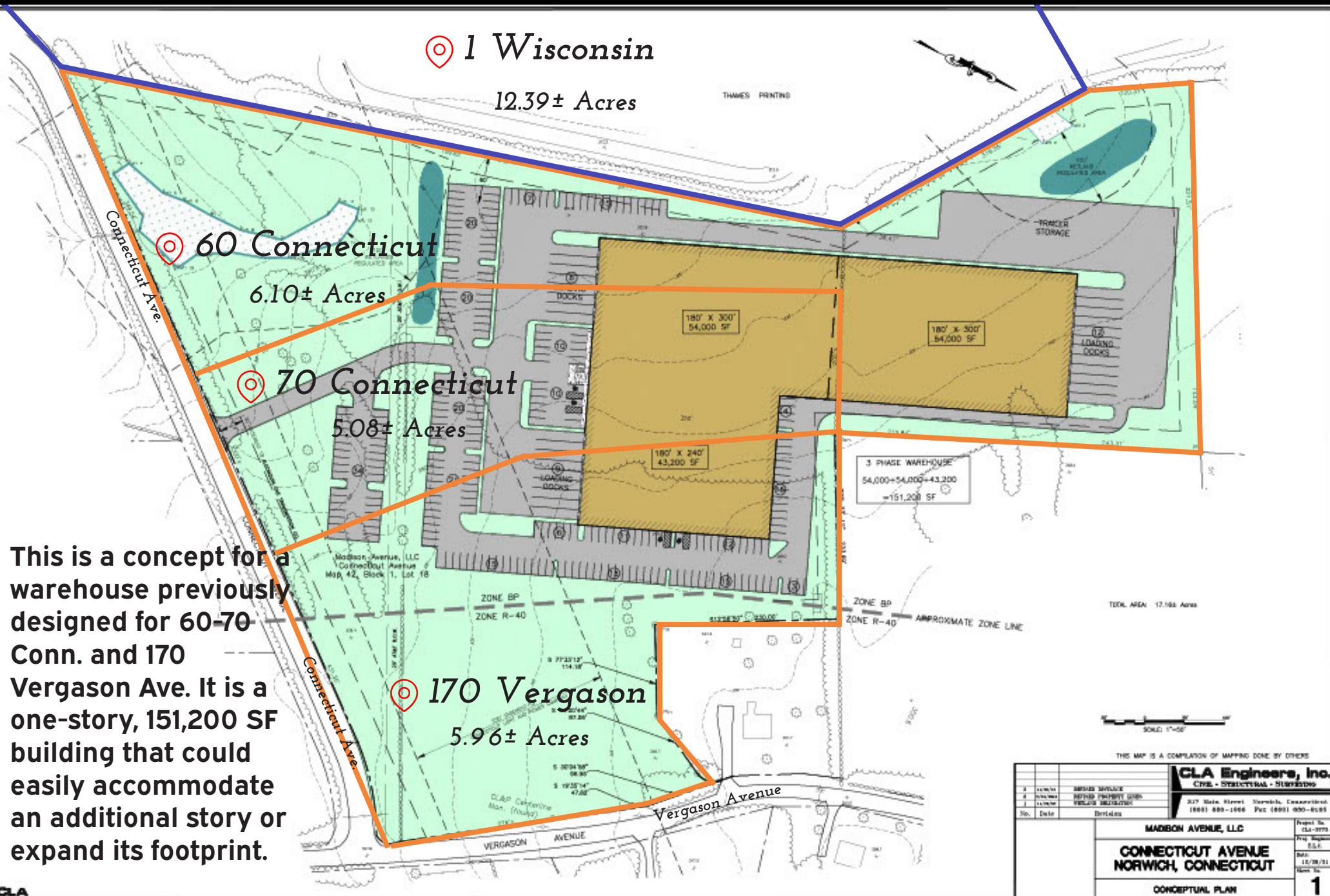
- 17.16+ acres in Norwich Business Park
- Up to 400,000 SF possible with a 200,000 SF footprint and two floors (30 ft per floor, 60 ft high building)
- 600 PSI Algonquin gas line on-site
- Additional 2x 115kV lines with direct on-site access
- 1+TB Dark Fiber from Crown Castle, Lumen, and Lightpath
- 12-inch Waterline for cooling and/or on-site hydrogen generation in road
- 8-inch Sewer in road

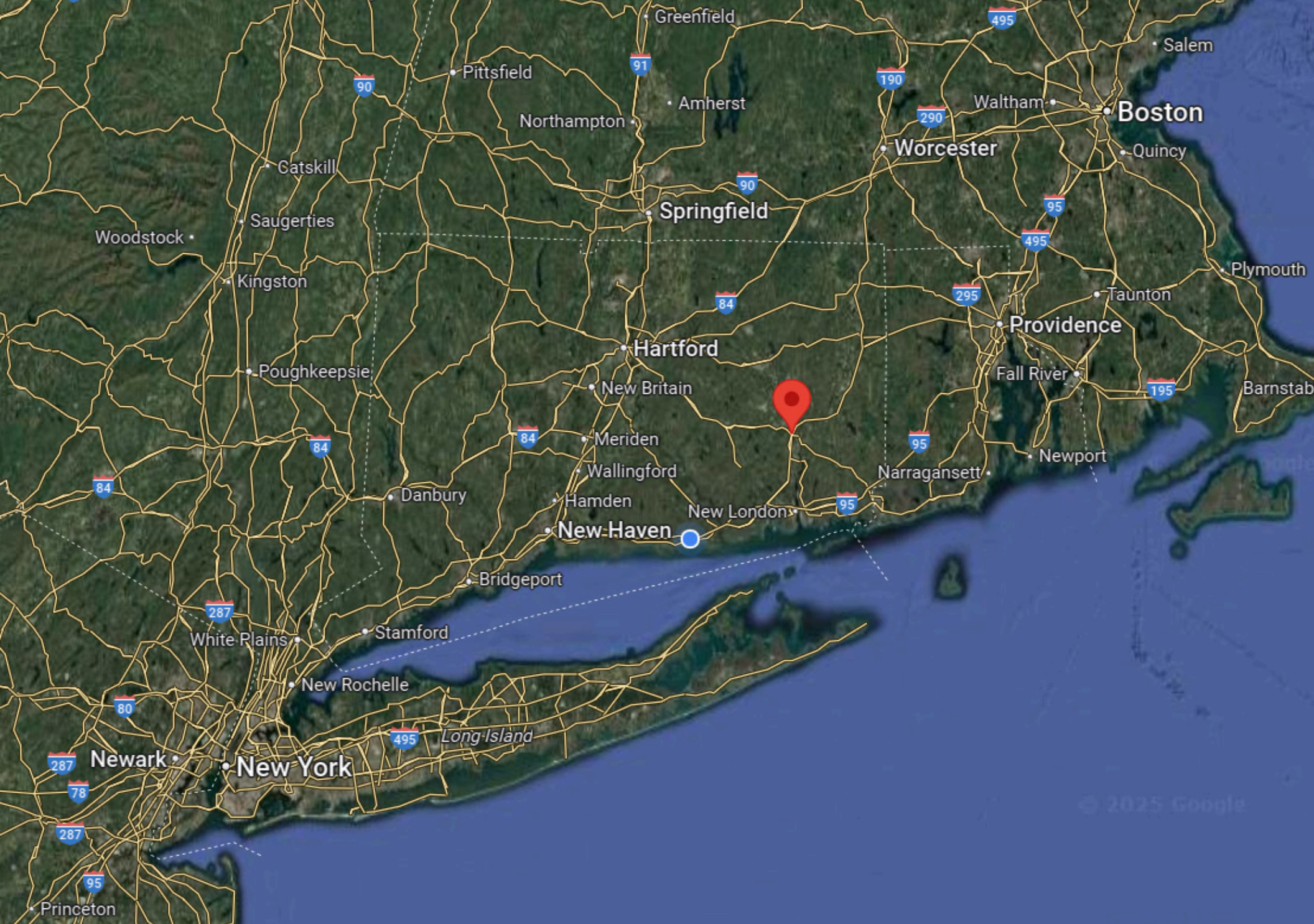
LOCATION

- 98 miles from Boston
- 130 miles from NYC
- 48 miles from Providence
- 35 miles from Hartford

60-70 Connecticut Ave. + 170 Vergason Ave. | Norwich, CT

60-70 CONN. AVE. + 170 VERGASON AVE. CONCEPT PLAN





60-70 Connecticut Ave. + 170 Vergason Ave. | Norwich, CT

60-70 CONNECTICUT AVE. + 170 VERGASON AVE. NORWICH, CT



Ron Lyman

PRINCIPAL BROKER

CELL: 860.884.4666

OFFICE: 860.887.5000

EMAIL: RONL@LYMANRE.COM

Max Lyman

SENIOR ASSOCIATE

CELL: 860.876.7766

OFFICE: 860.887.5000

EMAIL: MAXL@LYMANRE.COM





CLA Engineers, Inc.
Civil • Structural • Structural Steel

2	4/8/2015	REVISED PROPERTY LINES
1	1/16/2015	SETBACK REVISION
No.	Date	Revision

Madison Avenue, LLC

CONNECTICUT AVENUE
NORWICH, CONNECTICUT

Topographic Plan

CLA