

FOR SALE

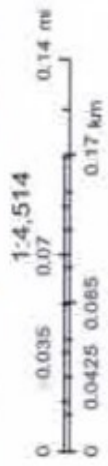
**Park Road & Callender Road
Watertown, CT**



2.29 acres
Industrial Zoned Land
Great Business Park location
All municipal utilities available
Very good highway access to Route 8 and I-84
Corner lot mostly cleaned and level

Offered at \$285,000.00

ArcGIS Web Map

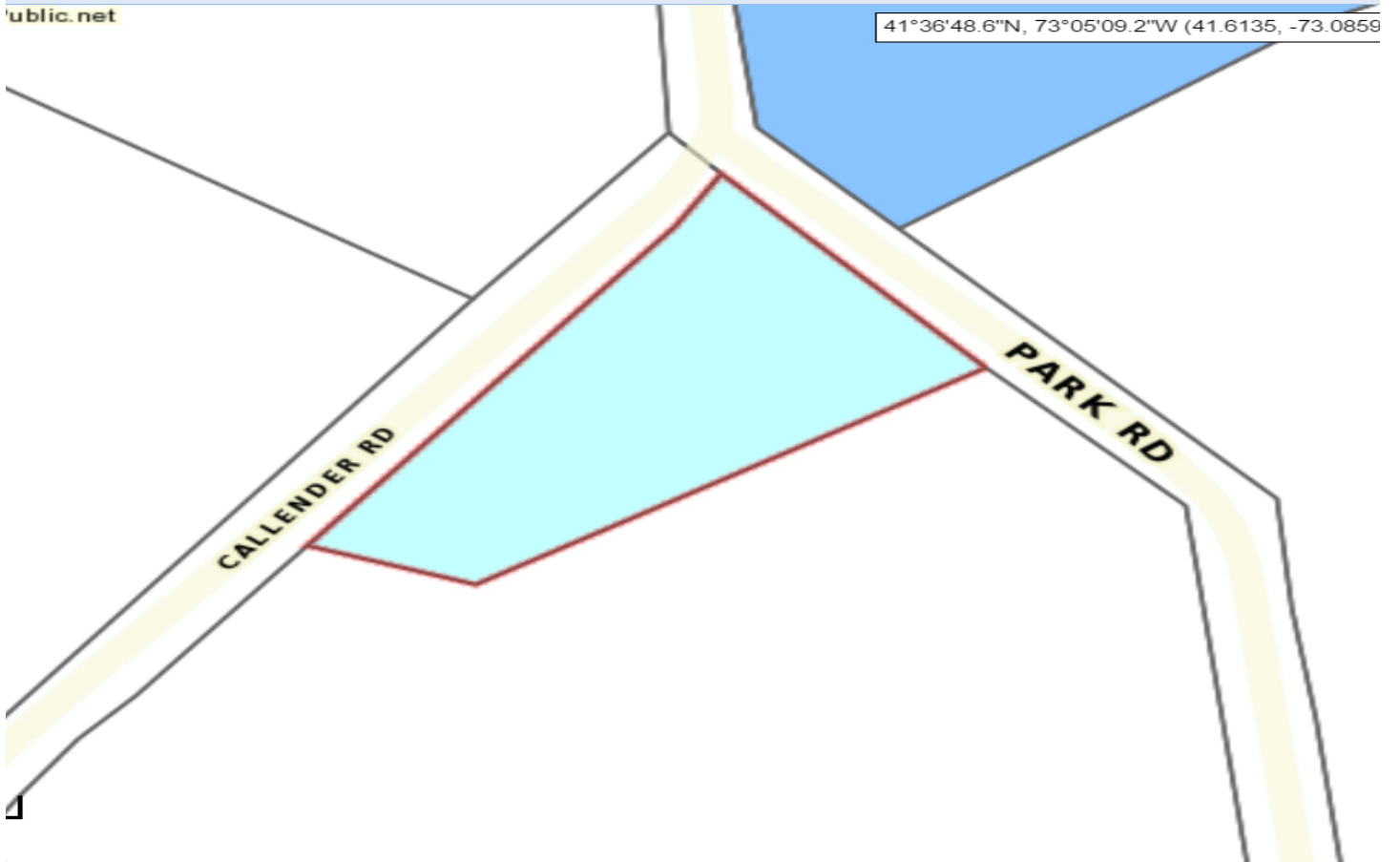


Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



public.net

41°36'48.6"N, 73°05'09.2"W (41.6135, -73.0859)

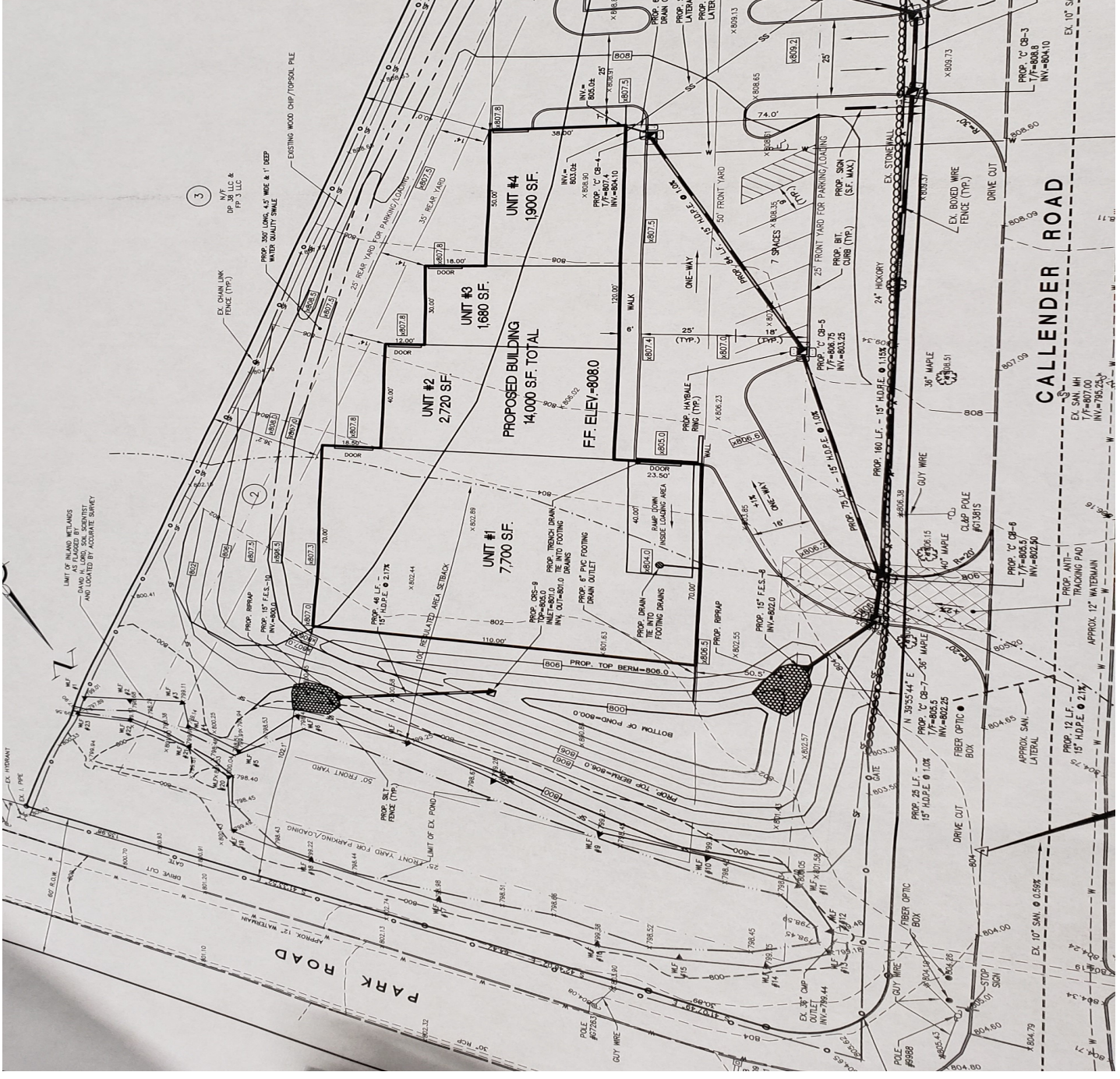


BUILDING SETBACKS:	451.04'
FRONT YARD	50'
SIDE YARD	126.6'
REAR YARD	38.2'
PARKING SETBACKS:	
FRONT YARD	25'
SIDE YARD	25'
REAR YARD	25'
MINIMUM LOT AREA	200,000 s.f.
BUILDING AREA	80,611 s.f.
BUILDING COVERAGE	14,000 s.f.
MAXIMUM FLOOR AREA RATIO	17.4%
IMPERV. SURFACE COVERAGE	50% max.
BUILDING HEIGHT	4 Stories (60 feet)
PARKING SPACES	30 ±
SIGNAGE	AS REQUIRED

* DENOTES EXISTING NON-CONFORMING ITEM

PARKING CALCULATIONS:
 1) OFFICES - 2,400 S.F. @ 1/300 S.F. = 8 SPACES REQUIRED
 2) WAREHOUSING/STORAGE - 11,600 S.F. @ 1/1,000 S.F. = 12 SPACES REQUIRED
 20 TOTAL SPACES REQUIRED

• NOTE: ANY OUTSIDE LIGHTING TO BE INSTALLED WILL BE FULL OUT FIXTURES AS REQUIRED BY THE TOWN OF WATERTOWN ZONING RE



MAP REF	1) MAP SH
	2) HOUS
	3) ZON
	4) P
	5) 7

CALLENDER ROAD

PARK ROAD

PROPOSED BUILDING
 14,000 S.F. TOTAL
 FF. ELEV. - 808.0

UNIT #1
 7,700 SF.

UNIT #2
 2,720 SF.

UNIT #3
 1,680 SF.

UNIT #4
 1,900 SF.

25' SIDE YARD FOR PARKING/LOADING

35' REAR YARD

50' FRONT YARD

PROP. 15' F.E.S.-6

PROP. 15' H.D.P.E. @ 2.1%

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