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# ±59.51 DEVELOPMENT SITE

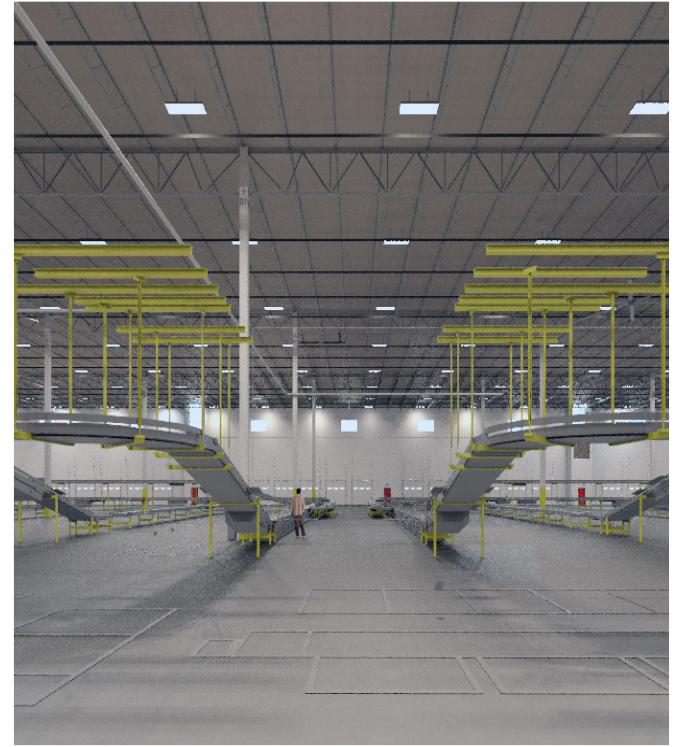
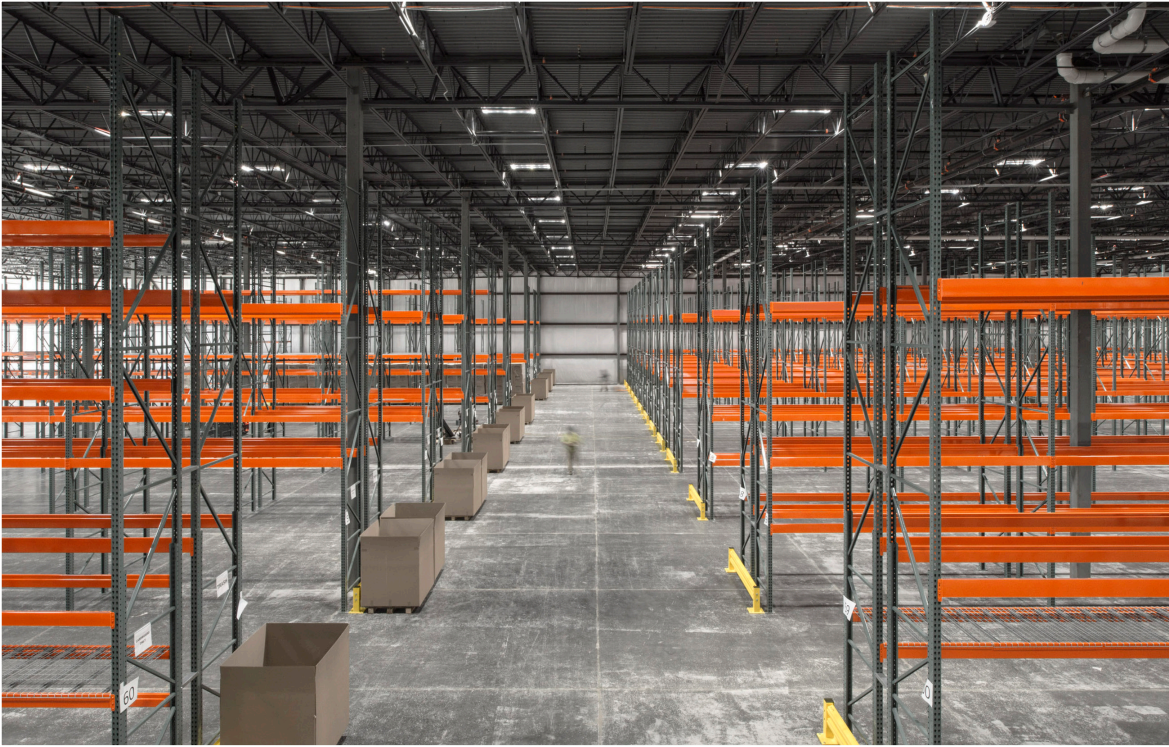
## Approved for ±283,800 sf warehouse

99 Smoron Road  
Southington, CT 06489



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## Summary

The proposed development will include removal of the farm buildings and the construction of an industrial warehouse with a footprint of approximately 283,800 square feet, new pavements, and utilities. Access will be from Smoron Drive, which connects to Spring Street.

The proposed building is anticipated to be a single-story, masonry and steel-framed structure with a ground-supported floor slab and no basement or crawl space.

Stormwater management basins are planned at the northern and western corners of the site.

## Allowable Uses in I-2 Zone

### 1. Manufacturing:

General manufacturing, including light and heavy industrial activities.

### 2. Warehousing and Distribution:

Storage facilities for goods and materials.  
Distribution centers for shipping and receiving.

### 3. Research and Development Facilities:

Facilities focused on the development of new products or technologies.

### 4. Assembly and Fabrication:

Assembly of products from previously prepared materials.

### 5. Office Uses:

Offices that are accessory to the primary industrial use.

### 6. Service Uses:

Various service businesses that support industrial activities.

### 7. Wholesale Trade:

Businesses engaged in the wholesale distribution of goods.

### 8. Accessory Uses:

Activities that are incidental and subordinate to the main industrial use, such as parking and utilities.

### 9. Outdoor Storage:

Designated areas for the outdoor storage of materials related to industrial activities, subject to specific regulations.

### Special Permit Uses:

Certain uses may require a special permit or additional approvals from the Planning and Zoning Commission. This could include more intense industrial uses or developments that do not fit neatly within the standard categories.

## Summary of Approvals

### 1. Earth Filling and Grading Approval (EE #145)

- Approval Date: August 23, 2023
- Details: Approved to import/export over 10,000 cubic yards of material for proposed industrial development.

### 2. Site Plan Approval (SPR #1869)

- Details: Approved to construct a 283,800 square foot industrial development, including loading docks, trailer parking, and employee parking.
- Expiration: This approval is valid for five years, expiring on August 23, 2028. A five-year extension can be requested prior to expiration if the work has not been completed.

### 3. Special Permit Approval (SPU #683)

- Approval Date: August 23, 2023
- Details: Approved for the construction of a 283,800 square foot industrial building on a parcel over 4 acres.
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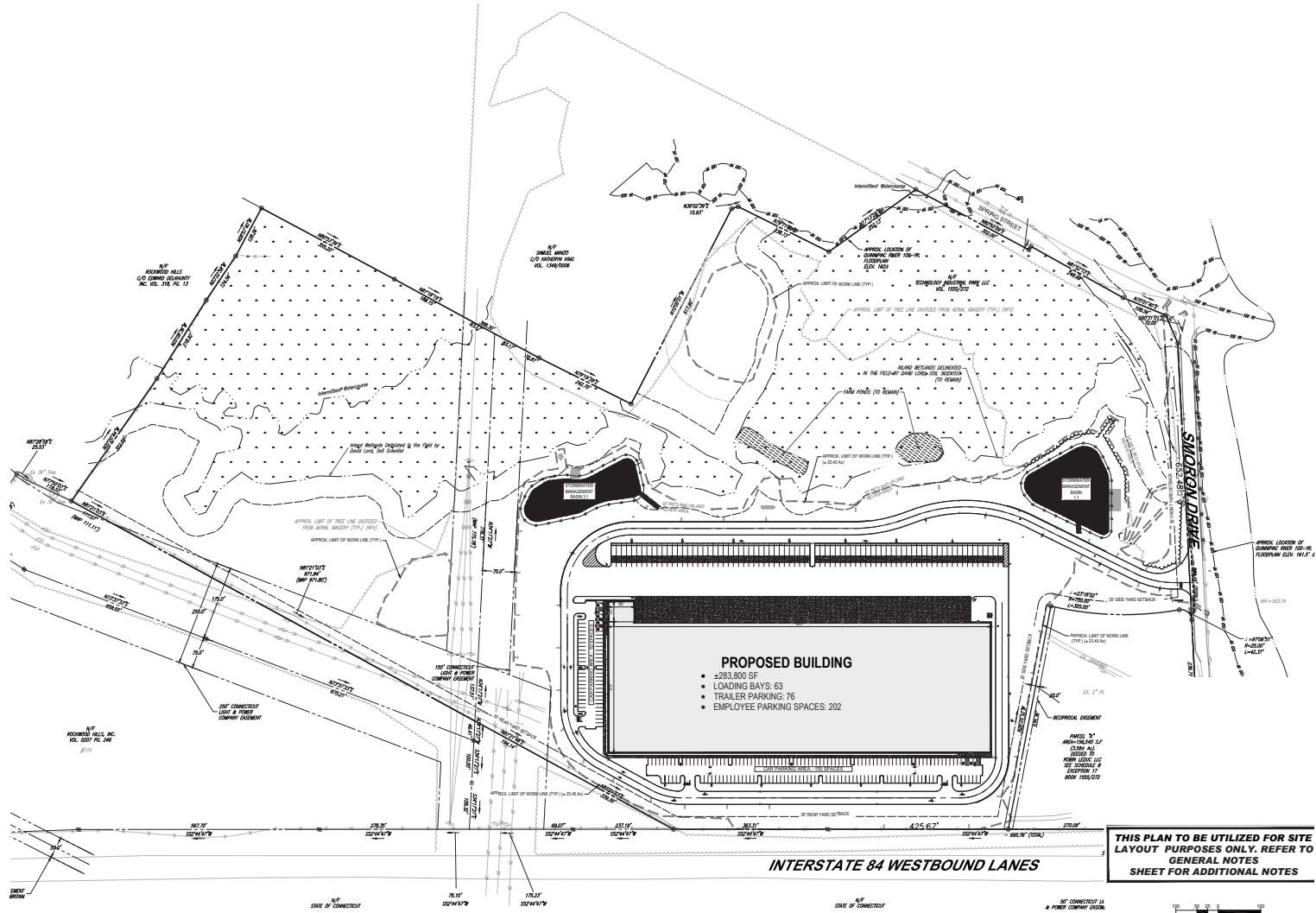
### Important Notes

- All approvals are contingent upon submitting revised plans for signature and setting any required bonds prior to starting work.
- Building and zoning permits, along with a preconstruction meeting, will also be necessary for the site development.

## Enterprise Zone Benefits

Southington is a designated enterprise zone under the Connecticut Department of Economic and Community Development (DECD). It was designated under the "plant closure" criteria (i.e., a municipality suffering a major job loss) rather than the standard poverty/unemployment thresholds. Some of the key benefits for businesses and property in the enterprise zone include:

1. A five-year, 80% property tax exemption for manufacturers acquiring or improving facilities and machinery/equipment within the zone.
2. A ten-year corporate business tax credit (25% generally, up to 50% for meeting resident employment criteria) for improvements in the zone.
3. For commercial or residential real property improvements (that don't qualify under the manufacturing clause), there is a seven-year property tax exemption: 100% for first two years, then declining (50%, then 10% etc).
4. Locally, Southington's ordinance (§ 375-5) shows that real property in the zone, when improved, can have its assessment increases deferred for up to seven years according to a schedule (100% first two years, then 50%, 40%, 30%, 20%, 10% in successive years).



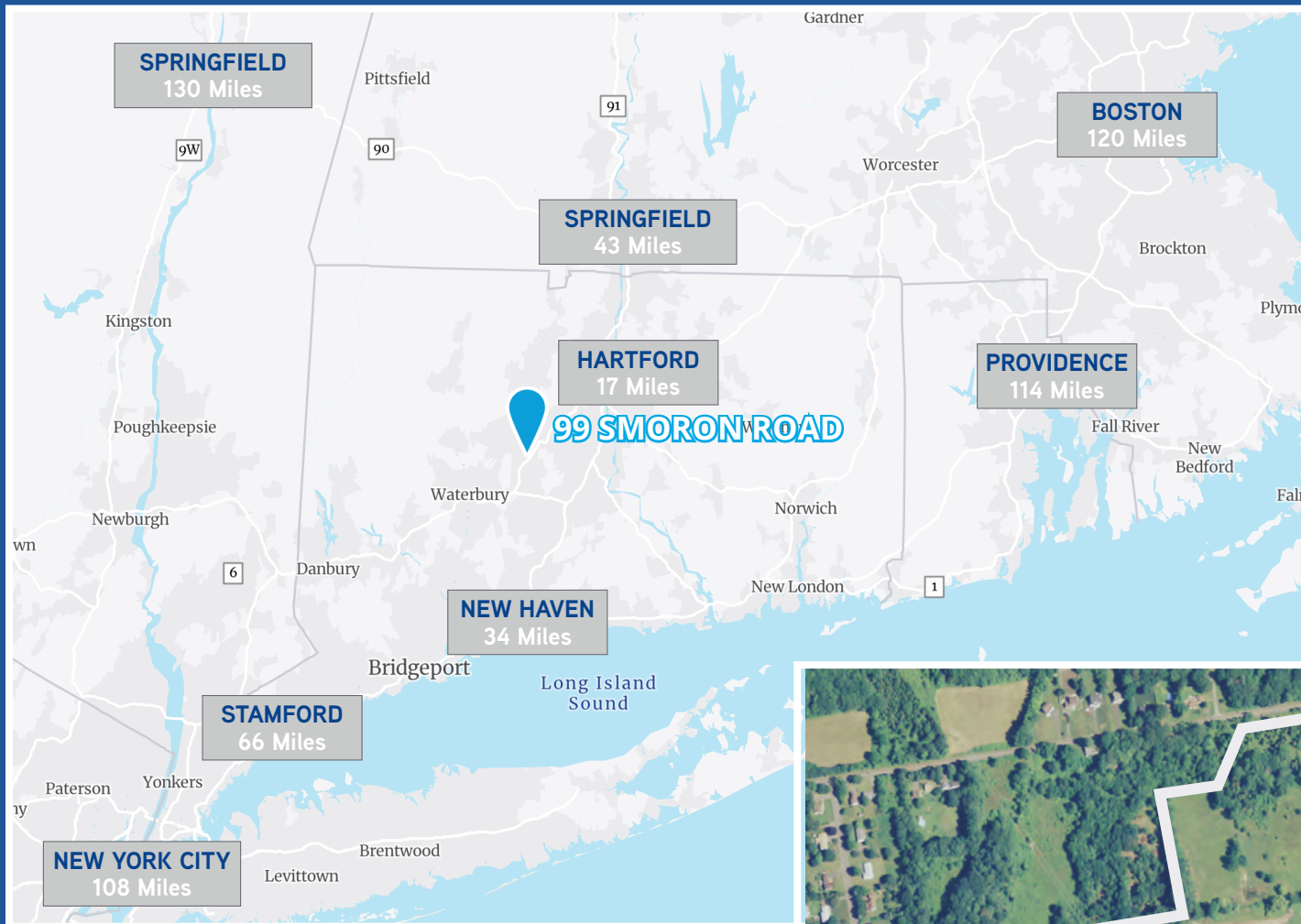


## Warehouse highlights

<b>Location</b>	99 Smoron Road, Southington, CT 06489	<b>Dock doors</b>	63 dock doors
<b>Building size</b>	±283,800 sf	<b>Drive-in doors</b>	4 drive in doors (14'x16')
<b>Lot size</b>	±59.51 acres	<b>Roof</b>	5 mil mechanically fastened TPO
<b>Zoning</b>	I-2	<b>Fire protection</b>	ESFR
<b>Use</b>	Light manufacturing / warehouse	<b>Sprinklers</b>	Wet system
<b>Construction</b>	Class A tilt-wall	<b>Power</b>	277/480v 3 phase; 4,000 amps
<b>Building depth</b>	310'	<b>Delivery</b>	Shell complete
<b>Clear height</b>	Up to 65'	<b>Column spacing</b>	50'x50'
<b>Parking</b>	76 trailer spaces 202 employee parking		
<b>Enterprise Zone</b>	Yes		



# Location



Close to several urban centers: Springfield, Hartford, and New Haven within an hour and Boston and New York within 2 – 2 1/2 hrs.

Off I-84 and nearby transportation center in Southington with passenger and freight rail and deep water port for shipping. Two international airports within 100 miles and a smaller regional airport nearby New Haven.

Interstate 84 serves as the east/west corridor in the region. Interstate 91 intersects the region and serves as north/south corridor in the region.





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