



YOUR NEXT STOP

# THE ULTIMATE DESTINATION

STATION'S  
LANDING  
AT CLINTON



Station's Landing at Clinton is the Ultimate Destination for business and innovation, state-of-the-art indoor sports and fitness facilities, and new residences. Did we mention an award-winning flagship craft brewery? Station's Landing at Clinton is the new upcoming mixed-use development that will have something for everyone. A beautifully restored historic Art Deco building for office space that fits today's workplace. Abundant warehouse and flexible industrial space equipped with 8 indoor convenient loading docks. And brand new luxury residential apartments coming in 2021. Station's Landing at Clinton will be the new "magnet" and place-to-be on the Connecticut coastline, bringing revolutionary change, economic vitality, and cultural energy to the area, Clinton and beyond.



## THE SPORTSPLEX

An athlete's dream. A state-of-the-art sports complex that will keep the athlete in you occupied for hours. An indoor turf facility for soccer and other activities. Indoor basketball. Golf simulators with trackman technology. And, of course, the latest in strength and conditioning equipment. So dive right in: Athletes and recreational sports lovers, this is your special place.

## FLEXSPACES

Built in 1929 at the peak of the art-deco period, the Pond's building stands majestically with its seven bay façade, poured concrete exterior and projecting entry pavilion. Step inside and the artistry continues – smooth, sleek contours contrast the art-deco exterior, blending the contemporary with the retro. Office space can be flexibly configured to meet any organization's needs. Employees will relish at the opportunity to work in such impressive space within such an exciting community.

# STATION'S LANDING AT CLINTON



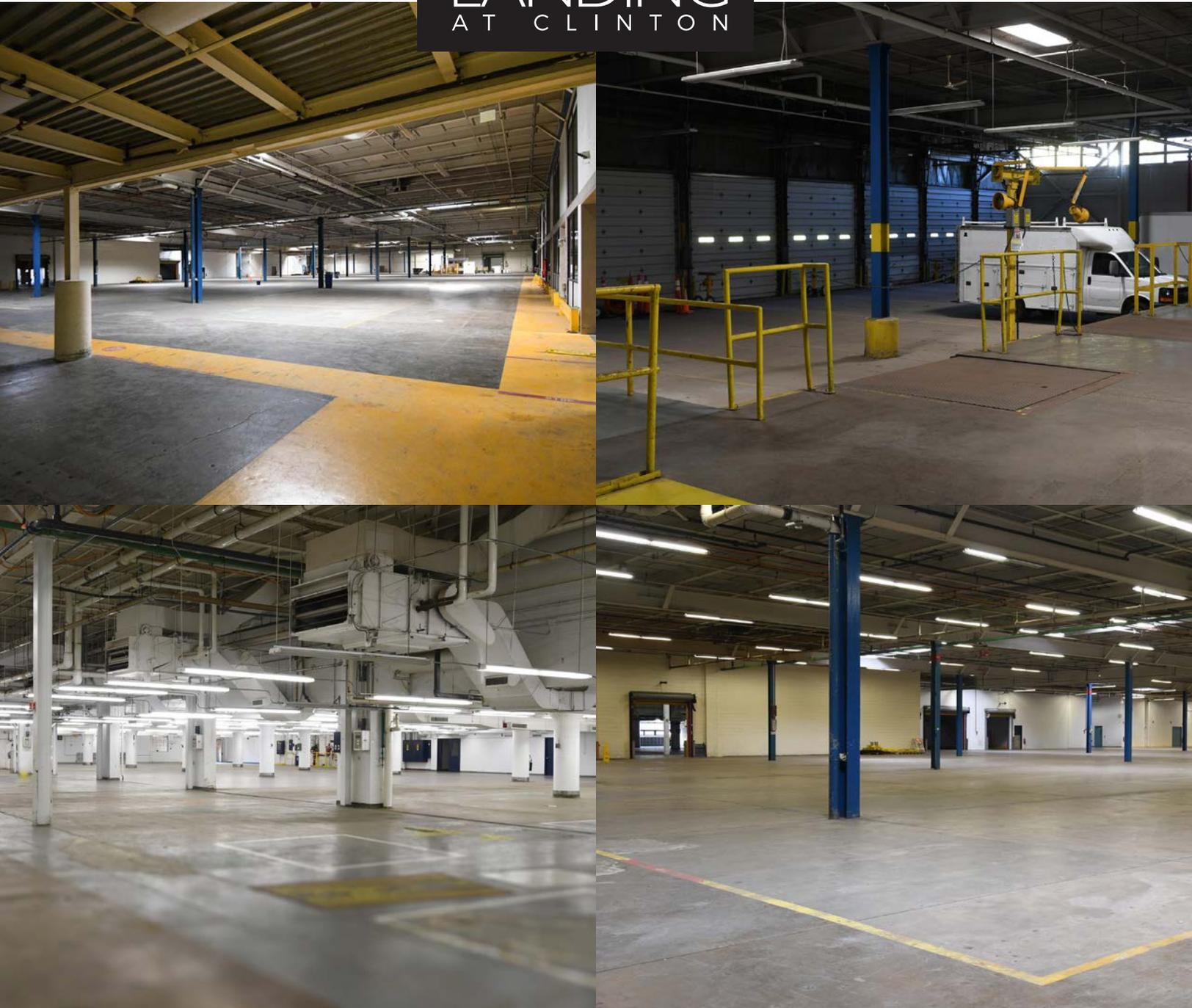
## THE RESIDENCES

The residences at Station's Landing offer comfortable contemporary living at an affordable price. Available in studio, one and two-bedroom rental units, our residences are within walking distance of all the amenities Station's Landing at Clinton has to offer – restaurants, a craft brewery, stores and sports and fitness activities complimented by the best in culture, entertainment and shopping. Set sail at one of Clinton's three nearby marinas or walk to comfort of the beach and soak in the resplendent beauty of Long Island Sound. What better way to live?

## KINSMEN BREWING

Imagine this – an award-winning craft brewery at the center of it all right next door to a bevy of stores and restaurants, indoor golf, soccer and basketball facilities all within walking distance. A first-class experience of conviviality, kinship, good old fashioned fun, and—of course—great beer. Station's Landing has it all. Whether you're a resident in one of Station's Landing contemporary residences or an employee of one of our corporate tenants – or both! – you'll find Station's Landing at Clinton offers the best blend of work, life and fun.

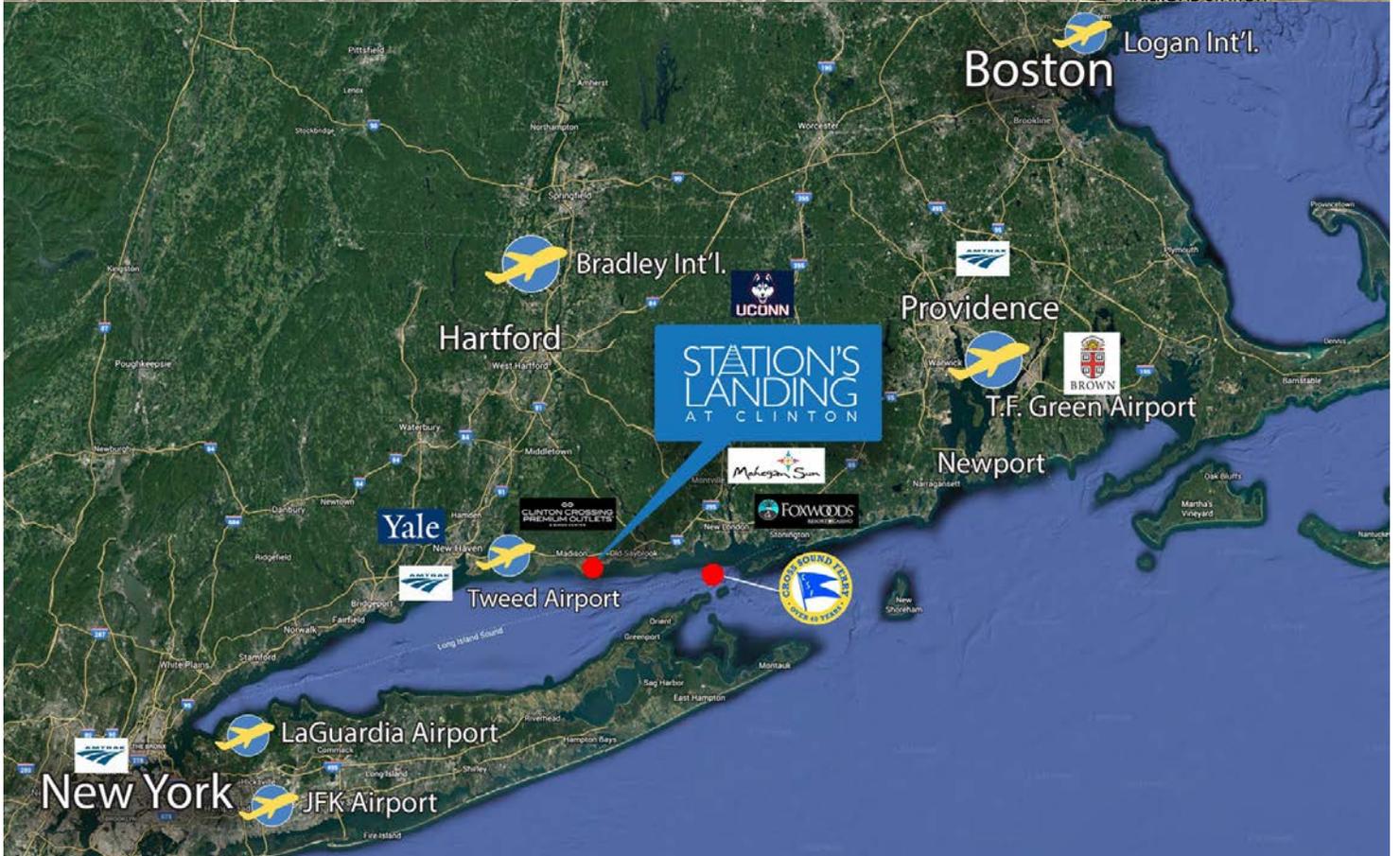
# STATION'S LANDING AT CLINTON



- ❑ **25** acre transit-oriented development
- ❑ **360,000** sq. ft. of innovation space
- ❑ **40,000** sq. ft. of office space
- ❑ **20** min. from New Haven

- ❑ **Halfway** between Boston & New York
- ❑ **Direct access** to I-95 & Acela corridor
- ❑ **Historic** premier coastline development

# STATION'S LANDING AT CLINTON



# Clinton, CT

\$88,000+ Average Household Income

Branford | North Branford | Guilford | Killingworth | Madison



**825,000+**  
People Within 25 Miles



**108,000+**  
ADDT I-95 & US-1 (Post Road)



**853,309**  
Amtrak Boardings/Alightings  
New Haven - New London



## New Haven - Middlesex - New London County Demographics

**1,287,086** Population

**501,194** Households

**110,588** Businesses

**508,979** Employees

**\$13,375** Retail Sales Per Capita





# STATION'S LANDING

AT CLINTON

**Contact:**

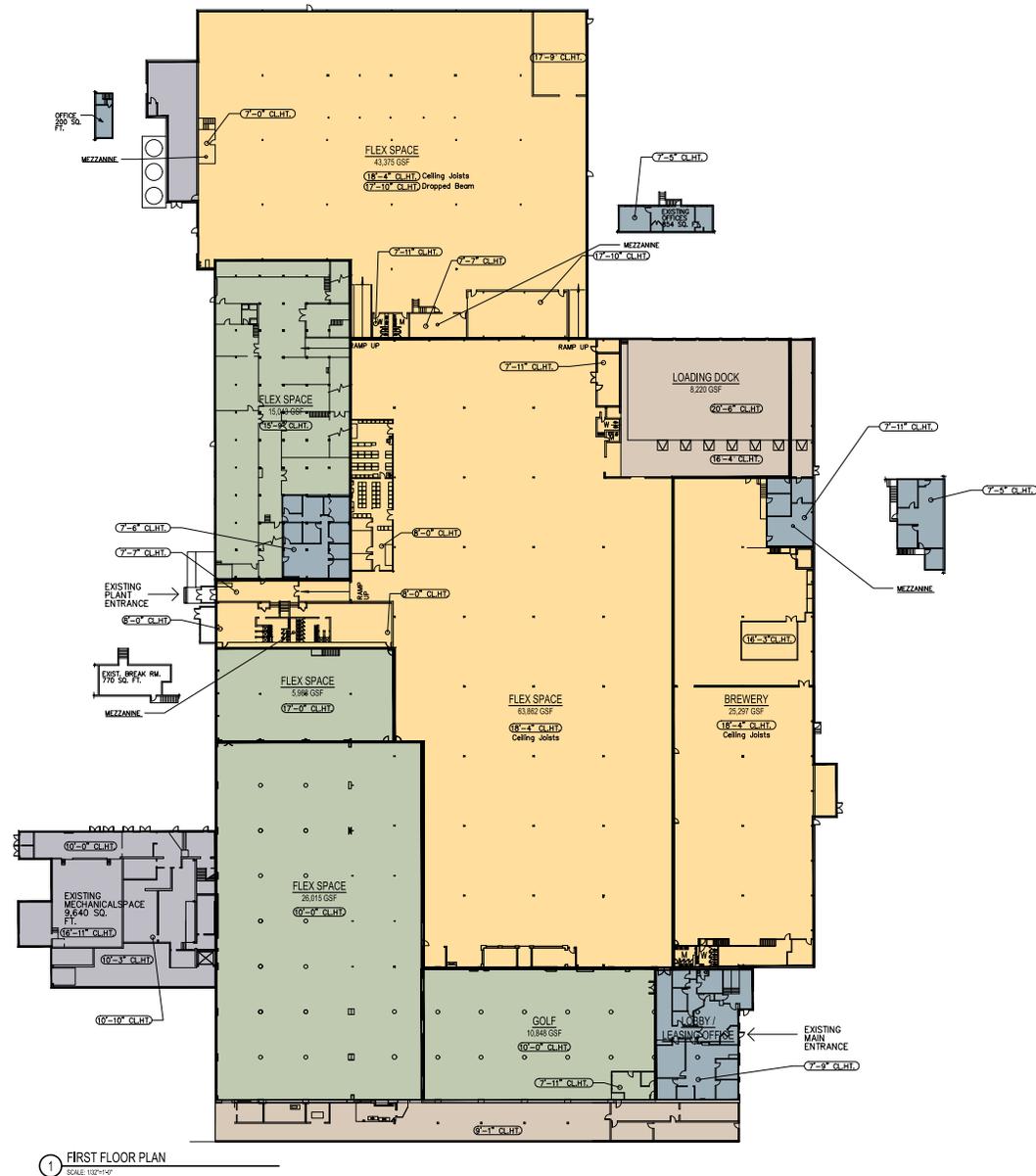
Stations Landing  
1 John Street, Clinton CT 06413  
Phone: 860-552-4555  
info@stationslanding.com

**Broker:**

Lou Proto  
**The Proto Group**  
114A Washington Avenue  
North Haven, CT 06473  
203-234-6371 Office  
203-530-2540 Cell



KEY	
	Warehouse Space
	Office Space
	Industrial Space
	Residential (Upper Stories)
	Loading Area
	Mechanical Equip. Areas



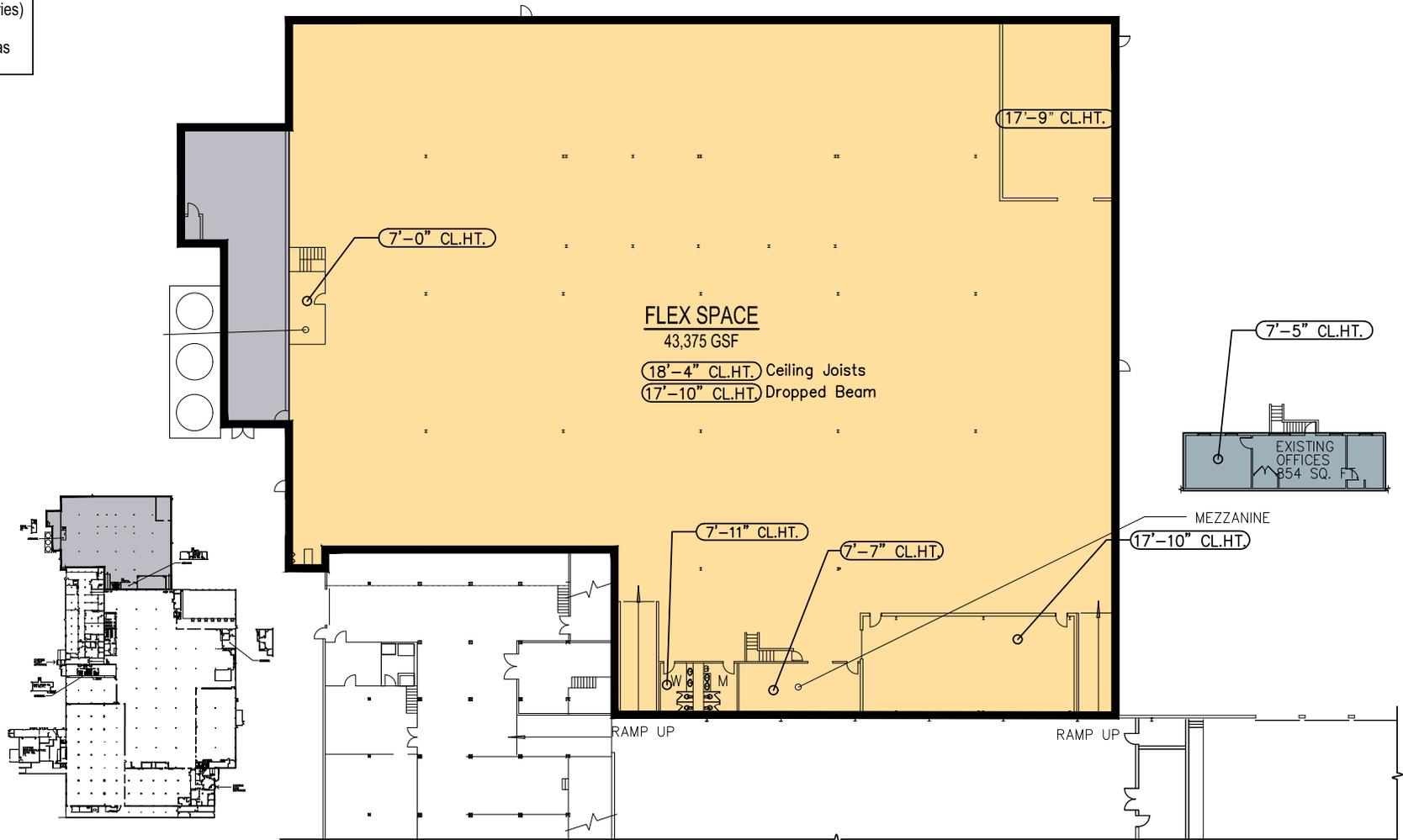
1 FIRST FLOOR PLAN  
SCALE: 1/8"=1'-0"

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 BUILDING KEY  
SCALE: 1:300 

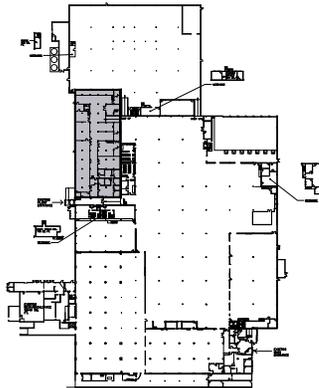
 FIRST FLOOR PLAN   
SCALE: 1:40

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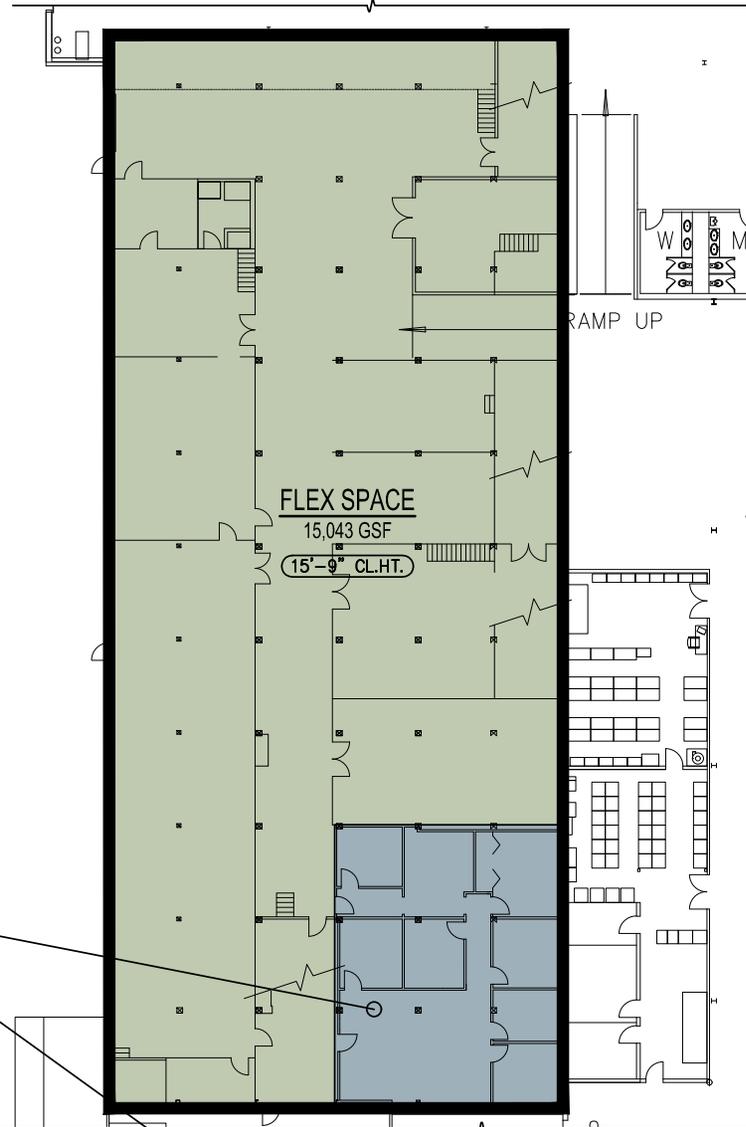


 BUILDING KEY  
SCALE: 1:300 

 FIRST FLOOR PLAN 

7'-6" CL.HT.

7'-7" CL.HT.



FLEX SPACE

15,043 GSF

15'-0" CL.HT.

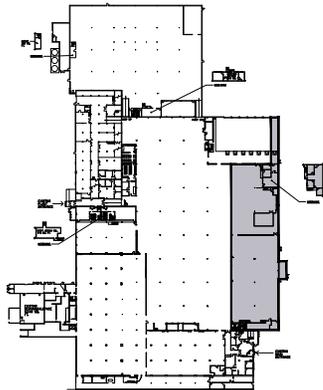
RAMP UP

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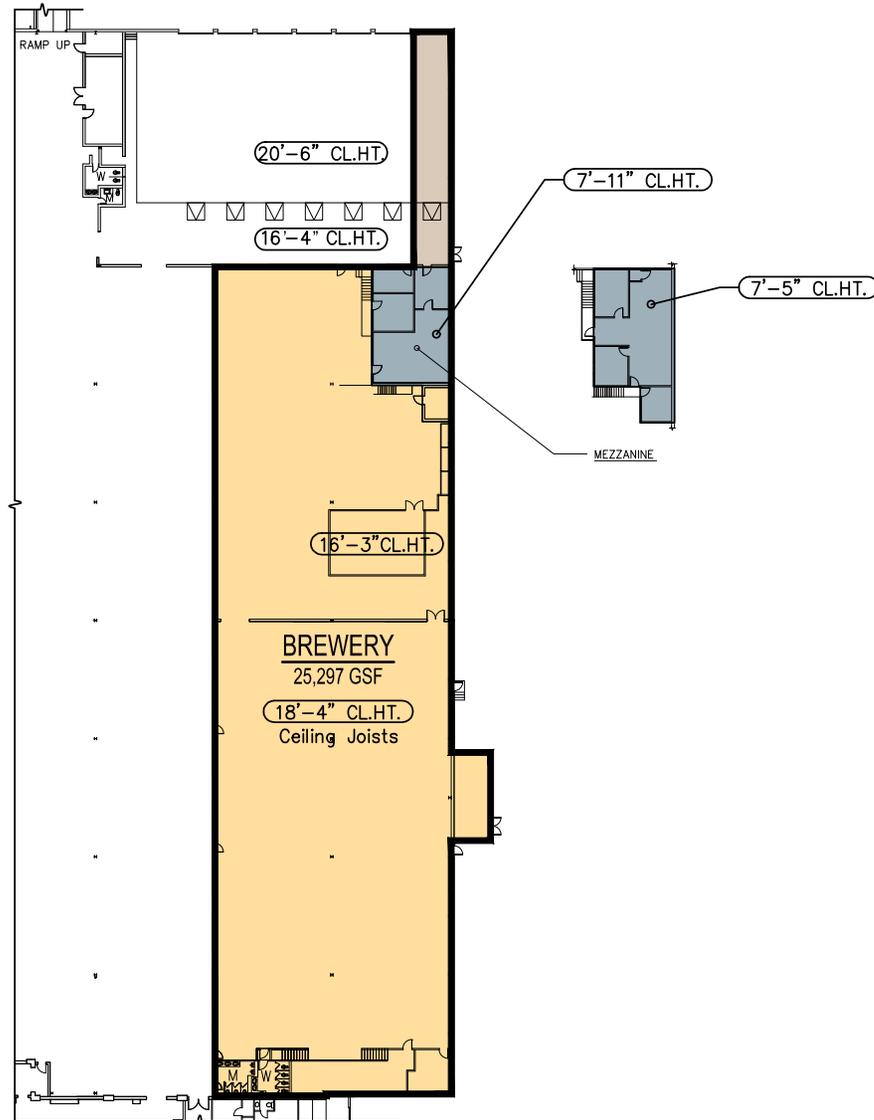
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 BUILDING KEY  
SCALE: 1:300

 NORTH



 FIRST FLOOR PLAN  
SCALE: 1:60

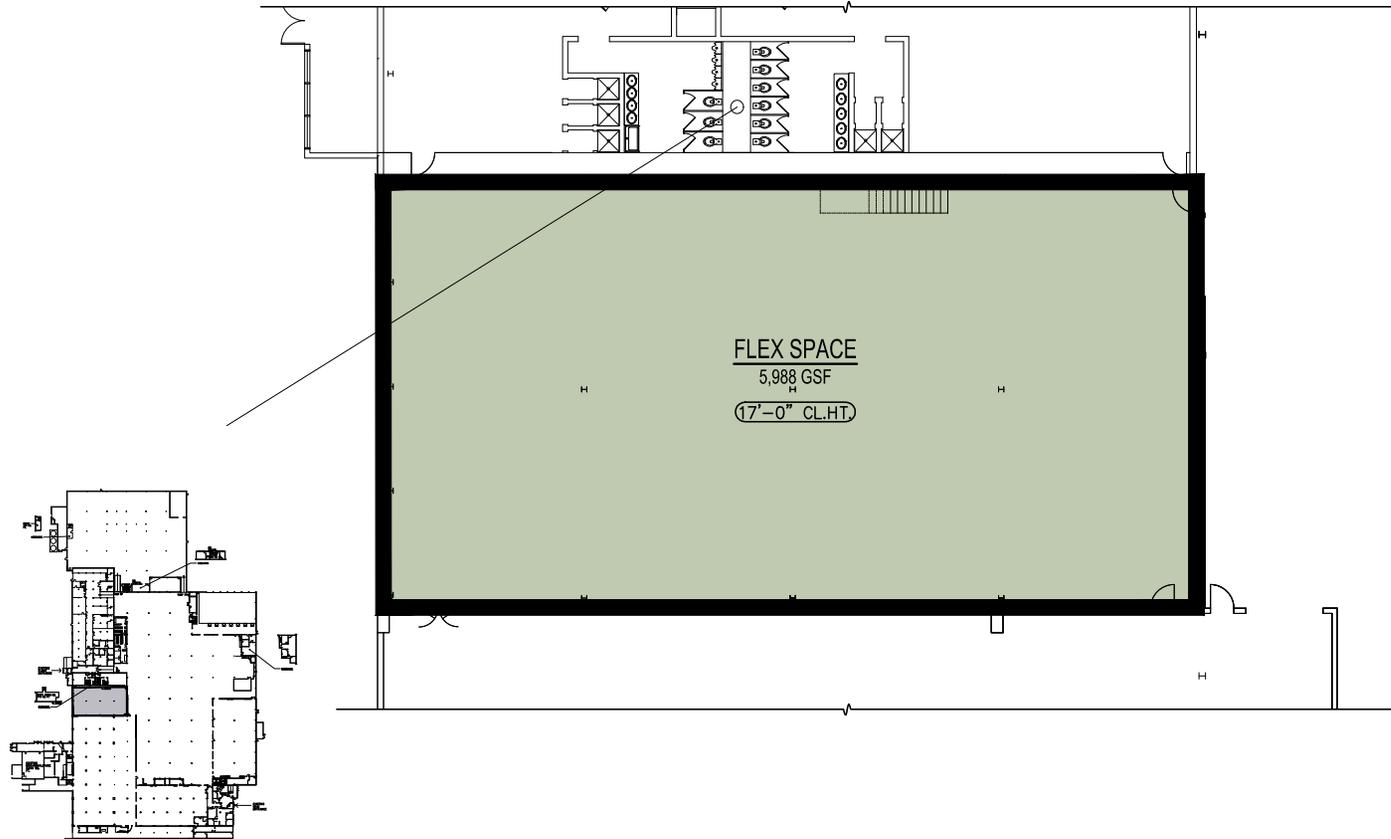
 NORTH

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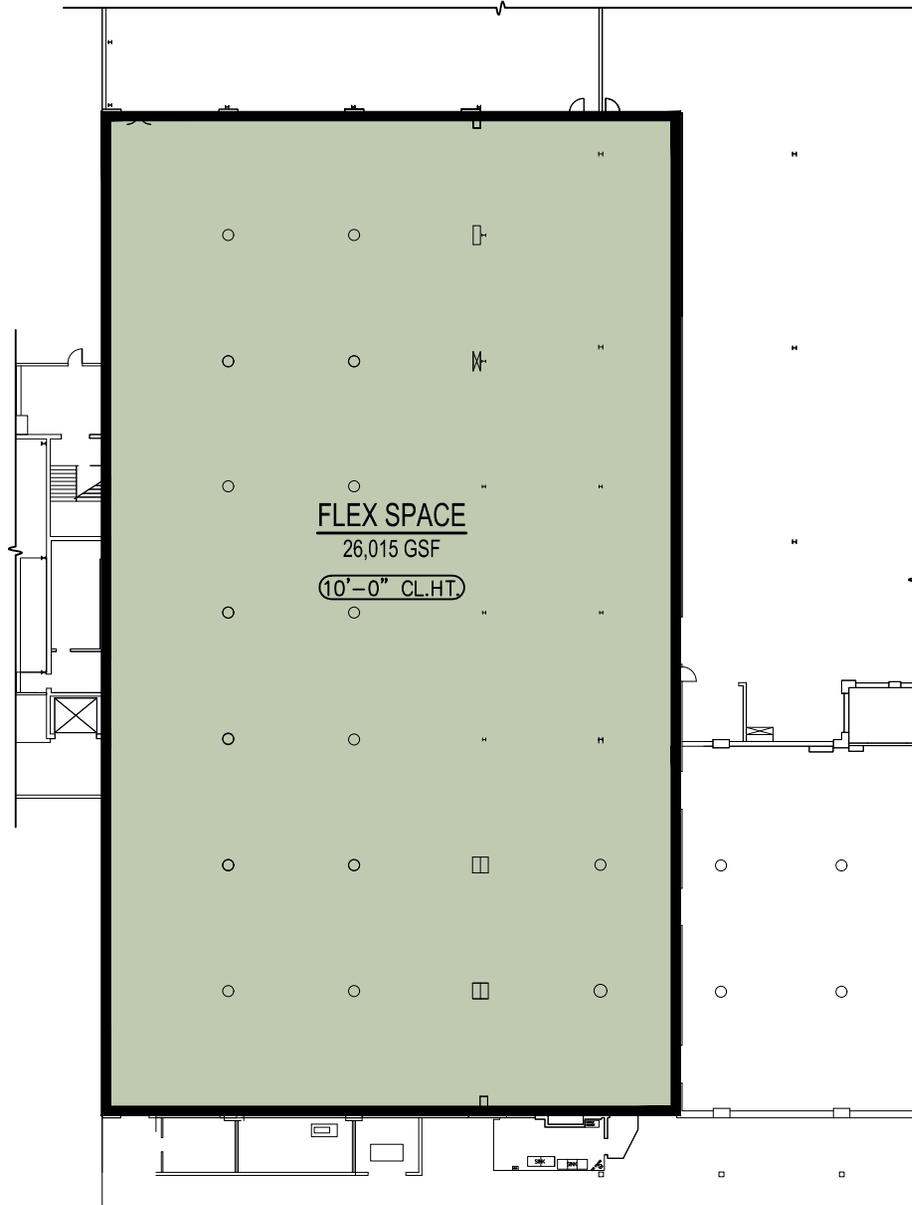
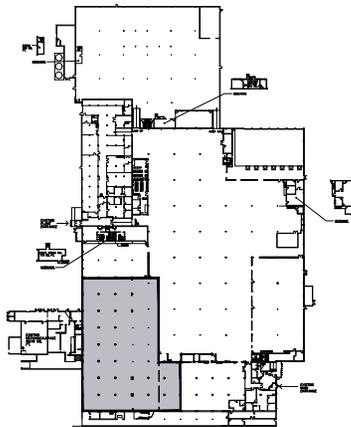
 FIRST FLOOR PLAN  
SCALE: 1:20 

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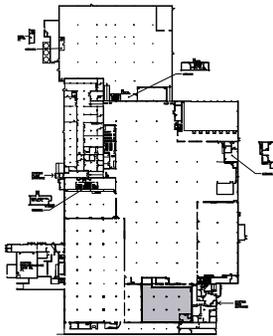


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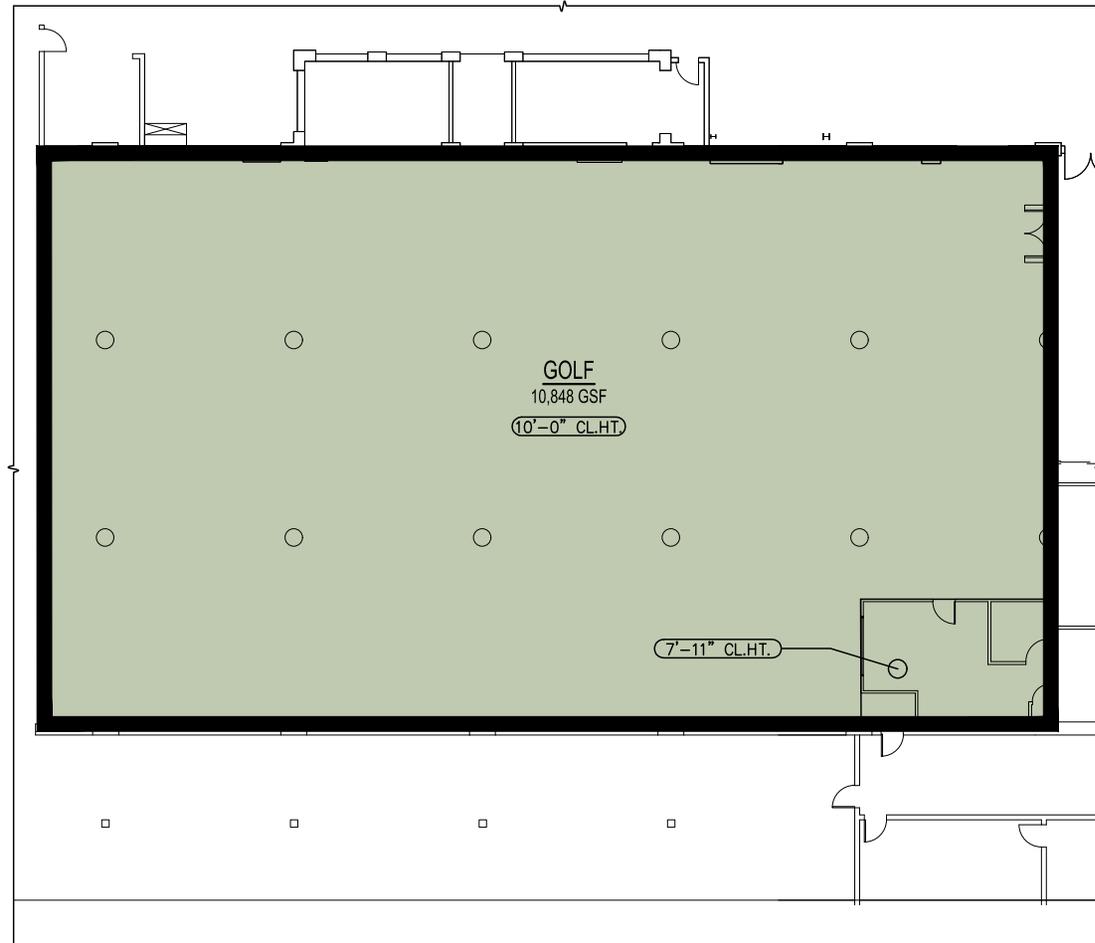
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SCALE: 1:300 



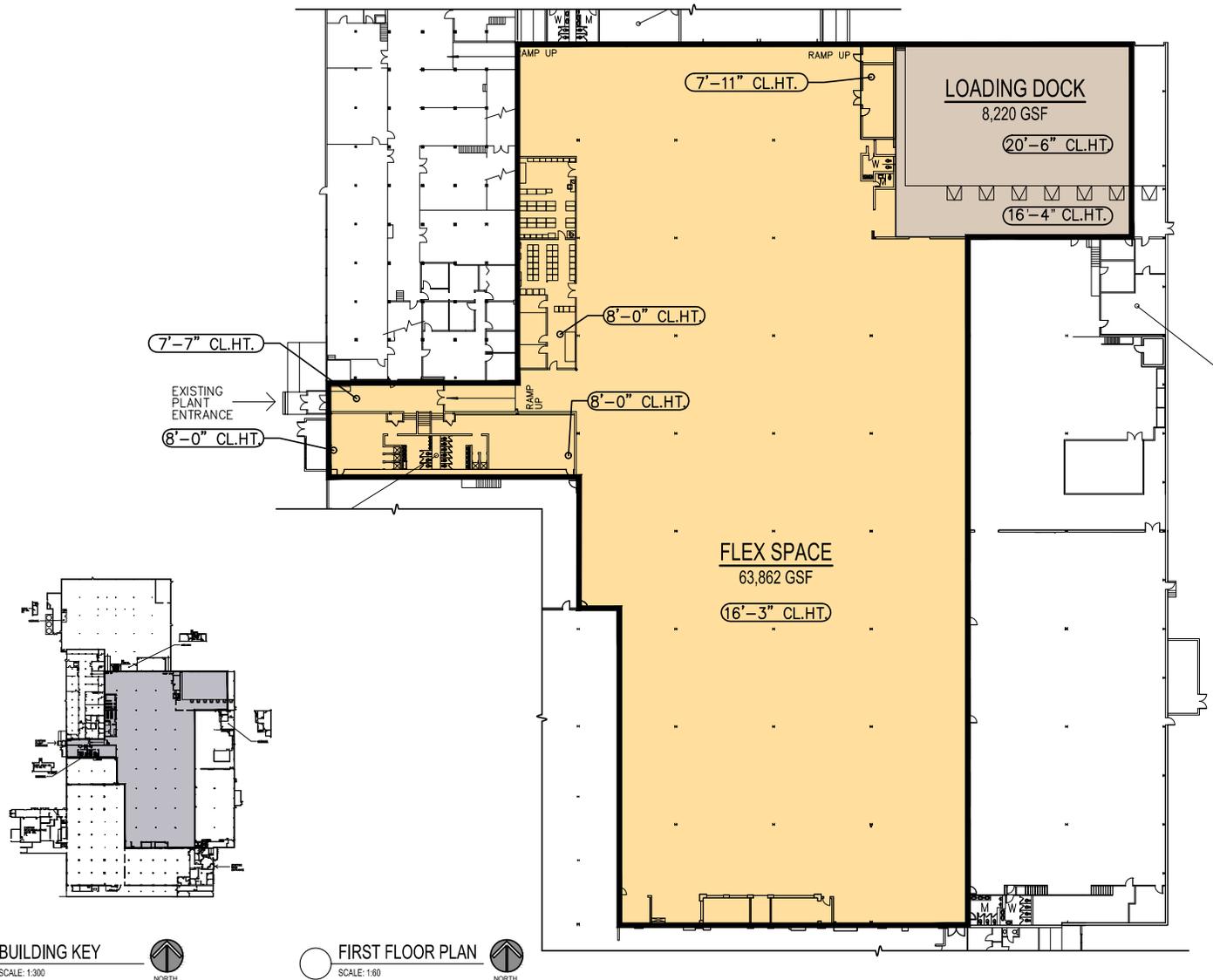
 FIRST FLOOR PLAN  
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 BUILDING KEY  
SCALE: 1:300



 FIRST FLOOR PLAN  
SCALE: 1:60

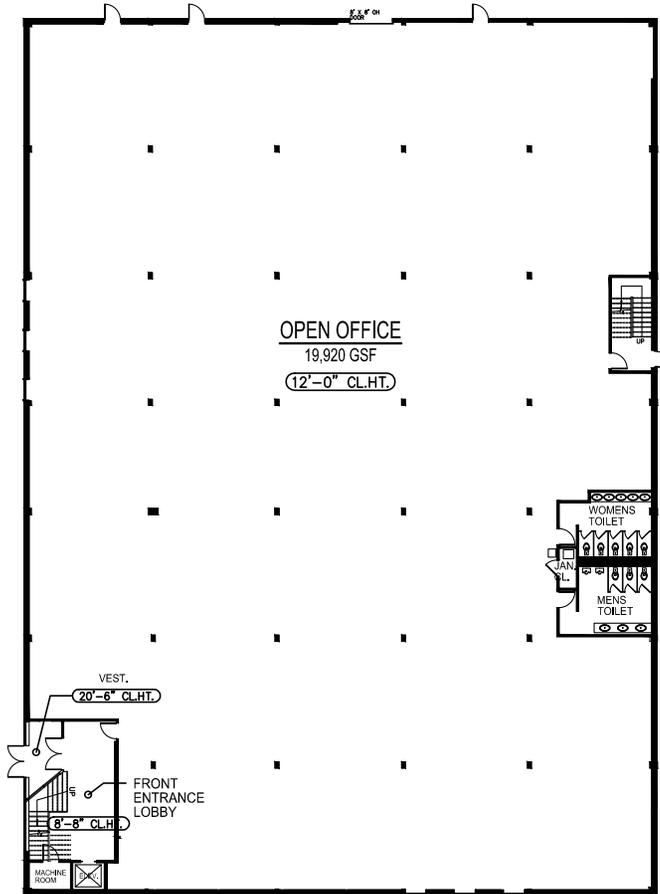


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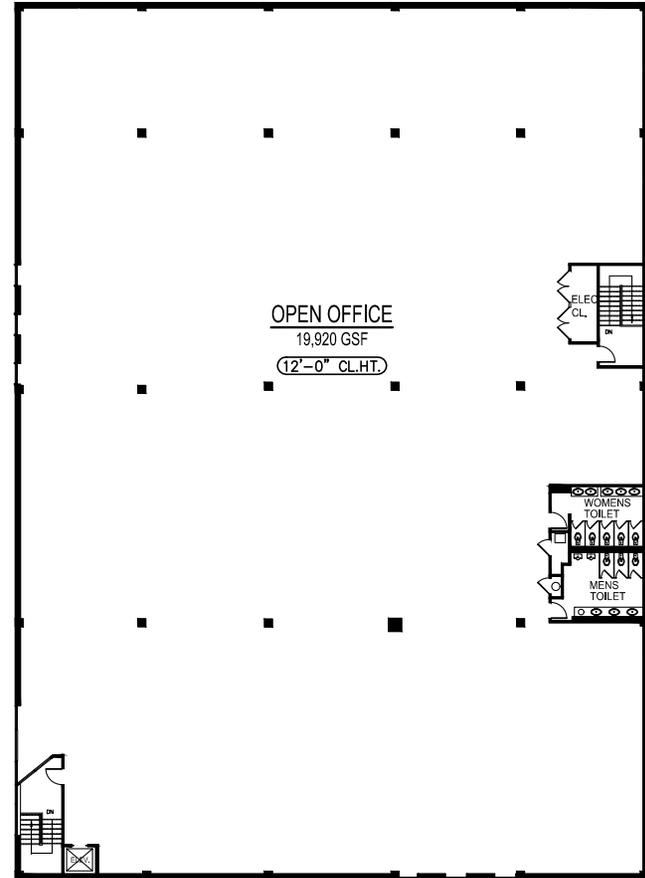
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FIRST FLOOR PLAN  
SCALE: 1/30



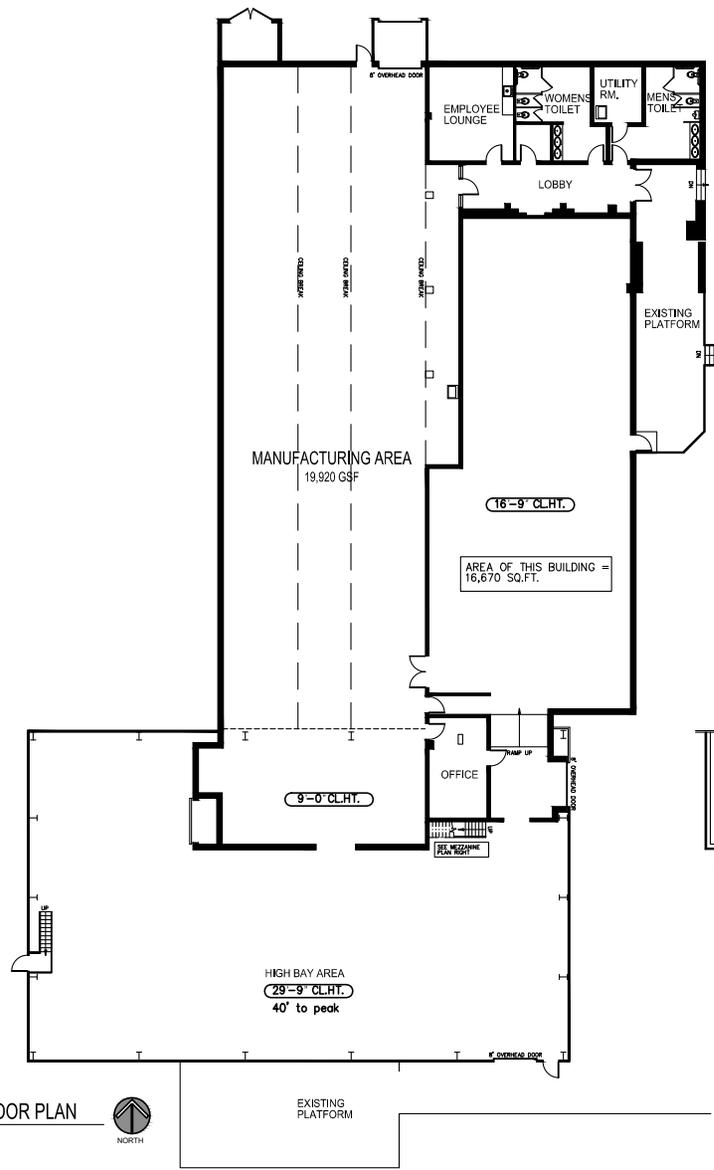
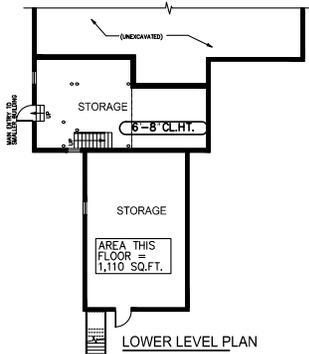
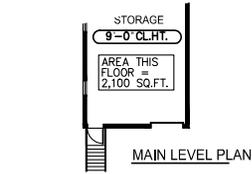
SECOND FLOOR PLAN  
SCALE: 1/30

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FIRST FLOOR PLAN  
SCALE: 1/32  
NORTH

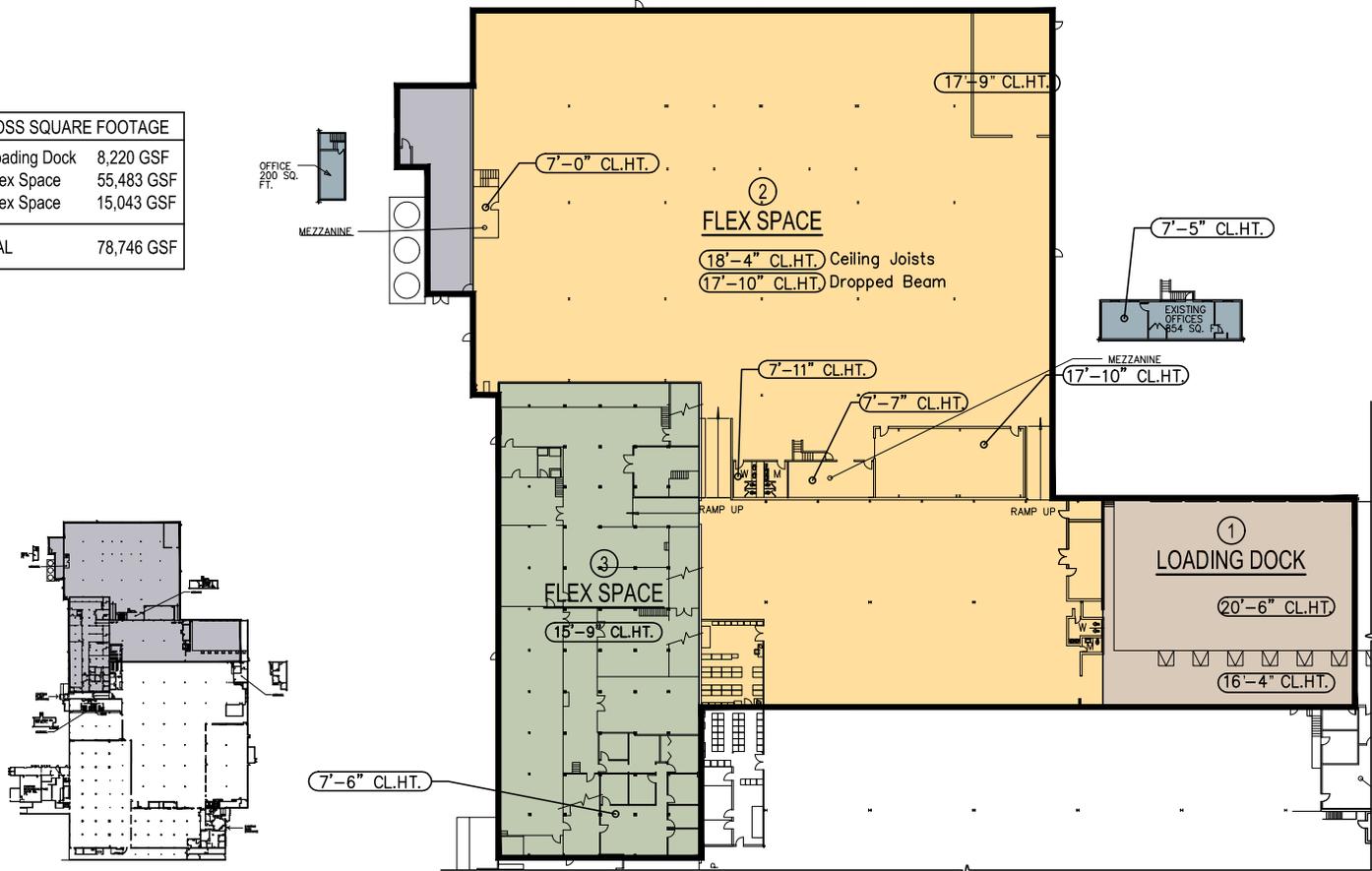
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GROSS SQUARE FOOTAGE	
1 - Loading Dock	8,220 GSF
2 - Flex Space	55,483 GSF
3 - Flex Space	15,043 GSF
<b>TOTAL</b>	<b>78,746 GSF</b>



 BUILDING KEY  
SCALE: 1:300



 FIRST FLOOR PLAN  
SCALE: 1:60



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**1 John Street, Clinton, CT 06413**

County: **Middlesex**

MLS#: **170267494**

**Commercial For Lease**

Sub Property Type(s): **Industrial, Office, Retail**

Status: **Active** List Price: **\$4.50**  
**Lease Price Desc.: For An Undefined Time Period**  
 Last Update: **01/28/2020** Orig. List Price: **\$4.50**  
 Days On Market: **0**



Recent: **01/28/2020 : NEW**

 [Walkscore: Get More Info](#)

Description of the Property Containing the Space For Lease

Location: <b>Highway Access, Suburban</b>	In Flood Zone: <b>No</b>	Fronts On: <b>Municipal Street</b>
Acres: <b>26.49</b>		Elevation Certificate:
Zoning: <b>I-1</b>		Conforming Use:
Year Built: <b>1929</b>	Number of Units:	Number of Tenants:

Utility Information

Available Utilities: <b>Electric</b>	Electrical Amperage: <b>11700</b>	Electrical Phases: <b>3</b>	# of Electrical Services:
Electrical Voltage: <b>208</b>			
Heat Type: <b>None</b> , Fueled By: <b>Natural Gas</b>			
Cooling: <b>Central Air</b>			
Water & Sewer Service: <b>Public Water Connected</b> , Sewage System: <b>Septic</b>			

Parking Information

Covered Spaces:	Uncovered Spaces:	Total Spaces:
Parking Spaces Per 1000 Sq. Ft.	Parking Description: <b>Paved, Unassigned, Off Street Parking</b>	

Square Foot Information

Total Square Feet: <b>217,000</b>	Square Foot Source: <b>Public Records</b>	Space is Subdividable: <b>Yes</b>
Industrial Square Feet: <b>217,000</b>	Office Square Feet: <b>39,840</b>	Residential Square Feet:
Retail Square Feet:	Warehouse Square Feet: <b>217,000</b>	Additional Space Available:

Lease Information

Monthly Lease Amount:	Buildout Allowance Available:
Landlord Options: <b>Possible Ability to Sublet</b>	
Landlord Requirements: <b>References Required, Security Deposit, Lease Required, Net-Net-Net Lease</b>	
Lease Duration: <b>Five Years</b>	Security Deposit: <b>Yes</b>
Security Deposit Info: <b>Yes</b>	
Tenant Responsibility: <b>All Utilities, Common Area Maintenance, Insurance, Janitorial Service, Liability Insurance, Maintenance/Repairs, Security System, Water</b>	
Landlord Responsibility: <b>Exterior Maintenance, Grounds Maintenance, Property Management, Roof Maintenance, Snow Removal, Structural Maintenance</b>	

Public Remarks

**Former Unilever plant of 360,000 SF on 26 +/- acres of land will be converted to a transit oriented development, within the existing building. The office will be converted to 48 apartments plus a new 25,000 SF brewery. The balance will be a mixture of fitness, recreation, innovation, flex and medical space. There is heavy power, 8 loading covered loading docks and sprinklered facility. The property also has a separate 39,840 SF free-standing two-story building with its own parking.**

Confidential Agent Remarks

**Shoreline East train stop is also being built on the adjacent property. Pricing is \$4.50 PSF NNN for spaces within the warehouse which can be subdivided to smaller units and can accommodate units up to 63,000 SF. The adjacent office lease rate is \$8.00 PSF NNN. The 2020 net charges are estimated to be \$3.00 PSF.**

Marketing History

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Current List Price: <b>\$4.50</b>	Last Updated: <b>01/28/20</b>	DOM: <b>0</b>
Previous List Price: <b>\$4.50</b>	Entered in MLS: <b>01/28/20</b>	CDOM: <b>0</b>
Original List Price: <b>\$4.50</b>	Listing Date: <b>01/28/20</b>	Expiration Date: <b>12/30/20</b>

Showing & Contact Information

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Showing Inst: <b>Call listing broker</b>	Date Available: <b>90 days</b>	Bank Owned:
Lockbox: <b>None/</b>	Owners Phone:	Occupied By:
Owner: <b>withheld</b>		
Directions: <b>I-95 Exit 63 toward Route 1</b>		

Listing & Compensation Information

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Listing Contract Type: <b>Exclusive Right to Sell/Lease</b>	Service Type: <b>Full Service</b>	Sign: <b>Yes</b>
Buyer's Agent Comp.: <b>\$1</b>		
Compensation Notes: <b>Call broker for brokerage fees</b>		

Listing Distribution Authorizations

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The List Office has authorized distribution to: [RPR](#), [Homes.com](#), [Homesnap](#), [IDX Sites](#), [Realtor.com](#), [Zillow Group](#), [immoviewer](#)

The List Agent has **not authorized listing distribution to any SmartMLS authorized location.**

\*\* NOTE: This listing will only appear on those locations authorized by BOTH the List Office AND the List Agent. \*\*

Listing Agent/Broker Information

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List Agent: <a href="#">Louis Proto (protolo)</a> Lic.#: <b>REB.0754233</b>	Phone: <b>(203) 234-6371</b>
Website:	Email: <a href="mailto:proto@theprotogroup.com">proto@theprotogroup.com</a>
List Office: <a href="#">Proto Group LLC The (PROT30)</a>	Phone: <b>(203) 234-6371</b>
Website:	

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