



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.

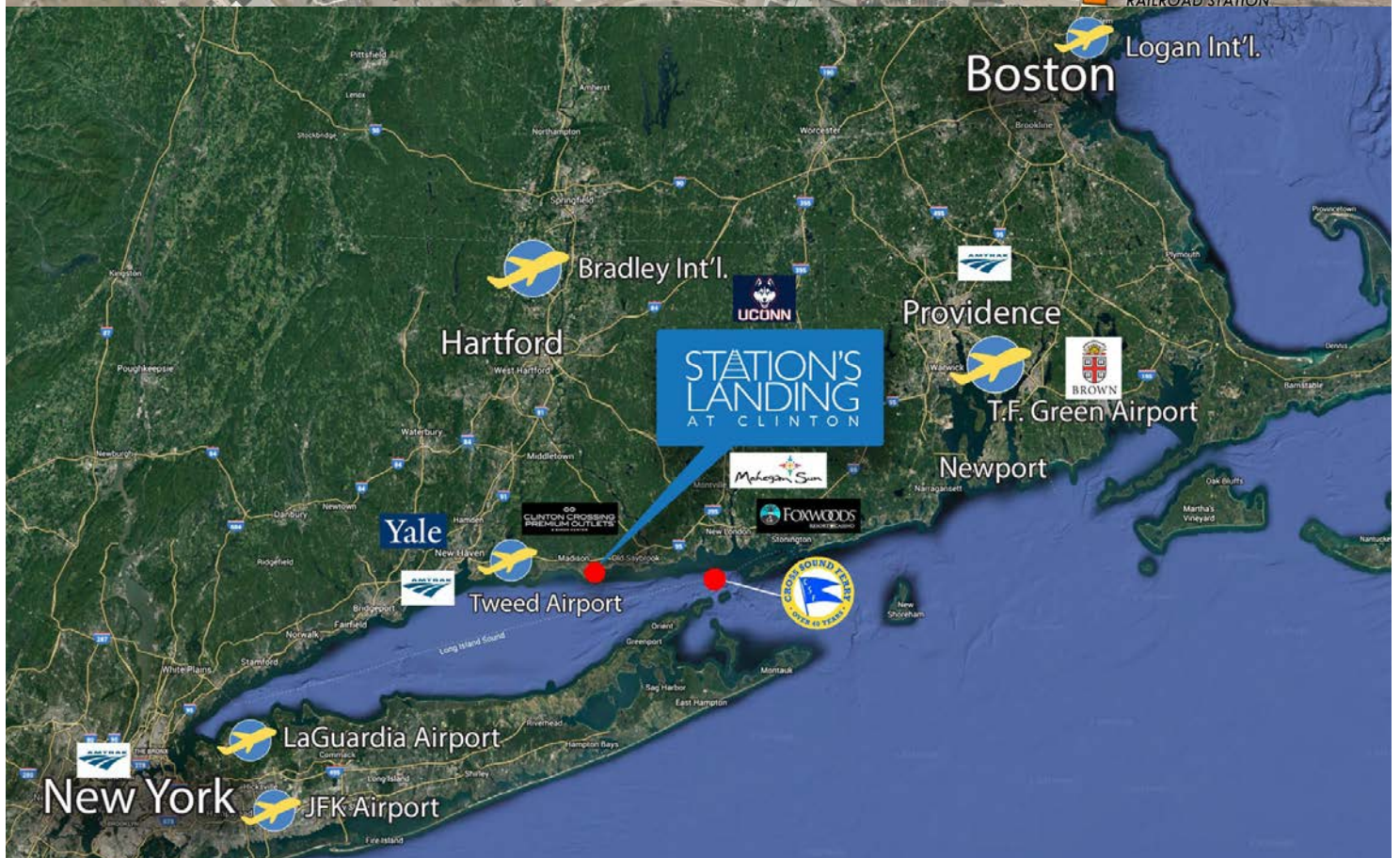
STATION'S LANDING AT CLINTON



- ❑ **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:

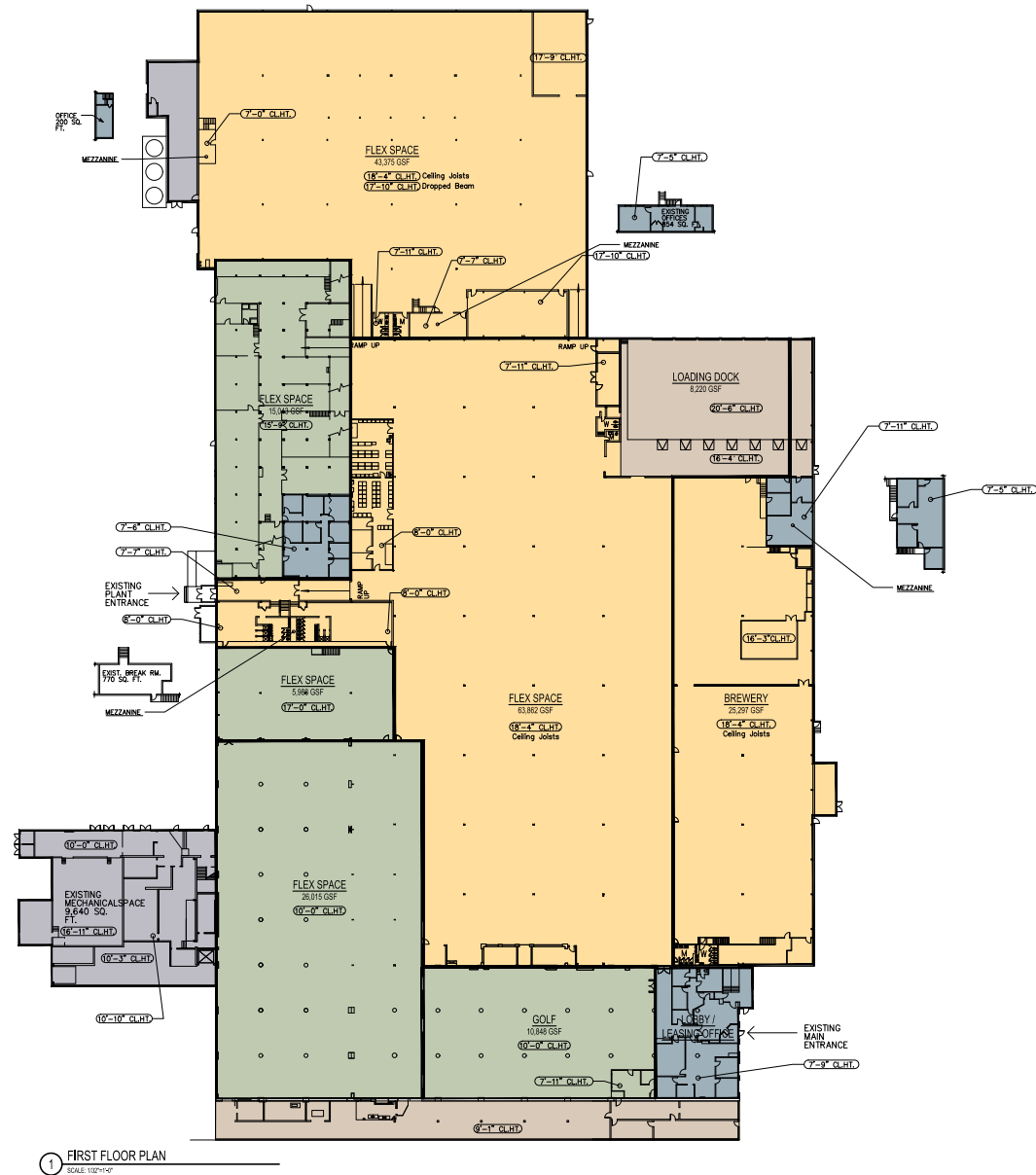
Stations Landing
1 John Street, Clinton CT 06413
Phone: 860-552-4555
info@stationslanding.com







Broker:

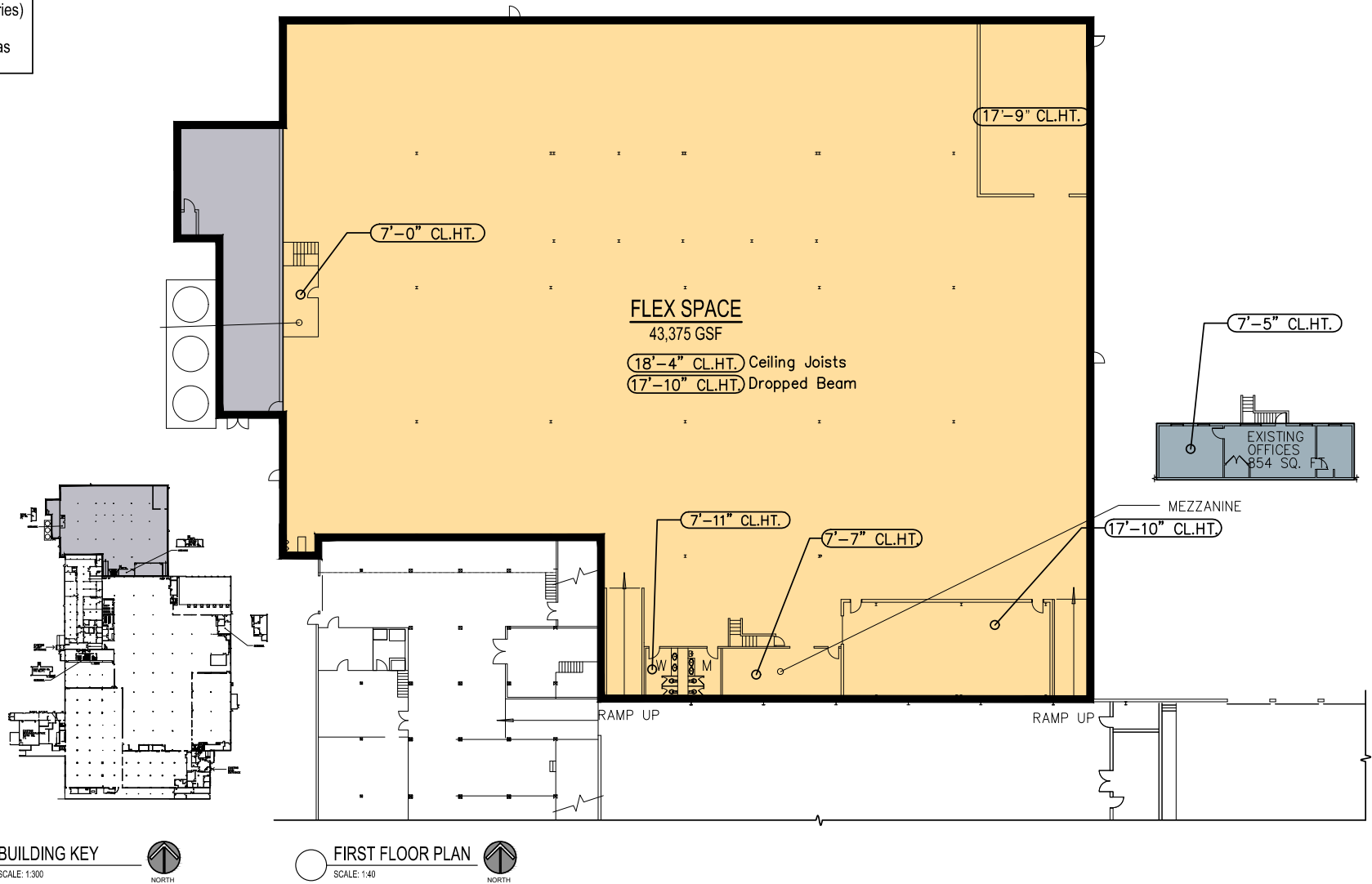
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The Proto Group
114A Washington Avenue
North Haven, CT 06473
203-234-6371 Office
203-530-2540 Cell



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









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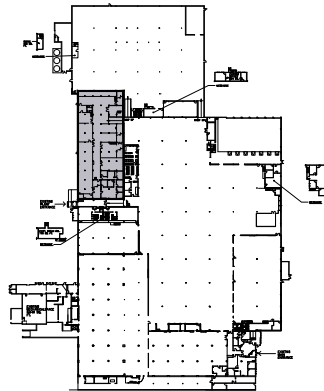


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 **BUILDING KEY**
SCALE: 1:300

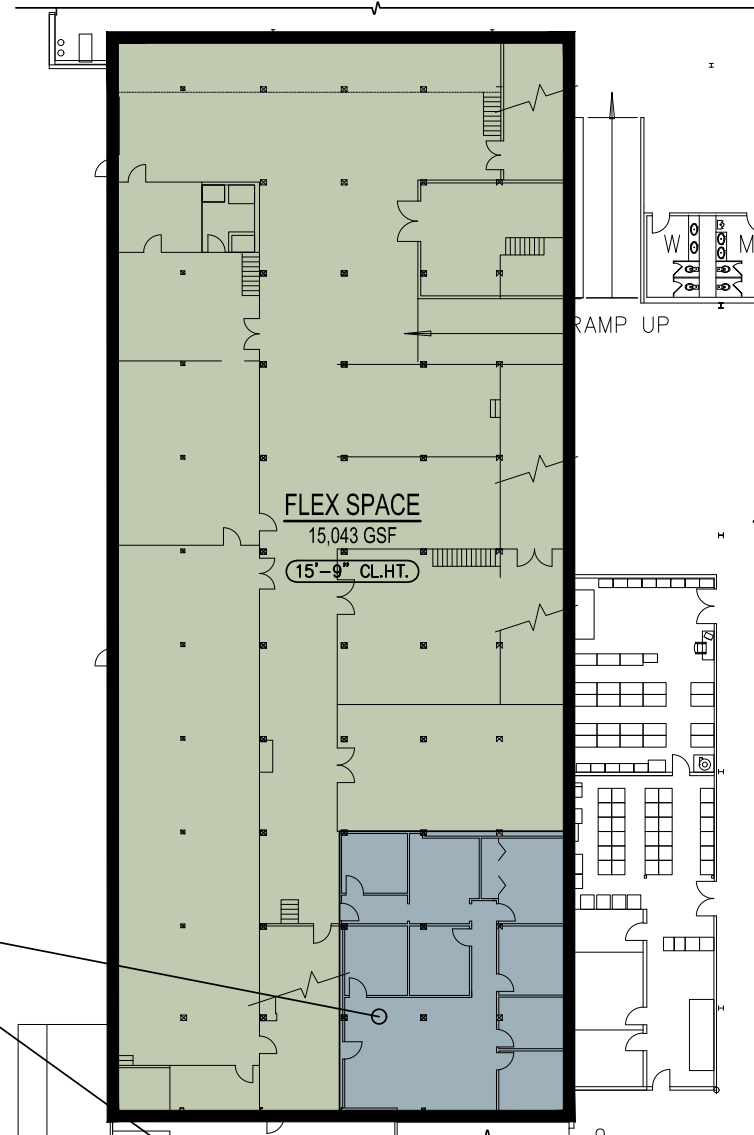
 NORTH

7'-6" CL.HT.

7'-7" CL.HT.

 **FIRST FLOOR PLAN**
SCALE: 1:30







 NORTH

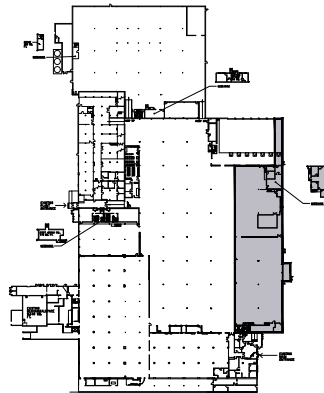


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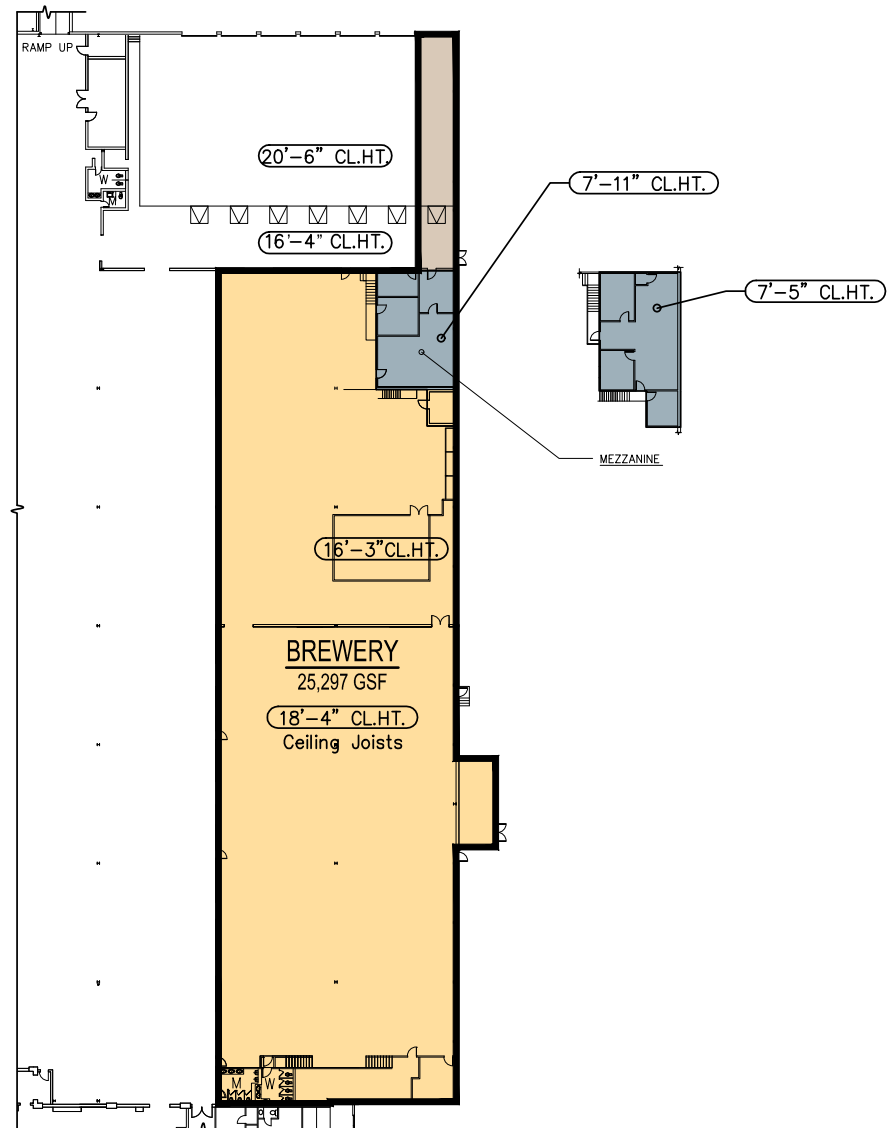
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 BUILDING KEY
SCALE: 1:300

 NORTH









 FIRST FLOOR PLAN
SCALE: 1:60

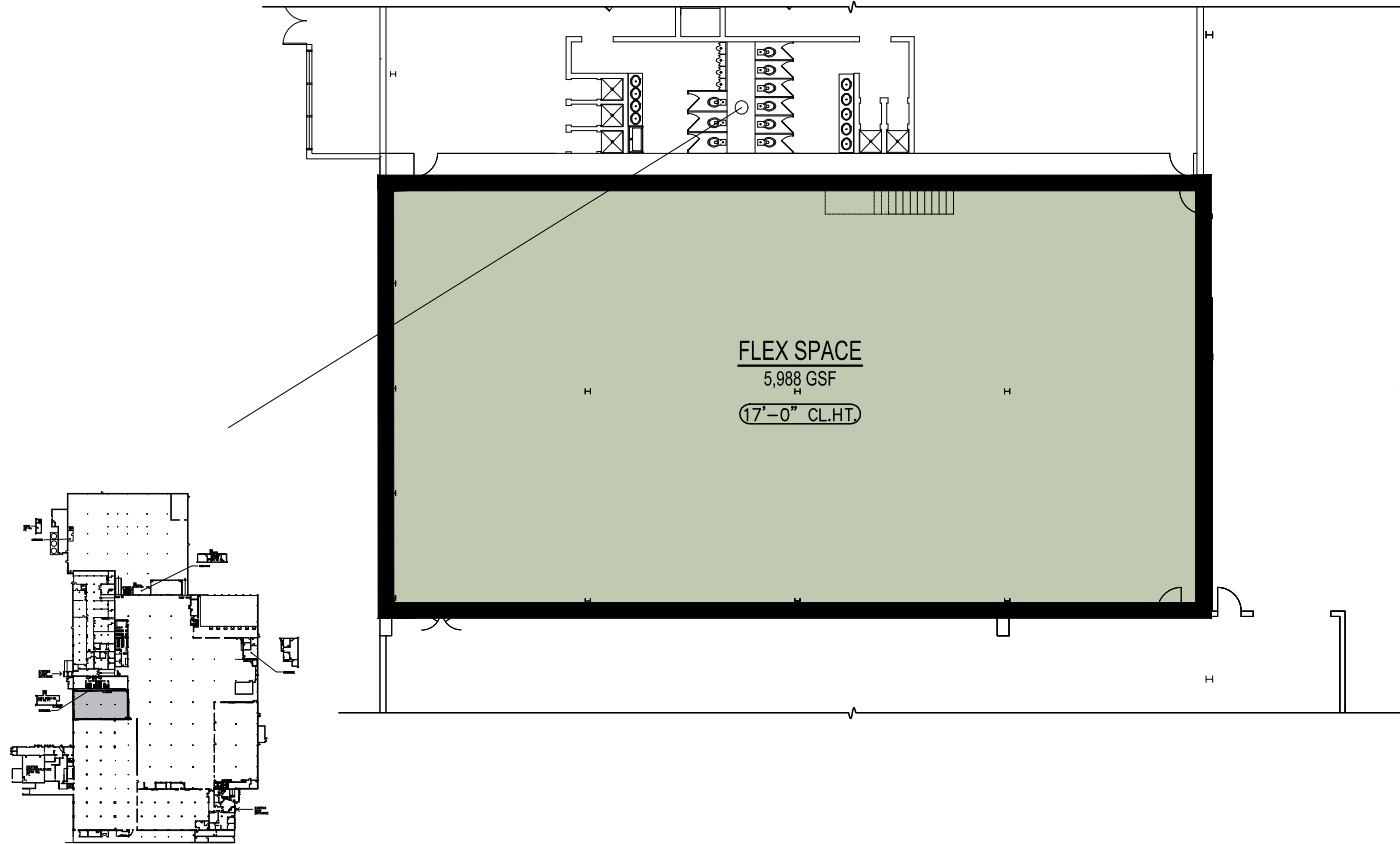
 NORTH

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BUILDING KEY
SCALE: 1:300

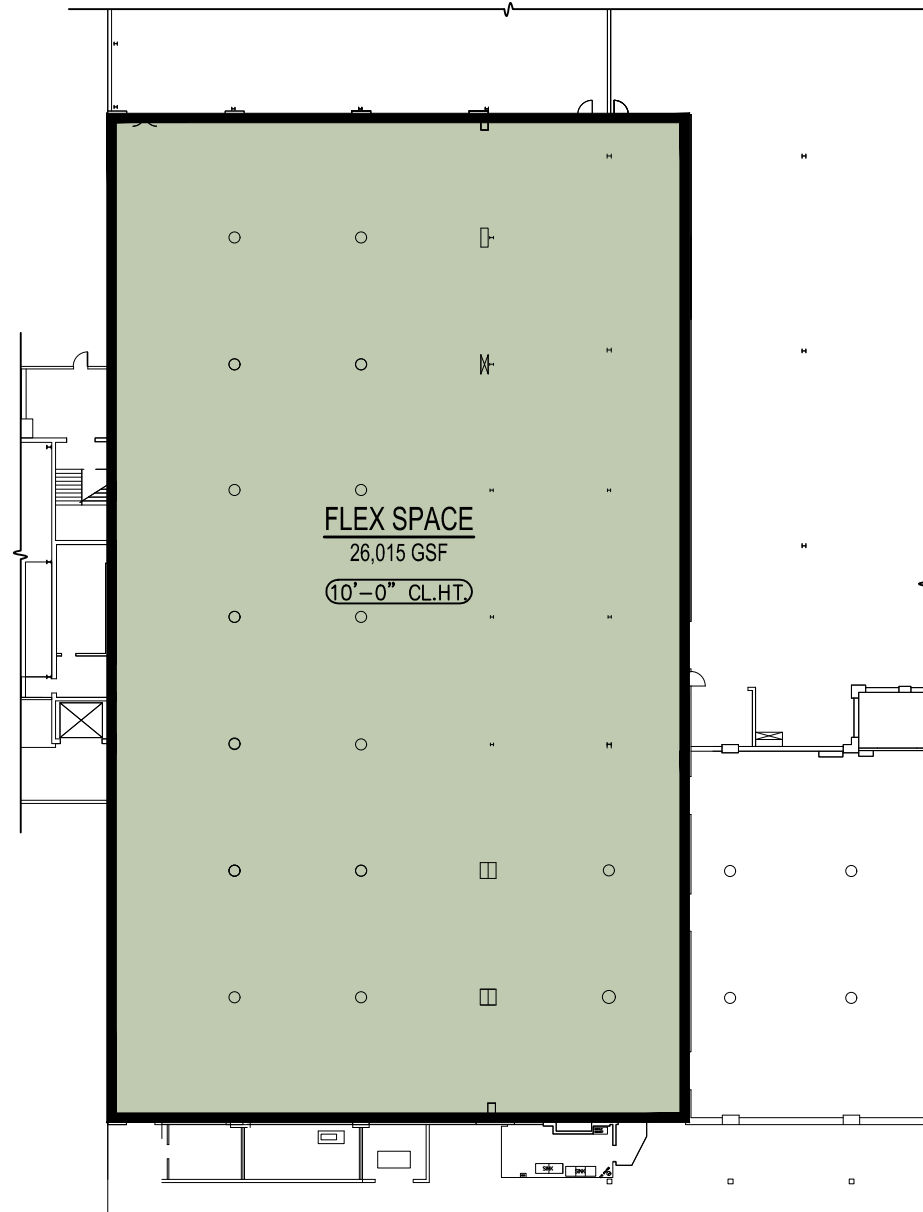
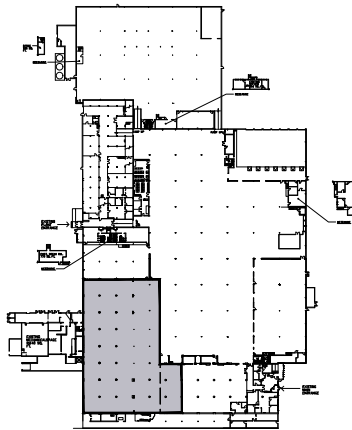
FIRST FLOOR PLAN
SCALE: 1:20

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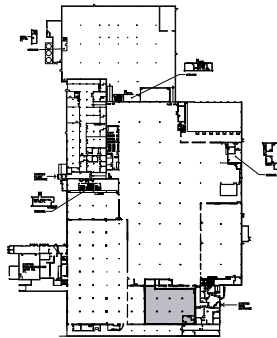


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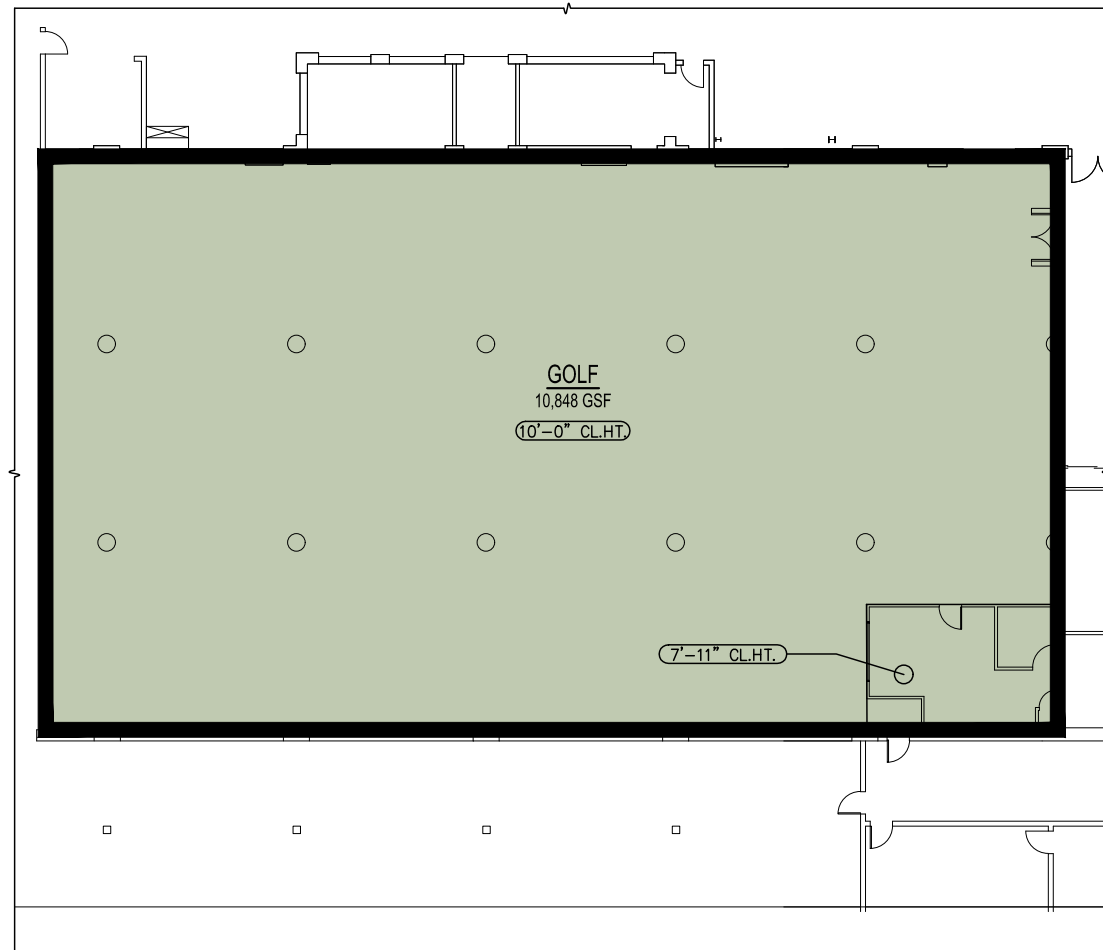
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 BUILDING KEY
SCALE: 1/300









 FIRST FLOOR PLAN
SCALE: 1/20

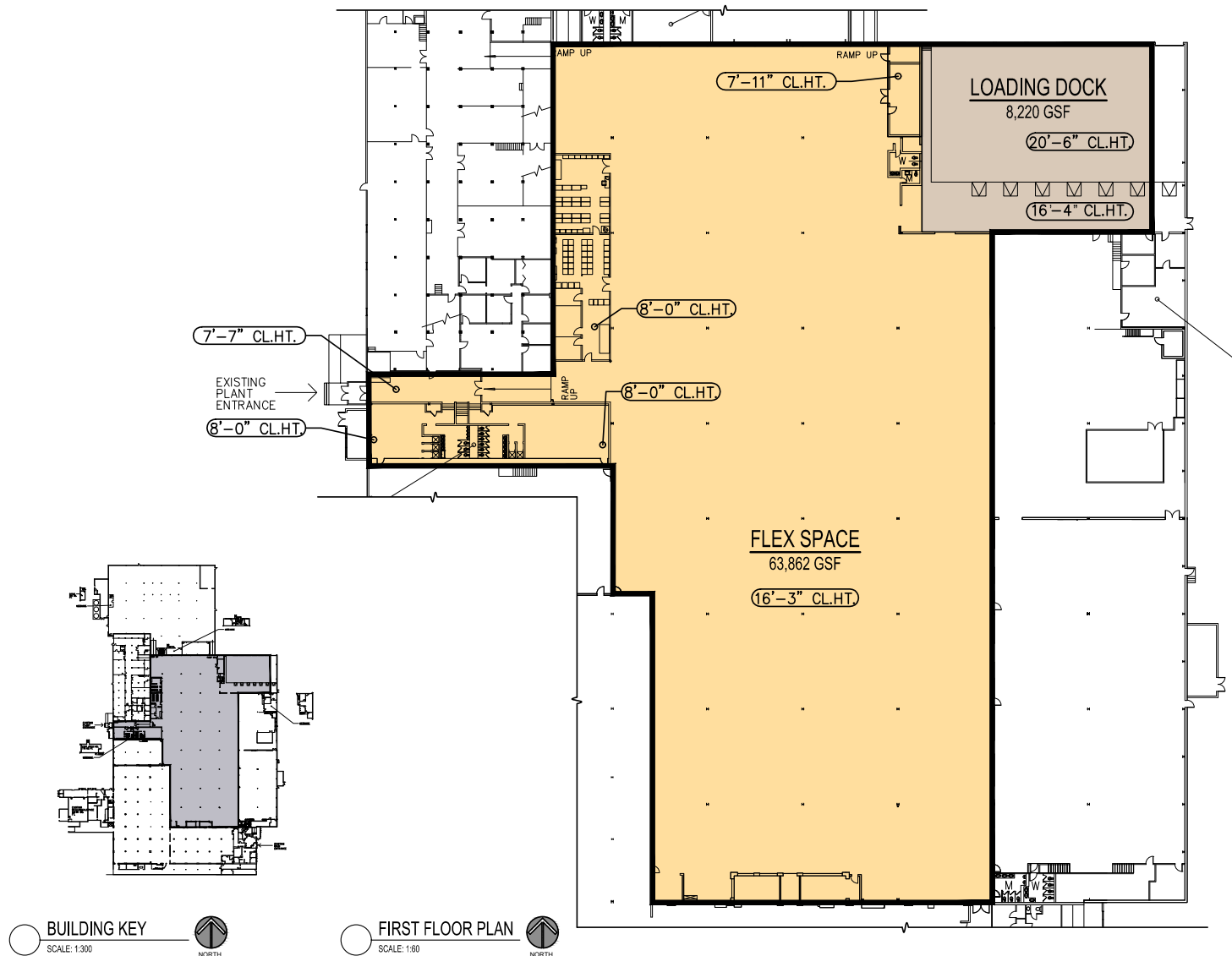


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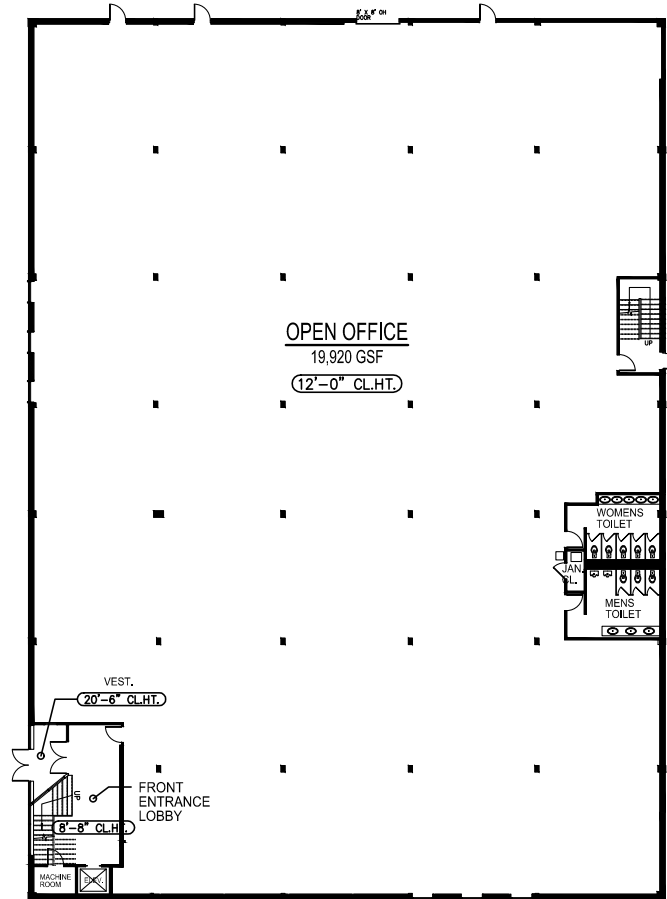


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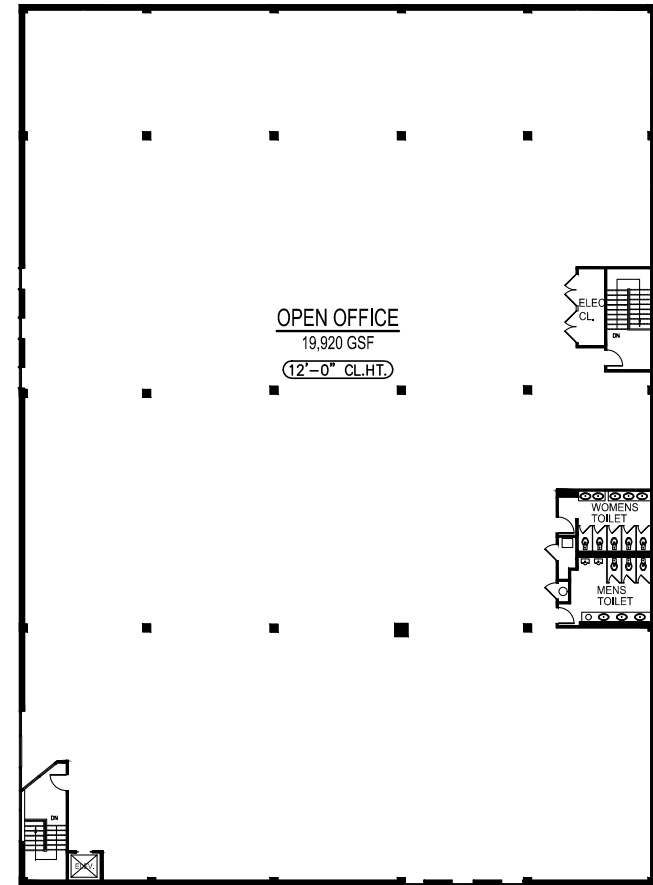
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FIRST FLOOR PLAN
SCALE: 1/30

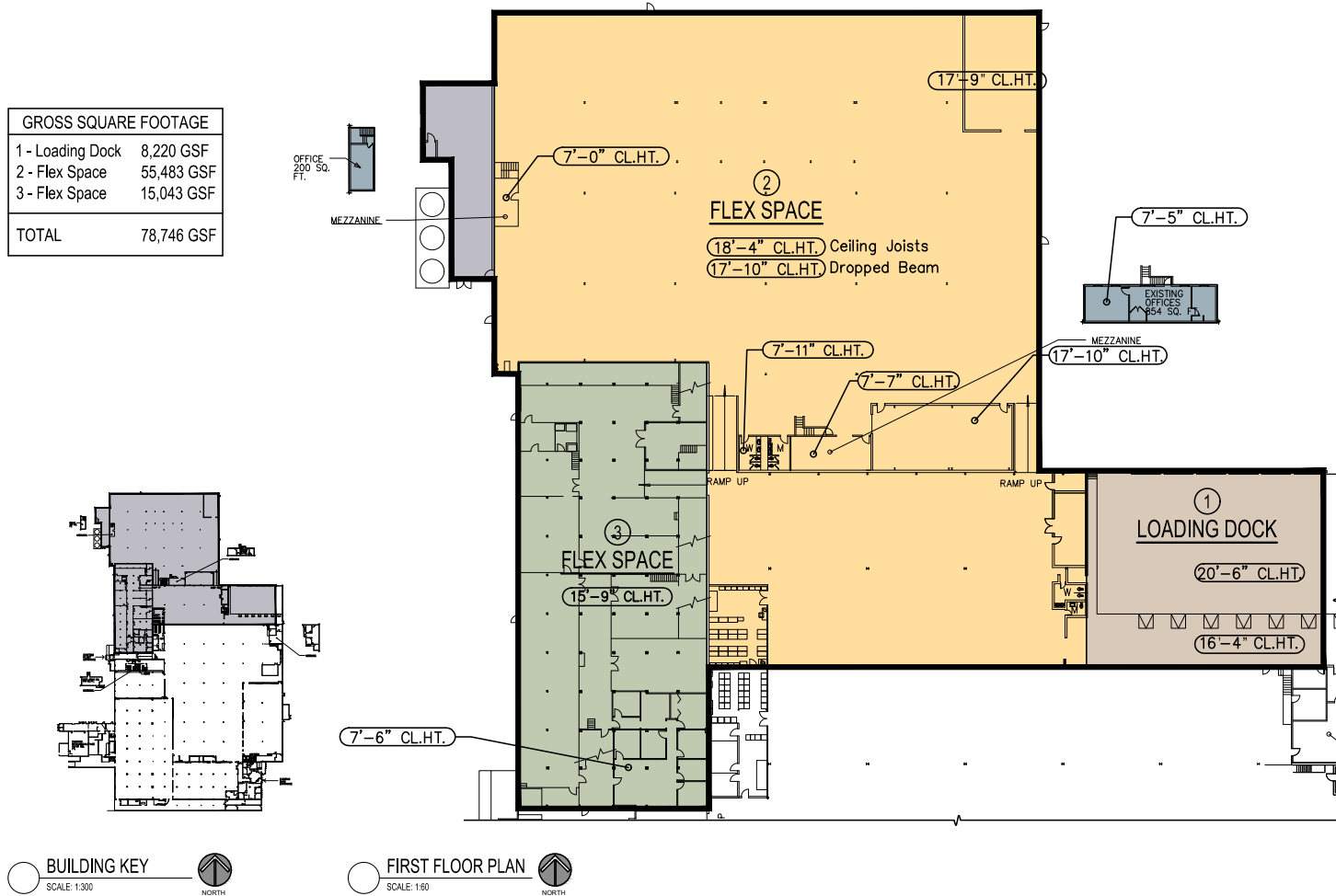


SECOND FLOOR PLAN
SCALE: 1/30



KEY	
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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
TOTAL	78,746 GSF



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1 John Street, Clinton, CT 06413County: **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:	Highway Access, Suburban	Fronts On:	Municipal Street
Acres:	26.49	In Flood Zone:	No
Zoning:	I-1	Elevation Certificate:	
Year Built:	1929	Conforming Use:	
	Number of Units:	Number of Tenants:	

Utility Information

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

Parking Information

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

Square Foot Information

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

Lease Information

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

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

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

Showing & Contact Information

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

Listing & Compensation Information

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

Listing Distribution Authorizations

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

List Agent: Louis Proto (protolo)	Lic.#: REB.0754233	Phone: (203) 234-6371
Website:		Email: proto@theprotogroup.com
List Office: Proto Group LLC The (PROT30)		Phone: (203) 234-6371
Website:		

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