

**CONNECTICUT  
CERTIFIED SITE**



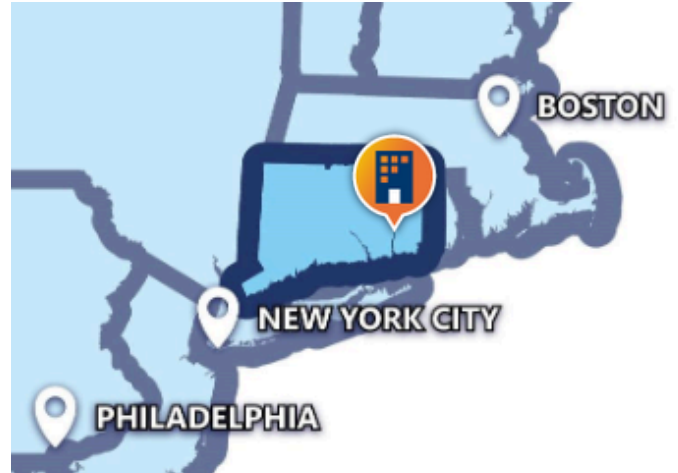
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# **OCCUM INDUSTRIAL CENTER**

**ADVANCECT**  
CONNECTICUT

# OCCUM INDUSTRIAL CENTER

NORWICH, CT



## PROPERTY DETAILS

**Street Address:** Canterbury Turnpike

**City:** Norwich

**Zip Code:** 06360

**Latitude/** 41.5893, -72.0654

**Longitude:**

**Type of Space:** Office, Industrial, Business Park, Commercial Retail, Mixed Use

**Min. Size:** 2 acres

**Max Size:** 185 acres

### *Investment Ready*

A site deemed ready for development, although additional infrastructure improvements may be required before development can begin. Such additional measures should be quick to execute.



## Contact Information:

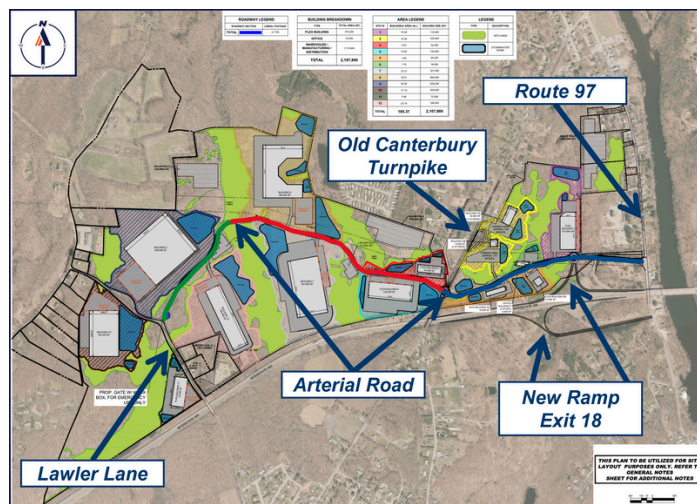
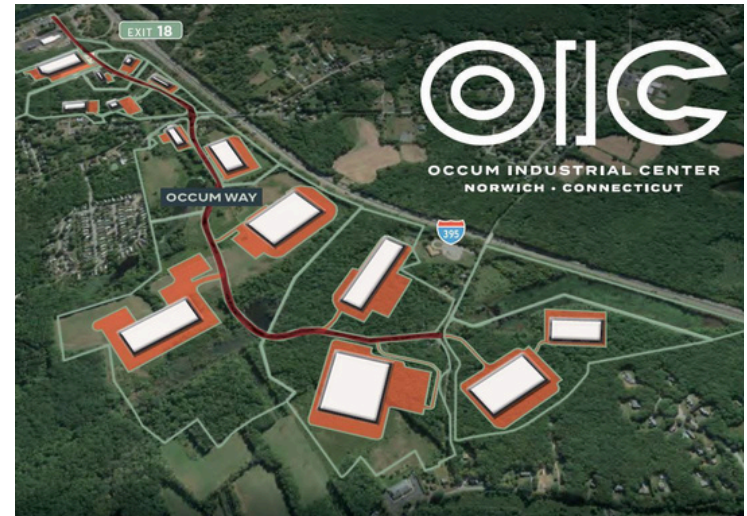
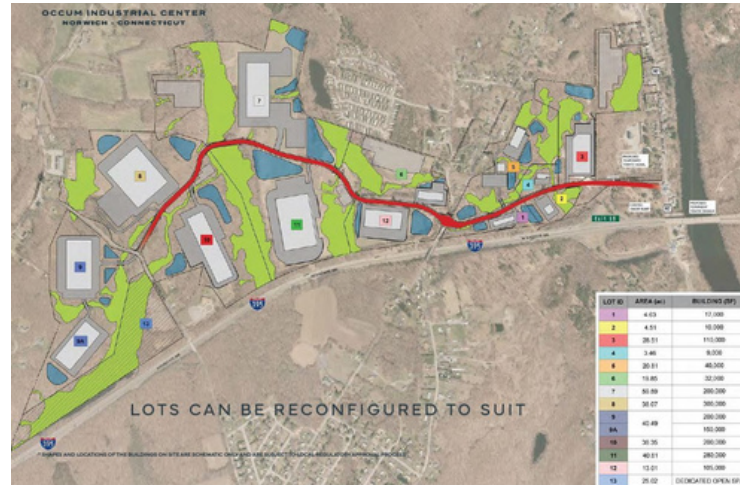
Kevin Brown  
President and Executive Director, Norwich  
Community Development Corporation  
860-887-6964  
KBrown@askncdc.com



# OCCUM INDUSTRIAL CENTER

NORWICH, CT

The Norwich Community Development Corporation is proud to present this 185 acre site, with more than 2 million buildable SF and zoned for up to 80' building height. A relatively flat topography with some slopes, adjacent to I-395, with Union Station and the State Pier in New London under 20 miles away.

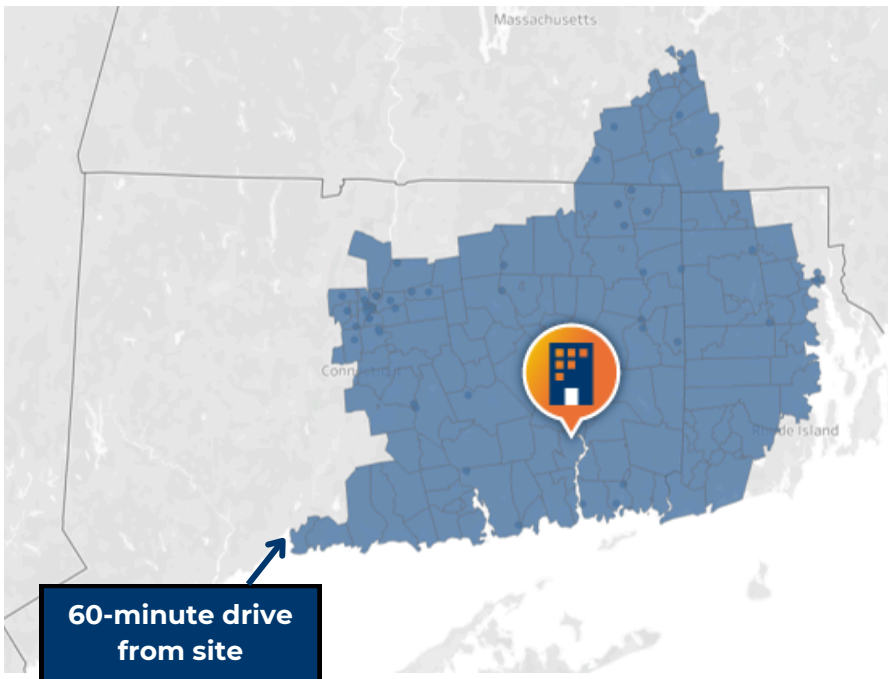


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NORWICH, CT



## LABOR SHED:



CITY	DRIVE TIME (MINUTES) <sup>2</sup>
<i>Hartford</i>	60
<i>New Haven</i>	65
<i>Worcester</i>	55
<i>Providence</i>	55
<i>Springfield</i>	65
<i>Boston</i>	95

In the area located within a **60-minute drive** time from Occum Industrial Center, there are:

- **1,990,000 people**
- **1,000,000 jobs**
- **\$150.8B in GRP<sup>1</sup>**

This represents a **larger population and economic output** than the following metro areas:

- **New Orleans-Metairie, LA**
- **Buffalo-Cheektowaga, NY**
- **Virginia Beach-Norfolk-Newport News, VA**
- **Jacksonville, FL**
- **Raleigh-Cary, NC**
- **Oklahoma City, OK**

1. Lightcast, 2022; AdvanceCT calculations;  
2. Google Maps from, Occum, Norwich, CT

# OCCUM INDUSTRIAL CENTER

## NORWICH, CT

### UTILITIES:

<b>Information Provided By:</b>	Christopher LaRose
<b>Company:</b>	Norwich Public Utilities (NPU)
<b>Email:</b>	chrislarose@npumail.com
<b>Site Address:</b>	norwichpublicutilities.com

### Power

<b>Electric Provider:</b>	Norwich Public Utilities (NPU)
<b>Distance to Nearest Distribution Electric Line:</b>	22
<b>Electric Volts:</b>	34,500 kv
<b>Electric Amps:</b>	400A
<b>Power Phases:</b>	3 phase
<b>Distance to Electric Substation:</b>	22,704 LF Electric Wire & Infrastructure
<b>Dual Electric Feed:</b>	N/A but can provide
<b>Redundant Power:</b>	N/A but can provide
<b>Additional Electric Details:</b>	There is 13.8 and 4.8 kv at site, needs upgrade to 34.5 kv. Current 13.8 kv can support 50 amps

### Gas

<b>Natural Gas Provider:</b>	Norwich Public Utilities (NPU)
<b>Distance to Natural Gas Distribution Line:</b>	5,900 LF
<b>Natural Gas Distribution Line Pressure:</b>	60 psig
<b>Gas Line Size:</b>	6"
<b>Cost to Extend Gas to Site:</b>	\$965,000

### Water & Sewer

<b>Water Provider:</b>	Norwich Public Utilities (NPU)
<b>Distance to Water Lin:</b>	1,750 lf to 8" 1,100 lf to 12" need both for loop
<b>Water Line Size:</b>	8" and 12" on site
<b>Water Main Pressure:</b>	100 psig
<b>Total Water Capacity at Site:</b>	Greater than 500,000 gpd
<b>Excess Water Capacity at Site:</b>	Can be increased with regional agreements
<b>Sewer Provider:</b>	Norwich Public Utilities (NPU)
<b>Total Sewer Capacity at Site:</b>	Greater than 500,000 gpd
<b>Excess Sewer Capacity at Site:</b>	Can be increased proportionate with water
<b>Sewer Line Size:</b>	12"
<b>Sewer Type:</b>	Gravity
<b>Wastewater Treatment Provider:</b>	Norwich Public Utilities (NPU)



**FOR MORE INFORMATION, CONTACT:**



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**ADVANCECT.ORG**

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