



CELEBRATING
55 YEARS

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Business opportunities and public and private projects highlight activities in Groton

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It's a busy time in Groton as major public and private projects are underway, and prime sites become available.

PRIME AVAILABLE SITES

Groton has an Enterprise Zone, Incentives Policy and available prime business locations which include:

Airport Industrial Park - This 20-acre park is in the Groton Enterprise Zone and several new buildings/sites are available including a 12,000 s/f condominium building (space available in various sizes). This location can accommodate office, manufacturing and warehousing uses.

Mystic Business Park - Phase II of this park includes four 9,200 s/f buildings, the second of which is under construction, with space available in various sizes.

Office - Available space includes a Class A office building (12,000 s/f - subdividable to 3,000 s/f), with excellent highway access and generous parking, and a 24,040 s/f building (spaces available at 400 s/f and up) with excellent access to the downtown Groton area.

Downtown Groton & Mystic Retail - Prime commercial space is available in historic downtown Mystic (newly renovated retail spaces from 552 s/f to 1,250 s/f) and the Rte. 1/downtown area, including a former retail building (8,000 s/f).

Mystic Executive Park - Offers a location with immediate access to I-95. Current tenants include the Mystic Marriott Hotel, Conference Center & Spa. 125 acres of land are available.

PUBLIC AND PRIVATE PROJECTS & INITIATIVES

Major renovations and an addition to the Groton Senior Center are underway. The project will add 22,000 s/f to the existing 14,900 s/f building, greatly enhancing program space and adding a permanent stage and facilities.

Groton recently completed a \$91.9 million school improvement project. These improvements represent the largest school building program in Groton's history and demonstrate the town's commitment to education. As part of this project, the town constructed two new elementary schools, and a 120,000 s/f addition to Fitch High School, consisting primarily of classroom space and science labs.

Sewage Treatment Plant Upgrade and Fort Hill Homes Sewer Rehabilitation Projects - A \$17.5 million plant upgrade to the town's treatment plant, as well as a \$6.4 million project to upgrade the

sewer lines in the Fort Hill area are currently in the final stages of being completed.

OTHER MAJOR DEVELOPMENT ACTIVITIES

Naval Submarine Base - Approximately \$113 million in upgrades are being undertaken at the base as part of efforts to significantly modernize the facilities. The upgrades include piers which will support Los Angeles and Virginia-class submarines.

Pfizer, Inc. - Pfizer's Groton facilities have approximately 2.7 million s/f of space. Pfizer has recently closed its manufacturing operations in Groton and is currently investing approximately \$100 million in new buildings and renovations on this portion of the campus, including a new gas turbine installation.

Electric Boat - Electric Boat recently completed a \$65 million, major renovation project on two graving docks (where submarines are placed for final outfitting or repairs) at their Groton Shipyard. EB is also in the process of a \$20 million improvement project to Building 260, which is the main submarine construction hall.

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