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**Forging the future of business in Norwich**

# NORWICH BUSINESS PARK NORTH

## Contacts:

- Kevin Brown, President of the Norwich Community Development Corporation
- Henry Resnikoff, Development Consultant at RFP, Inc.

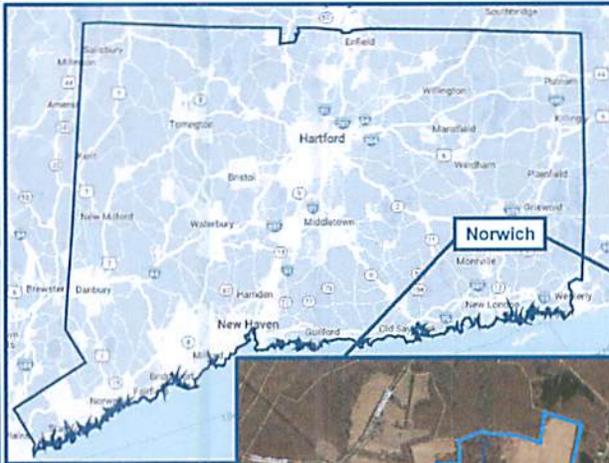
## Site Specifications & Attributes

- 185.4 acres
- 2,107,800 SF buildable
- Flat topography, some slopes
- Zoned for 80' building height
- Adjacent to I-395
- New London State Pier (20 miles)



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## NORWICH LABOR SHED

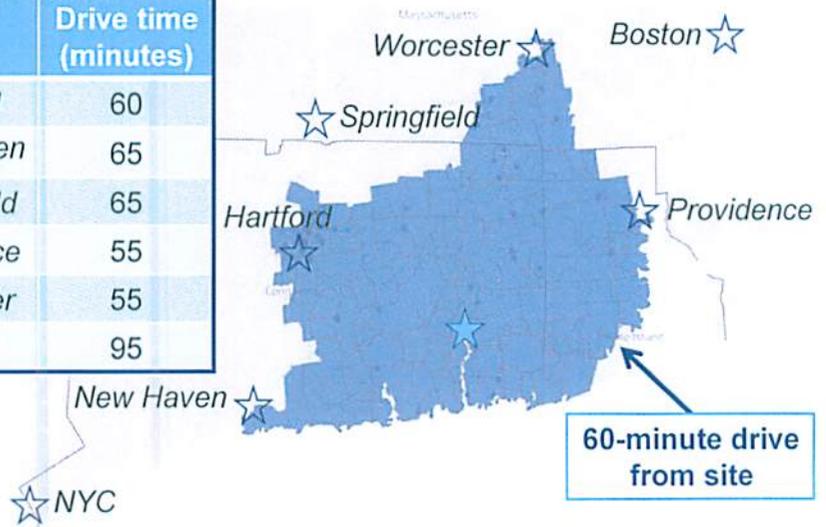
In the area located within a 60-minute drive time from Norwich Business Park, there are:

**1,960,000 people**  
**1,002,000 jobs**  
**\$154.1B in GRP**



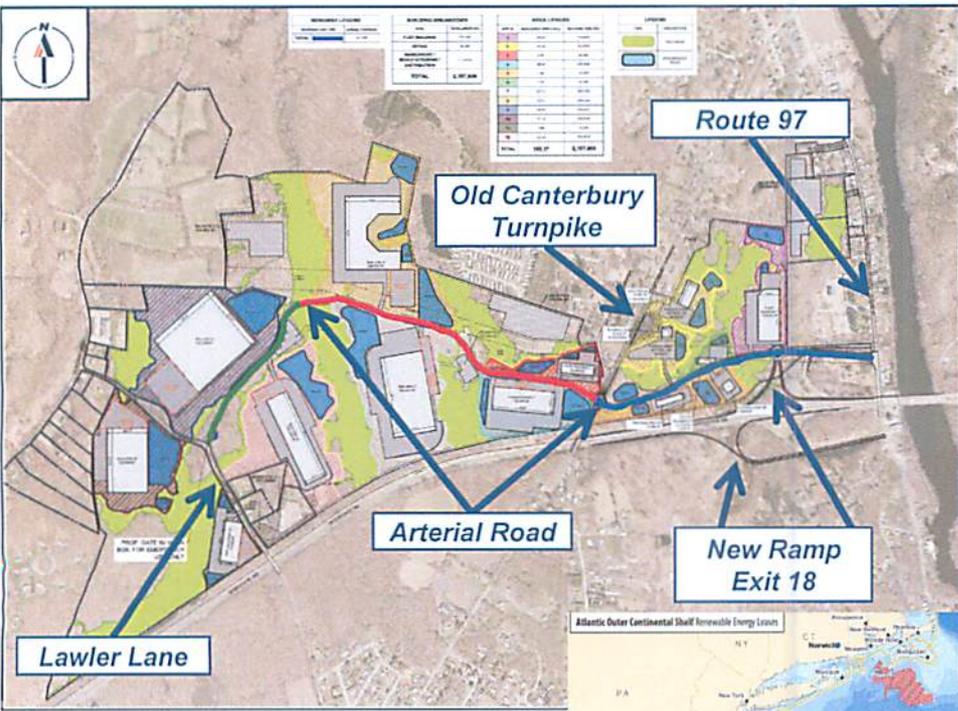
(Lightcast, 2021; AdvanceCT calculations;  
 Google Maps from Occum, Norwich, CT)

City	Drive time (minutes)
Hartford	60
New Haven	65
Springfield	65
Providence	55
Worcester	55
Boston	95



This represents a larger population, employment 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



**NCDC NORWICH**  
**COMMUNITY DEVELOPMENT CORPORATION**  
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## PLANNED INVESTMENTS

NCDC has applied for \$47,981,980 in grant funding for access to site.

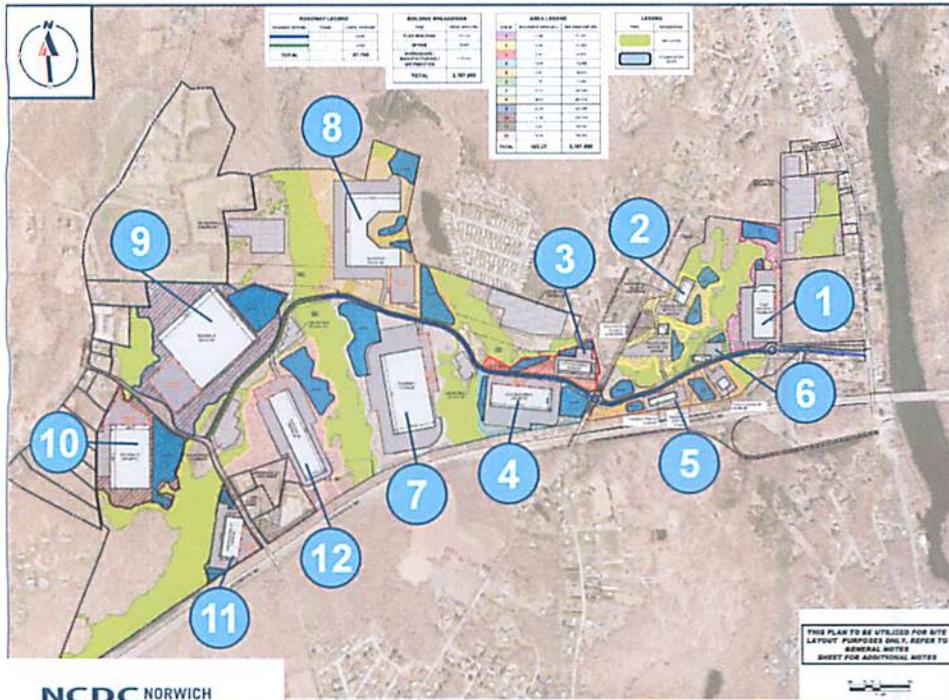
1) Pending application for the CT Community Investment Fund grant for an arterial road and associated utilities through site from Route 97 to Lawler Lane. (Blue + Red + Green Road Segments)

- Total requested: \$28,504,618
- **AWARDED \$11,391,000 on April 8, 2023** (Blue + 1/2 Red Segments)

2) Pending application for Federal RAISE grant to replace existing exit 18 ramp off I-395 and provide direct ingress to site.

- Total requested: \$15,927,362
- Selections announced by June 28, 2023

## NORWICH BUSINESS PARK NORTH SITE LAYOUT



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COMMUNITY  
DEVELOPMENT  
CORPORATION

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## SITE OVERVIEW

Site ID #	Area (Acres)	Building (SF)
1	10.49	110,000
2	10.36	160,000
3	5.43	32,000
4	12.04	132,000
5	7.49	26,200
6	1.79	18,000
7	27.21	327,600
8	32.21	284,000
9	32.06	500,000
10	17.19	250,000
11	5.96	70,000
12	23.14	198,000
<b>Total</b>	<b>185.37</b>	<b>2,107,800</b>