

205 – 231 Indian River Road and 222 Edison Road, Orange, CT

Industrial Land For Sale at \$2,843,625 (\$375,000/Acre)
OR Ground Lease/Build To Suit: Price Upon Request



Industrial Land For Sale or Ground Lease / Build to Suit: A total of 7.583 acres of land in a prime commercial area with immediate access to I-95 is available with potential to subdivide into two lots subject to zoning approval.

- Lot 3 - 4.083 acres with access from Edison Road.
- Lot 4 - 3.5 acres with 514 linear feet of road frontage on Indian River Road.

Neighbors include: PEZ Manufacturing Inc, Aurora Products, Inc., Numet Manufacturing, and the newly built United Illuminating headquarters and operations center complex. Near Yale University's West Campus, across from the Christmas Tree Shop Retail Center and close to prime retail area on US RT 1 (Boston Post Rd). Close proximity to I-95, Exit 41, 3 Miles from New Haven Metro-North Train Station, and 12 Miles from Igor Sikorsky Memorial Airport.

The Site

| | |
|--------------------|--------------------|
| Land: | 7.583 acres |
| Real Estate Taxes: | \$31,024.50 (2017) |
| Zoning: | L-2 Industrial |

Three Mile Demographics

| | |
|-------------------|----------|
| Population: | 68,144 |
| Median HH Income: | \$60,018 |

Features

| | |
|----------------|--------|
| Traffic Count: | 20,400 |
|----------------|--------|

Utilities

| | |
|--------------|-----------|
| Water/Sewer: | City/City |
|--------------|-----------|

Five Mile Demographics

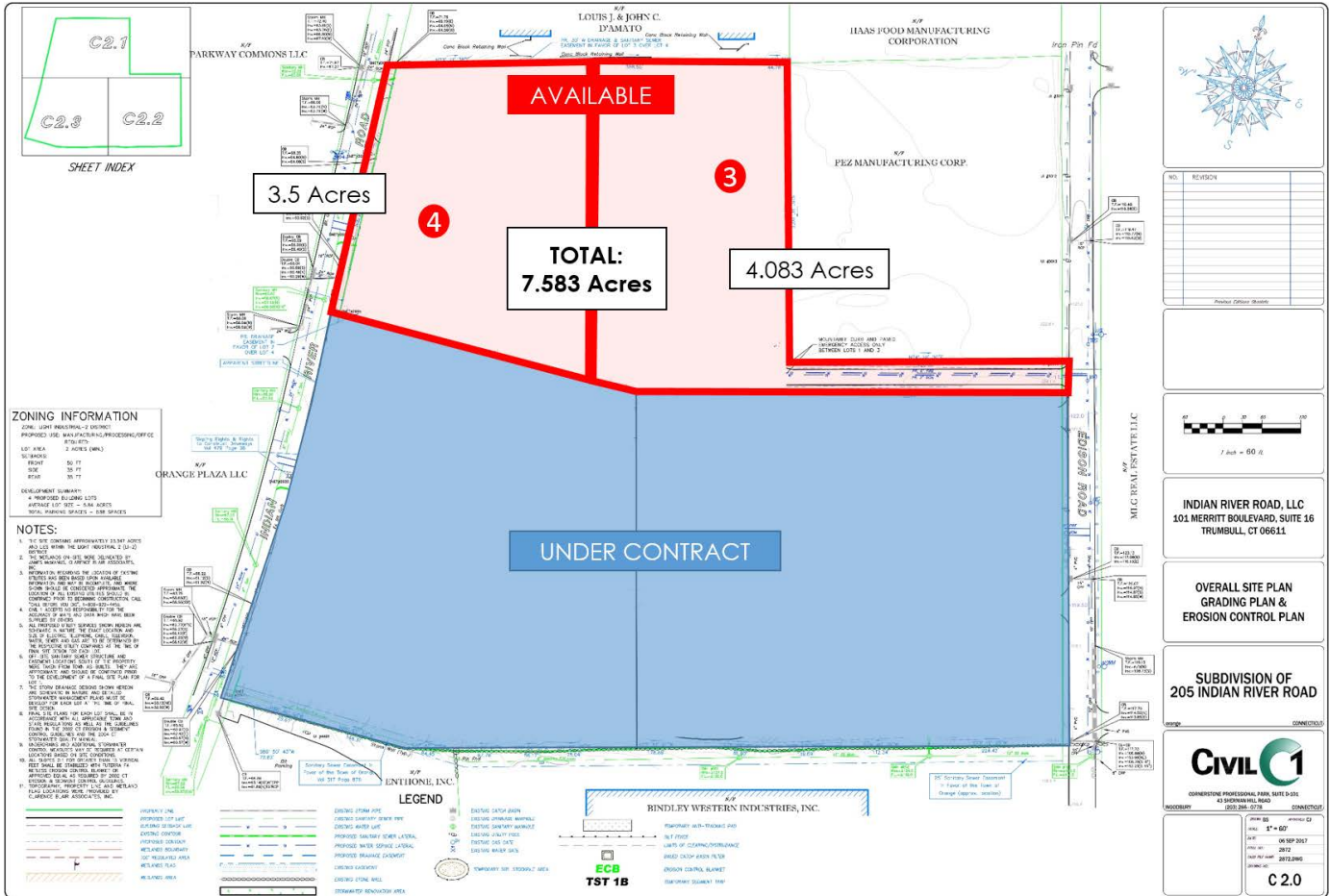
| | |
|-------------------|----------|
| Population: | 162,398 |
| Median HH Income: | \$55,954 |

Contact

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President
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No warranty of representation, express or implied is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice and to any special listing conditions imposed by our principals.

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A2 Survey



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