



Colonial Properties, Inc.

Industrial
Investment

Commercial Real Estate Brokerage

Serving New Haven County for 25 Years

FOR SALE- REDUCED to \$1,350,000
17,500 SF FLEX BUILDING



273 INDIAN RIVER ROAD
ORANGE, CT

- 800 Amp Electrical
- Fully Sprinklered
- 90 Car Parking
- Investor or User Opportunity
- 50% Warehouse / 50% Office
- Potential Redevelopment Site

This building features newer electrical, mechanicals & roof. Sits on 2 acres, easily accessible location from Routes 1, 114(Racebrook Road), and I95. Located at the junction of Indian River Rd and Racebrook Rd w/Rte 1 visibility, the site offers future redevelopment potential. Space can be made available for a future owner occupant.

Projected NOI: \$125,000.00 w/significant upside

For more information contact:

Mike Richetelli

(203) 795-8060, mike@colprop.com

200 Boston Post Road, Orange, CT 06477 • Phone: 203.795.8060 • Fax: 203.795.8046

www.colprop.com