

# Development Opportunity

**38 Marsh Hill Road, Orange, CT**

**1.92 Acres at Exit 41, I-95.**

**Across from the Proposed New Train Station.**

**Immediate Neighbors Include Yale University West Campus, the Corporate Headquarters for the United Illuminating Company and the Southern Connecticut Gas Company, Marriott Hotel, Outback Steakhouse, UPS and Numerous Others.**



*“If fast and frequent rail access to and from NYC via the Metro North New Haven line could be valuable to your business, or if exposure to the many thousands of daily travelers who’ll be using this new station will help you sell your product or service, this location, in this demographically rich trade area is an opportunity you can’t afford to miss”*

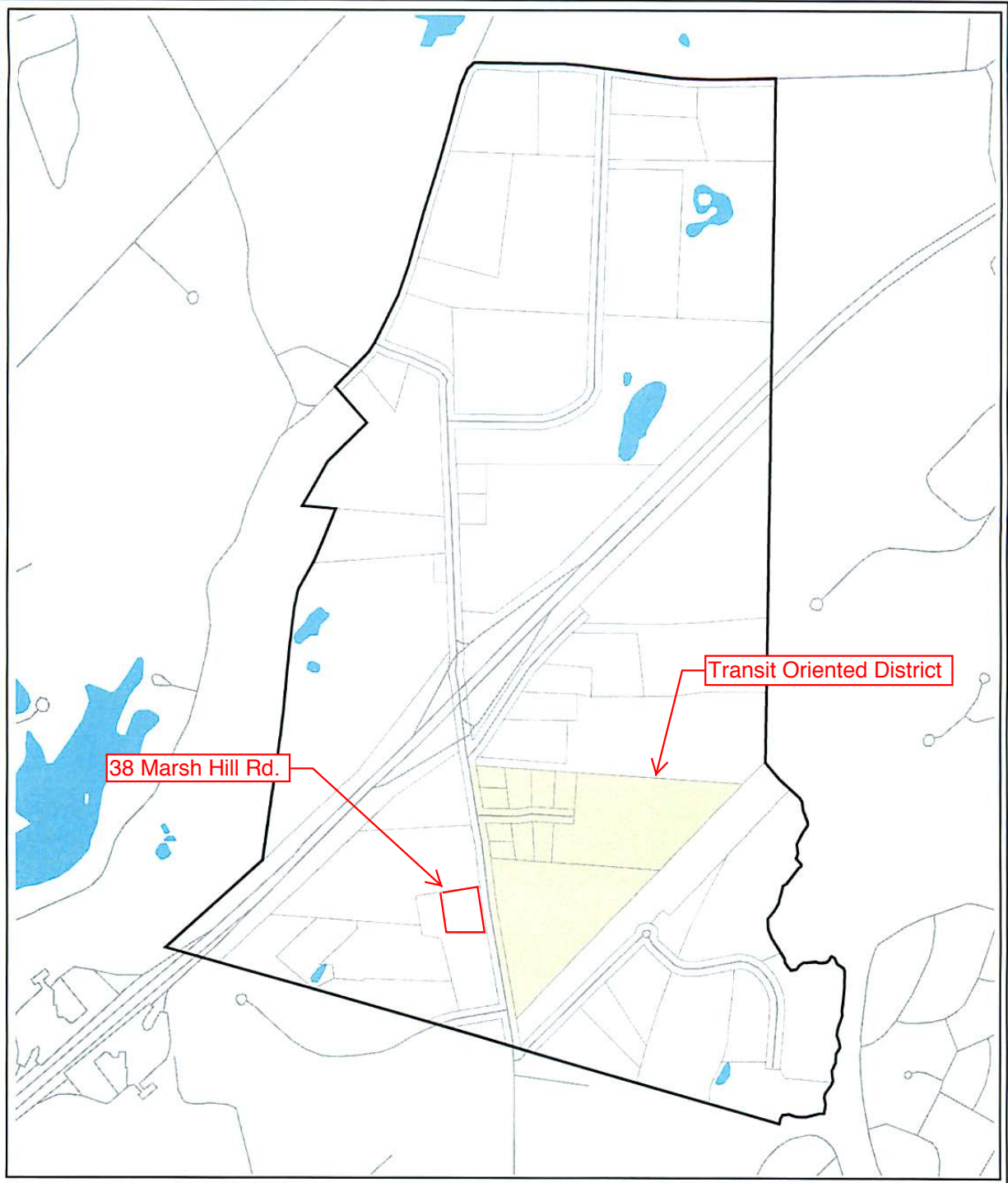
**Owner Will Lease, Trade, Build-to-Suit, Joint Venture or Exchange**

**Fischer™ commercial real estate**

For more information, please contact Alan M. Fischer, CCIM, SIOR

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- Study Area Boundary
- Potential TOD Overlay
- Parcels
- Roads

Source:  
 TMG Geographic Information Systems  
 Connecticut Department of Environmental Protection  
 Map Prepared January 2009 by TMG

0 1 inch = 900 feet 900

**Potential Transit Oriented  
 Development Overlay District**  
*Orange Corridor Plan*  
 Town of Orange, Connecticut

Figure 7