

# GEORGE J. SMITH & SON

*Commercial and Investment Real Estate • Since 1886*

## **PRIME DEVELOPMENT SITE FOR SALE \$3,500,000 3.7 ACRES**

**99 MARSH HILL ROAD, ORANGE  
DIRECTLY OFF OF EXIT 41, I-95**

**ADJACENT TO YALE UNIVERSITY WEST CAMPUS, UNITED  
ILLUMINATING HEADQUARTERS, SOUTHERN CONNECTICUT  
GAS COMPANY, DICHELLO DISTRIBUTORS, PEZ HEADQUARTERS**

**SITE IS LOCATED IN FRONT OF THE PROPOSED METRO  
NORTH RAILROAD STATION**

**APPROXIMATELY 2,000,000 SF OF COMMERCIAL SPACE WITHIN  
1/4 MILE OF THE SITE**

**TRAFFIC COUNT IS APPROXIMATELY 128,000 PER DAY**



Frank D'Ostilio



Frank Bowser

**Exclusive Agents:**

**Frank D'Ostilio**

Vice President

**Frank Bowser**

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## **Call the experts ... 203-783-9999**

No representation at all is made to the reliability, accuracy, or completeness of the information furnished. No representation as to the environmental condition and/or the presence of hazardous waste on the property is made by either seller or broker. Buyer should retain independent professional advisors for verification of all data and conditions.

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