INCREDIBLE LOCATION
FOR SALE/LEASE — 193 MARSH HILL ROAD, ORANGE



SIZE :	21,840 SF (expansion possible to 48,000 SF) (In addition, 4,680SF of Basement space)
LAND:	3.71 acres
ZONING:	LI-2
USES:	Lab Space, Office, manufacturing, Warehousing, Public Storage
SPRINKLER:	Wet System
POWER:	1,600 Amp 208/120 3-Phase
HVAC:	Fully Air-Conditioned, gas heat
CEILING HEIGHT:	12 - 16 FT Clear
CONSTRUCTION:	• Steel, concrete block/brick and decorative stone, skylight • New rubber membrane roof (2016)
PARKING:	50 surface spaces
LOCATION:	Less than ¼ mile to Exit 41 I-95 to a mecca of retail stores on the Boston Post Road (Rte. 1) Orange.
TRAFFIC COUNT:	21,000 cars per day.
TAXES:	$38,875. 20 (2022)
SALE PRICE:	UPON REQUEST

FOR MORE INFORMATON CONTACT:

Chris O'Hara
203-257-0032
203-831-4187

Coldwell Banker Commercial
355 Riverside Avenue
Westport, CT 06880

COLDWELL BANKER COMMERCIAL REALTY

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