

DEVELOPMENT OPPORTUNITY

FOR SALE | Up to 32.03± Acres

BUCKLAND INDUSTRIAL PARK, 51, 71 & 81 Commerce Road, Manchester, CT

REDUCED SALE PRICE: \$75,000 per acre

OR & L
Celebrating over
YEARS 1990-2021 COMMERCIAL

Ranked in Top 50
Commercial Firms in U.S.



Property Highlights

- Up to 32.03± acres contiguous
- 3 lots can be sold separately or combined
- Level topography, mostly cleared
- Highway Visibility, I-291
- Traffic Count: 47,300 ADT
- Minutes from many area amenities

For more information contact: **Gioia Zack** | 860-761-6014 | gzack@orlcommercial.com

O,R&L Commercial Integrated Real Estate Services | www.orlcommercial.com

2 Summit Place, Branford, CT 06450 • Tel: (203) 488-1555 • Fax: (203) 315-4046 | 2340 Silas Deane Highway, Rocky Hill, CT 06067 • Tel: (860) 721-0033 • Fax: (860) 721-7882

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SITE INFORMATION:	SITE AREA	ASSESSMENT	MILLS	TAXES	ZONING	TOTAL PRICE
51 Commerce Road	12.05± acres	\$240,000	36.52	\$8,764.80	Industrial	\$903,750
71 Commerce Road	14.99± acres	\$277,100	36.52	\$10,119.70	Industrial	\$1,124,250
81 Commerce Road	4.99± acres	\$150,900	36.52	\$5,510.88	Industrial	\$374,250
Totals:	32.03± acres	\$668,240		\$24,395.38		\$2,402,250

MAX ACRES CONTIGUOUS: 32.03± acres
 MIN. ACRES FOR SALE: 4.99± acres
 TOPOGRAPHY: Level
 SITE IMPROVEMENTS: None
 POTENTIAL USES: Industrial / Flex
 HIGHWAY ACCESS: I-291 Exit 5

UTILITIES:

SEWER: Available
 WATER: Available
 GAS: Available
 ELECTRICITY: Available

COMMENTS: Flat, cleared land, 3 lots can be sold separately or combined

DIRECTIONS: I-291 to Exit 5, left on Tolland Tpke, Left on Chapel Rd, Left on Batson Dr, Right on Commerce Rd



Property Highlights

- Up to 32.03± acres contiguous
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- Level topography, cleared
- Highway Visibility
- Easy access to I-291
- Traffic Count: 47,300 ADT
- Minutes from many area amenities



Scan the QR Code below with the camera on your smart phone to access our website.



Connect with Us



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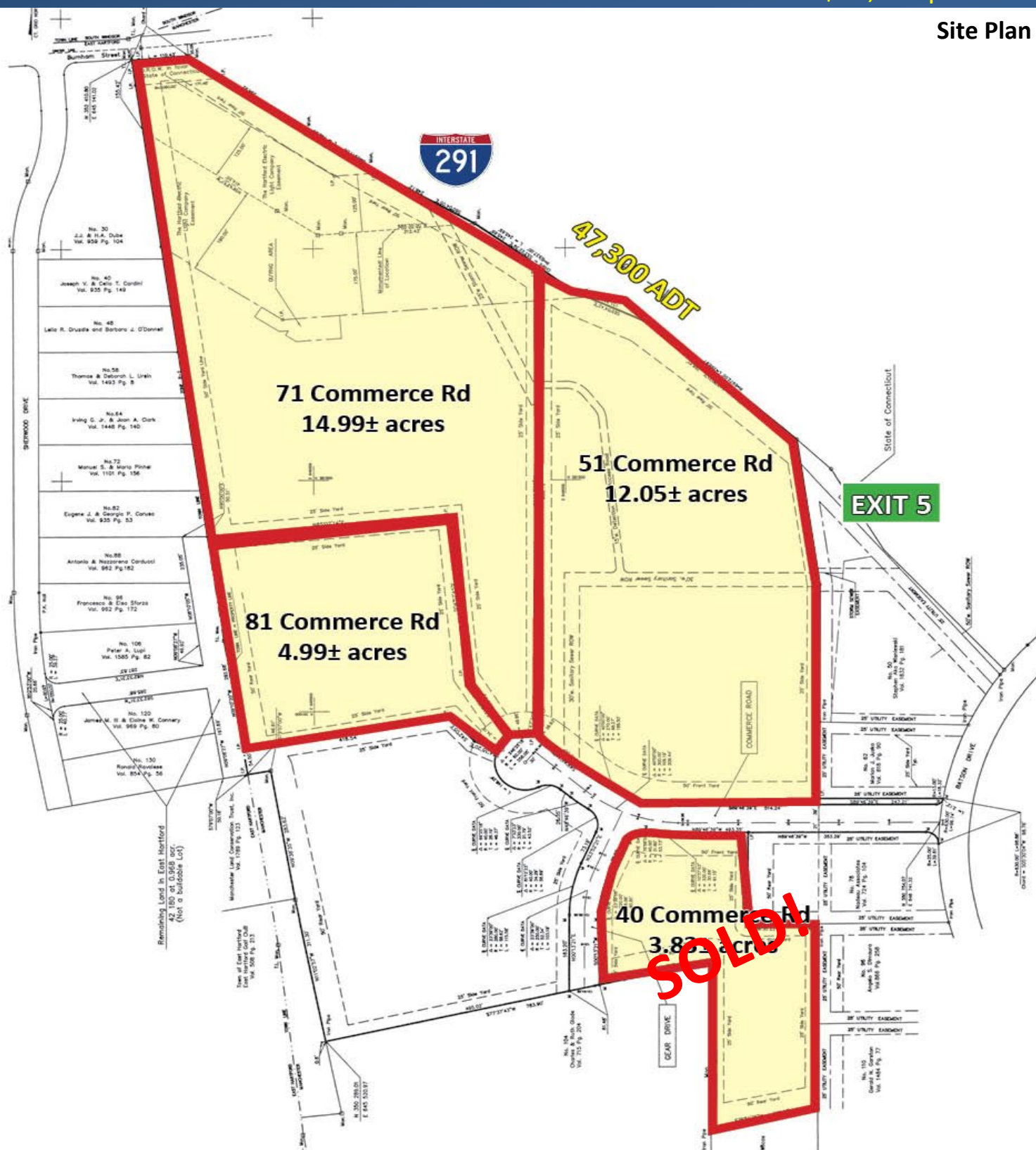
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Site Plan



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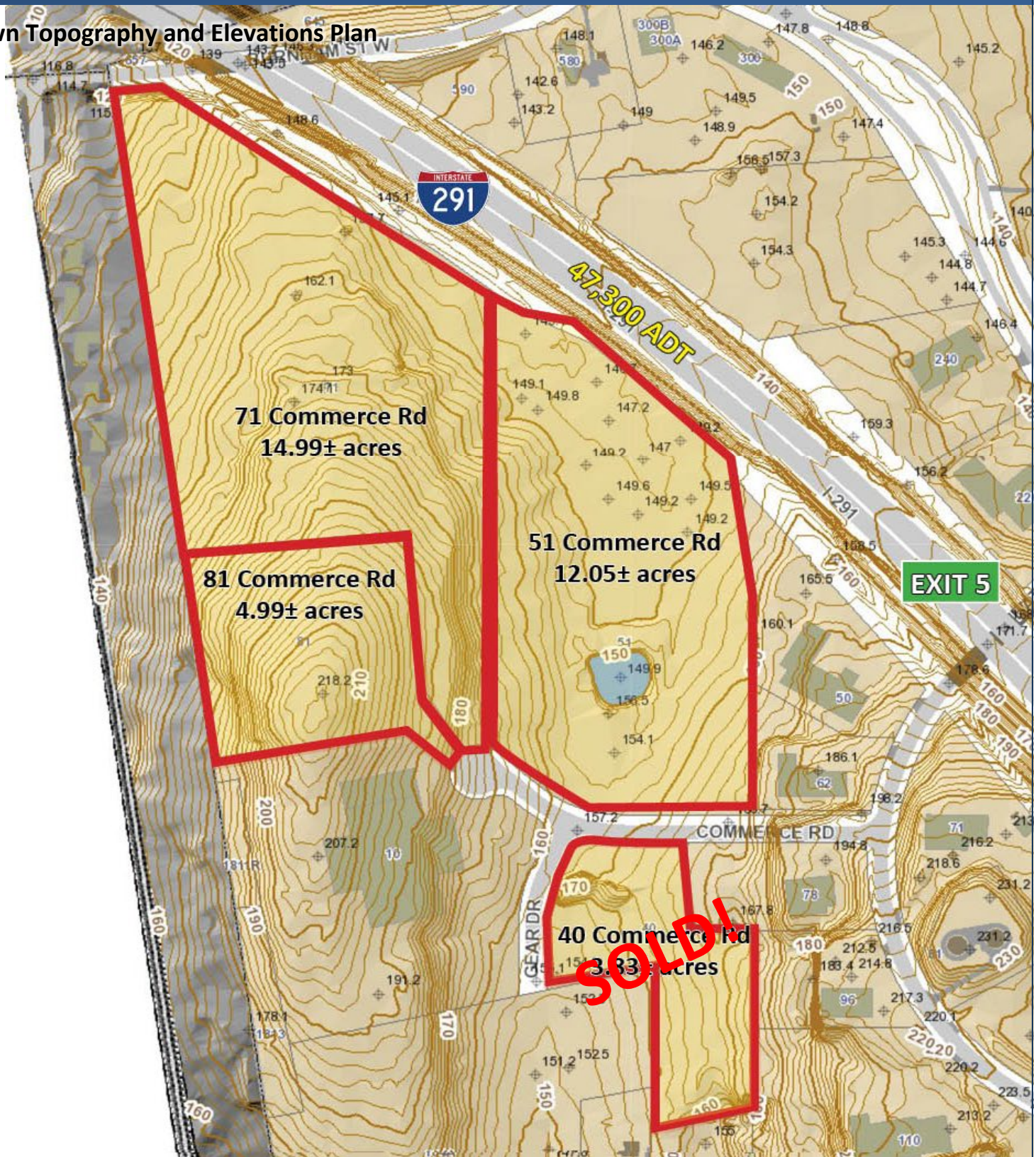
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Town Topography and Elevations Plan



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