

FOR SALE | 8.30± ACRES OF LAND IN PI ZONE

POTENTIAL USES: INDUSTRIAL/R&D/MANUFACTURING

758 Four Rod Road, Berlin, CT 06037

SALE PRICE: \$800,000



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Property Highlights

- 8.30 acres
- Zoning: PI
- Utilities in street
- Topography: Level & Clear
- Visibility on Four Rod Road
- I-91, Rt. 9, Rt. 372, Rt. 5/15
- Many area amenities

For more information contact: **Luke Massirio** | 860-761-6016 | lmassirio@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
While the information contained herein has been obtained from sources deemed to be reliable, no guarantee is made as to its accuracy.

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PROPERTY INFORMATION

BUILDING/MAP ADDRESS 15-3-107-2
TOTAL SITE AREA 8.30± acres
ZONING PI

SITE

TOPOGRAPHY Level & Clear
VISIBILITY On Four Rod Rd
HWY.ACCESS I-91, Rt. 9, Rt. 372,
Rt. 5/15

ZONING PERMITTED USES

Permitted Uses Manufacturing, R&D, Printing, Publishing,
Professional Office, Broadcast, Warehouse

Special Permit Wholesale/Distribution, Vocation Schools,
Fitness, Day Care, Medical, Service
business, Dance Studios, Landscapers

UTILITIES

SEWER City (in street)
WATER City (in street)
GAS Yes

DIRECTIONS I-91N via exit 22N Rt. 9 toward New Britain, take CT-372 exit 21 toward East Berlin/ US-5N/ CT-15N, keep right to take the ramp toward Berlin/Hartford, turn onto Mill St/CT-372. Continue to follow CT-372. Turn left Worthington Ridge/CT-372. Continue to follow Worthington Ridge. Turn right onto Hudson St., Hudson St becomes Norton Rd. Turn left onto Four Rod Rd, property on right.

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Potential Concept Plans

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