

FOR SALE | 18.20± ACRES OF LAND IN I-2 ZONE

POTENTIAL USES: WAREHOUSE, OFFICE, FLEX, RETAIL, MULTIFAMILY

95 Rescue Lane, Bloomfield, CT 06002

REDUCED SALE PRICE: \$395,000

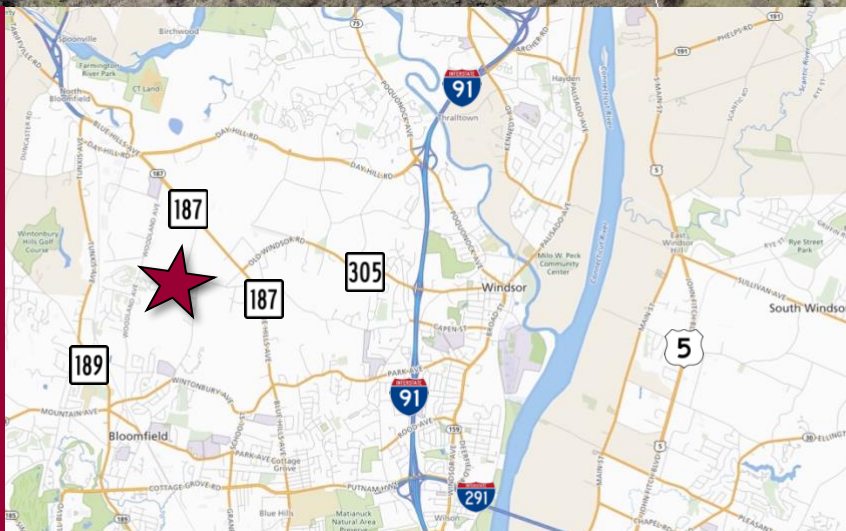


Ranked in Top 50
Commercial Firms in U.S.



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Property Highlights

- 18.20± Acres
- Zoning: I-2
- Municipal Utilities
- Close Proximity to:
 - Amazon warehouse
 - Trader Joes warehouse
 - Home Goods warehouse
 - Pepperidge Farm warehouse
 - Niagara Bottling
 - Wood Group P&W
- I-91, Exit 37

For more information contact: **Mark Berkowitz** | 860-761-6009 | mberkowitz@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 30/31/51/60/71/80
TOTAL SITE AREA 18.20± acres
NUMBER OF LOTS 1
ZONING I-2
SITE PLAN APPROVAL None
WETLANDS Partial
MAX BLDG COVERAGE TBD
SITE IMPROVEMENTS None
EXISTING BUILDINGS None

SITE

TOPOGRAPHY Rolling
VISIBILITY Average
HWY.ACCESS I-91, Exit 37

UTILITIES

SEWER City
WATER City
GAS CNG

TAXES

ASSESSMENT \$350,000
MILL RATE 36.3 (Town & Fire)
TAXES \$12,705

ZONING PERMITTED USES

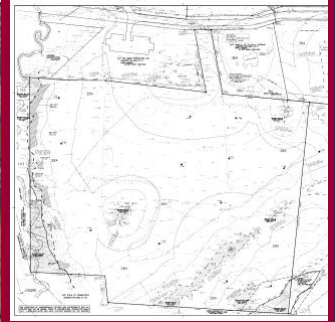
Special Permit Multi-Family, Kennel,
Industrial, Manufacturing,
Municipal facilities,
Restaurants, Retail,
Warehouse, Fabricating

Permitted by Plan Approval Banks, Office, School,

DIRECTIONS I-91, Exit 37. Left onto CT-305 (Bloomfield Ave). Straight onto Old Windsor Rd. Right onto W Dudley Town Rd. Straight onto Rescue Ln. Property on Left.

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 - Amazon warehouse
 - Trader Joes warehouse
 - Home Goods warehouse
 - Pepperidge Farm warehouse
 - Niagara Bottling
 - Wood Group P&W
 - Foodshare
 - Lindenmeyr Munroe
- I-91, Exit 37
- Many area amenities
 - Shopping
 - Banking
 - Dining



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