

FOR SALE | 2 PARCELS TOTALING 26± ACRES

LOCATED DIRECTLY OFF I-91 AT EXIT 15 | ADJACENT TO HOTEL



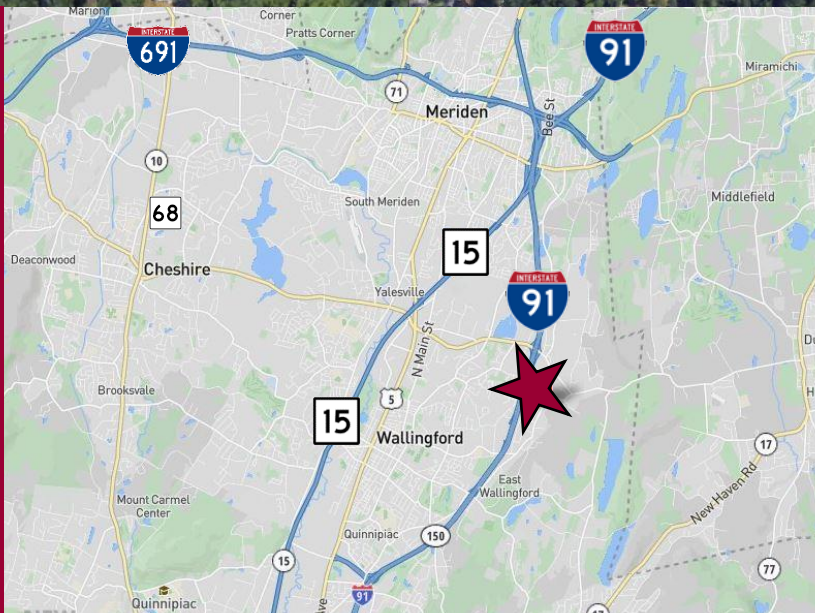
673-675 Williams Road, Wallingford, CT 06492
 REDUCED SALE PRICE: \$3,000,000

Ranked in Top 50
 Commercial Firms in U.S.



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Property Highlights

- Land for Sale
- 2 Parcels totaling 26± Acres
 - Lot 673 – 11.23± Acres
 - Lot 675 – 14.85± Acres
- ADT: 20,457 – Barnes Rd / Route 68
- ADT: 72,882 – I-95
- Zoning: WI (Watershed Interchange District)
- Utility right of way easements have been established
- Adjacent to Hilton Garden Inn, shares right of way
- Other hotels in close proximity
- Highway Access I-91 Exit 15
- Close to many area amenities on Route 5

For more information contact: **Frank Hird, SIOR** | 203-643-1033 | fhird@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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BUILDING/MAP ADDRESS 673 & 675 Williams Rd
TOTAL SITE AREA 26± Acres
NUMBER OF LOTS 2
 #673 – 11.23 Acres
 (489,179± SF)
 #675 – 14.85 Acres
 (646,866± SF)
EXISTING BUILDINGS None

SITE INFORMATION

TOPOGRAPHY Level
ZONING WI (Watershed Interchange)
VISIBILITY Excellent, visible from I-91
HWY ACCESS I-95
TRAFFIC COUNT 20,457± - Barnes Rd/Route 68
 72,882± - I-91

UTILITIES

SEWER At Street
WATER At Street
GAS At Street

TAXES

ASSESSMENT #673 \$56,600 / #675 \$74,800
MILL RATE 29.04
TAXES #673 \$1,644 / #675 \$2,172

WI District Permitted Uses: Food & Beverage Production, Light Manufacturing, R&D, WH & Distribution, Public Utility Facilities, Offices including Call Centers & Financial Institutions, Hotels, Conference Centers, Government Buildings, Outpatient Medical Treatment Facility, Nonresidential Elder Care Centers, Child Daycare, Outpatient Small Animal Surgical Facility, Veterinary Facility, Indoor Recreation Facilities.

COMMENTS O,R&L Commercial is pleased to present 2 parcels of land for Sale totaling 26± acres located at 673 & 675 Williams Road in Wallingford, CT. The property has great visibility from I-91 with average daily traffic in excess of 72,882 on the highway and 20,457 on Barnes Road. The site is directly adjacent to I-91's Exit 15 / Route 68 exit, shares a right of way with the Hilton Garden Inn, is surrounded by neighboring hotels and is close to Route 5's many area amenities. The property is located in the WI (Watershed Interchange) and has a variety of permitted uses plus Wallingford's low electric rates.

Property Highlights

- Land for Sale
- 2 Parcels totaling 26± Acres
 - Lot 673 – 11 Acres
 - Lot 675 – 15 Acres
- ADT: 20,457 – Barnes Rd / Route 68
- ADT: 72,882 – I-95
- Zoning: WI (Watershed Interchange District)*
- Utility right of way easements have been established
- Adjacent to Hilton Garden Inn, shares right of way
- Other hotels in close proximity
- Highway Access I-91 Exit 15
- Close to many area amenities on Route 5
 - Shopping
 - Banking
 - Dining

Aerial Assessor Map



Watershed Interchange (WI) Permitted Uses

- Food & Beverage
- Light Manufacturing
- Research & Development
- WH & Distribution
- Medical
- Elder Care Facility
- Veterinary
- And others

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