

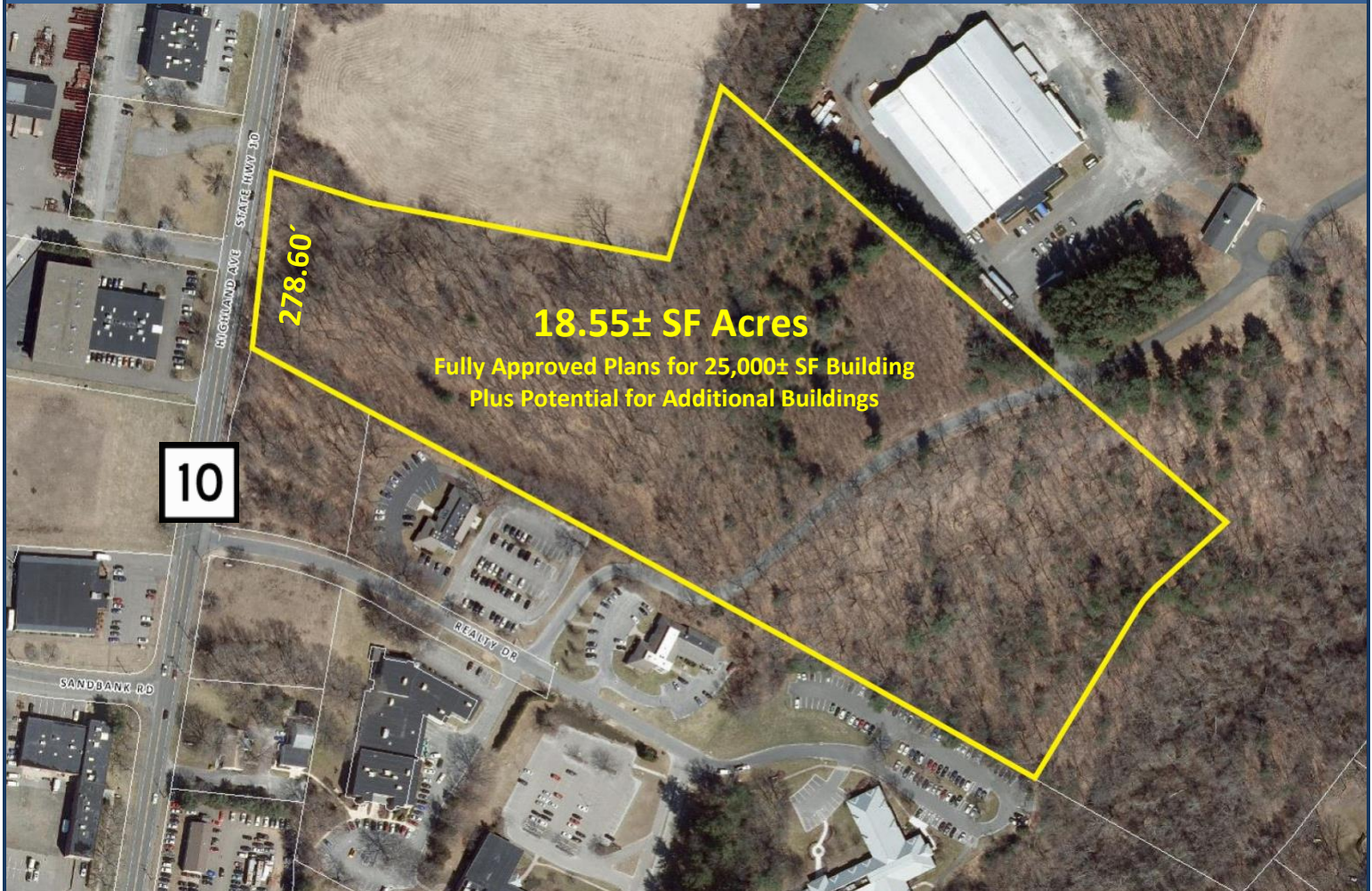
FOR SALE | 18.55± ACRES UNDEVELOPED LAND ON ROUTE 10 FULLY APPROVED PLANS FOR 25,000± SF BUILDING



1300 Highland Ave, Cheshire, CT 06410

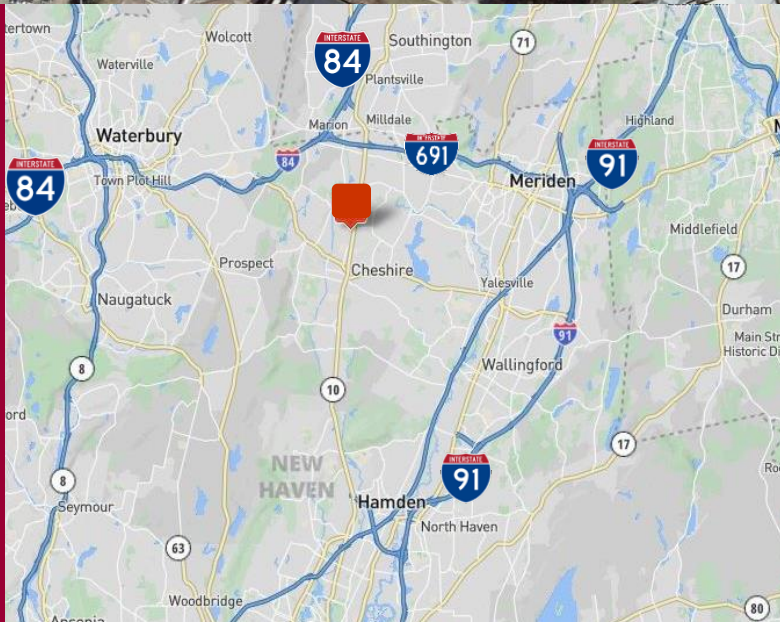
SALE PRICE: \$1,750,000

Ranked in Top 50
Commercial Firms in U.S.



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Property Highlights

- 18.55± Acres of land for Sale
- Route 10 / Highland Ave Location
- Industrial Zone (I-2)
- ADT: 14,600±
- 278.60' Frontage
- Fully approved plans for development of 25,000± SF building. Plus potential for additional buildings.
- New curb cut & entrance on Route 10
- 145 Approved parking spaces
- Close to I-84 & I-691 interchange
- Multiple Commercial & Industrial uses
- Many area amenities on Rte 10

For more information contact: **Toby Brimberg** | 203-640-5575 Cell | tbrimberg@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.

FOR SALE | 18.55± ACRES OF UNDEVELOPED LAND ON ROUTE 10

FULLY APPROVED PLANS FOR 25,000± SF BUILDING



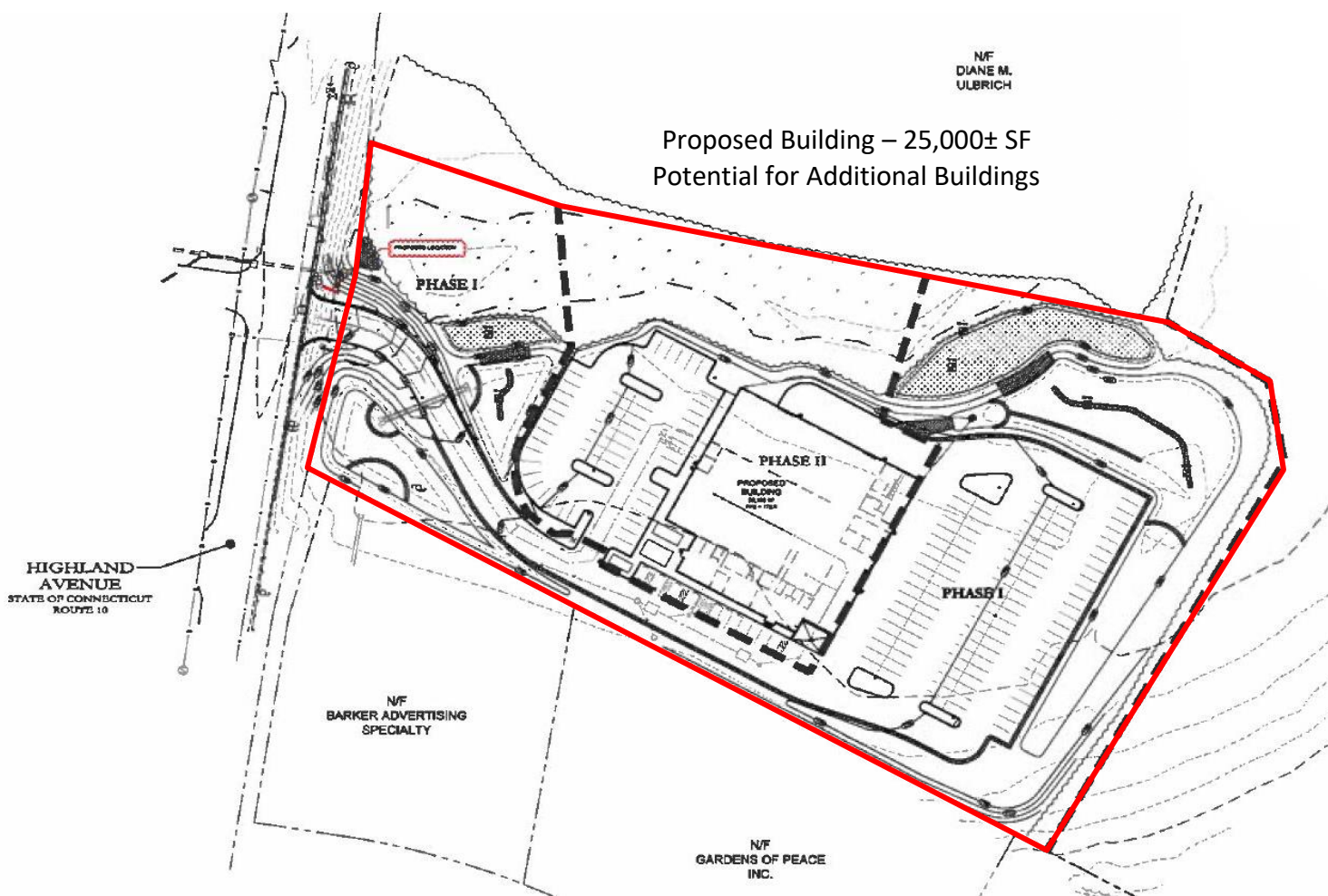
1300 Highland Ave, Cheshire, CT 06410

SALE PRICE: \$1,750,000

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Property Highlights

- 18.55± Acres of undeveloped land in Industrial Zone (I-2)
- 278.60' Frontage on Route 10
- Fully approved plans in place for the development of a 25,000± SF building
- Plus potential for additional buildings
- New curb cut and new entrance directly onto Highland Ave, Route 10
- 145 Approved parking spaces
- Close to I-84 and I-691 interchange
- Multiple commercial and industrial uses permitted



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FOR SALE | 18.55± ACRES UNDEVELOPED LAND ON ROUTE 10

FULLY APPROVED PLANS FOR 25,000± SF BUILDING



1300 Highland Ave, Cheshire, CT 06410

SALE PRICE: \$1,750,000

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ADDRESS 1300 Highland Ave
TOTAL SITE AREA 18.55± Acres
NUMBER OF LOTS 1
SITE PLAN APPROVAL 25,000± SF Building

SITE INFORMATION

TOPOGRAPHY Sloped
ZONING I-2
VISIBILITY Excellent
FRONTAGE 278.60'
HWY ACCESS I-691 / I-84
TRAFFIC COUNT 14,600±

UTILITIES

SEWER Public Available
WATER Public Available
GAS Available

TAXES

ASSESSMENT \$615,670
MILL RATE 34.32
TAXES \$21,129.80

ZONING PERMITTED

USES

Professional Offices for all uses including general administration, medical, banks and labs, Restaurant and Food Service, Hotels/Motels, Motor Vehicle Sales/Dealerships, Daycare, Kennels, Churches, Manufacturing, Assembling, Breweries and Distilleries, Warehousing, and other Light Industrial uses.

COMMENTS

O,R&L Commercial is pleased to offer 18.55 acres of undeveloped land for Sale located on Route 10 in the town of Cheshire, CT. The property is located in the I-2 zone with fully approved plans for a 25,000± SF building, plus there is potential for additional buildings. New curb cut and entrance on Route 10. Approved parking for 145 cars. Multiple Commercial and Industrial uses. Average daily traffic on Route 10 is approximately 14,600 vehicles per day. Access to I-84 and I-691 interchange. Call Listing Broker for more information.

DIRECTIONS

Route 10 / Highland Ave



Property Highlights

- **Reduced Sale Price!**
- 18.55± Acres of land for Sale
- Route 10 / Highland Ave Location
- ADT: 14,600±
- Industrial Zone (I-2)
- 278.60' Frontage
- Fully approved plans for development of 25,000± SF building. Plus potential for additional buildings.
- New curb cut and entrance on Route 10
- 145 Approved parking spaces
- Close to I-84 & I-691 interchange
- Multiple Commercial & Industrial uses
- Many area amenities on Rte 10
 - Shopping
 - Banking
 - Dining

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