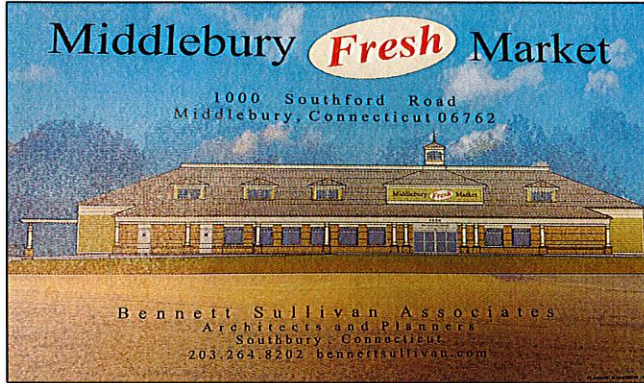




**Drubner Commercial**  
Real Estate Services

530 Middlebury Rd. 211 B  
Middlebury, CT 06762  
Office 203.753.4116  
Fax 203.578.3003



LISTING DESCRIPTION	
	KEYS
X	Sale
X	Lease
X	Indust.
X	Retail
X	Office
	Apartment
X	Land

NAME OF BUILDING OR SITE 3.63 ACRES at Exit 16 I-84

TOWN Middlebury ST. & NO. 1000 Southford Road ZIP 06762

DESCRIPTION Approved for 12,000 SF building with full basement / past approvals for fuel station with c-store and car wash / Exit 16 I-84 at the Middlebury - Southbury town line.

WILL DIVIDE NO PRESENT USES Vacant POTENTIAL USES RETAIL/OFFICE

**BUILDING**

**MECHANICAL EQUIPMENT**

**LAND**

**FLOORS**

	SF	Ceiling
1st fl.		
2nd fl.		
3rd fl.		
Other		
Office SF		
Total SF avail.		
Total SF bldg.		
Type Const.		
Colum spacing		
Yr. built		
No. O/H doors		
Truck docks		
Parking	<u>72 cars</u>	
Expansion		

Heat Type \_\_\_\_\_  
Elev. \_\_\_\_\_  
A/C Office \_\_\_\_\_  
plant \_\_\_\_\_  
Sprinkler \_\_\_\_\_  
Roof Type \_\_\_\_\_  
Year \_\_\_\_\_  
Other \_\_\_\_\_

Acres 3.63  
Zoning Com - Ind.  
Condition of Site (%)  
Level X  
Slope \_\_\_\_\_  
Wet \_\_\_\_\_  
Dry \_\_\_\_\_

**TERMS**

**Sale Price** \$900,000  
**Lease Price** \$70,000

**UTILITIES**

Water: Municipal X Well \_\_\_\_\_  
Electric: Amp. \_\_\_\_\_ Phase \_\_\_\_\_  
Gas: X \_\_\_\_\_  
Sewer: Sanitary X Septic \_\_\_\_\_

**Tenant Pays:**

Insurance \_\_\_\_\_  
Heat \_\_\_\_\_  
Water \_\_\_\_\_  
A/C \_\_\_\_\_  
Electric \_\_\_\_\_  
Taxes \_\_\_\_\_

**ASSESSMENT:**

**REMARKS:**

Land: \_\_\_\_\_  
Improvements: \_\_\_\_\_  
Total: \_\_\_\_\_  
  
Mill Rate: \_\_\_\_\_  
Taxes: \_\_\_\_\_

Site is zoned retail, office, industrial.  
Generous property tax benefits offered by town of Middlebury & State of CT.

**AGENT: DAVID R. THEROUX**

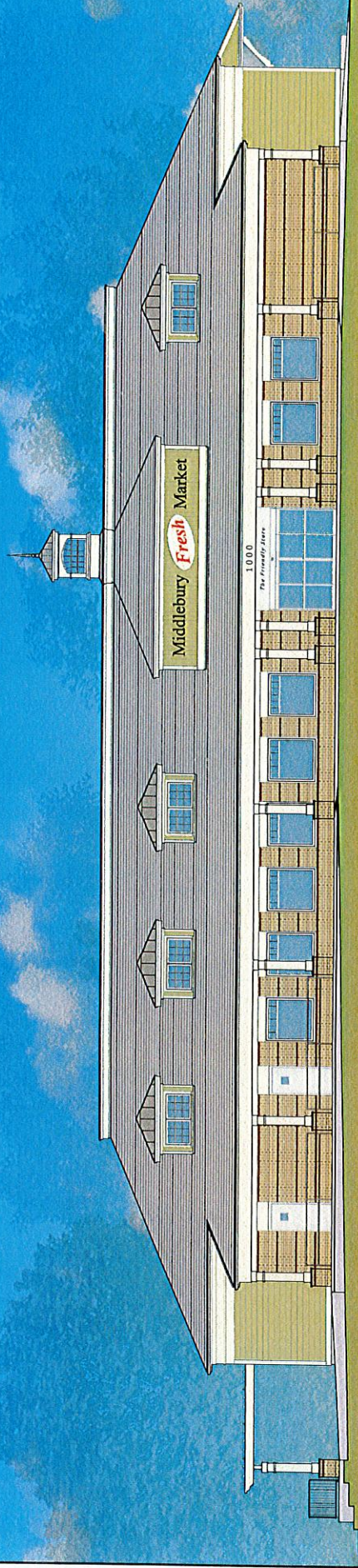
**TRANSPORTATION**

Highway Visibility \_\_\_\_\_  
Interstate Highway I-84  
Exit 16  
State Rt. 188

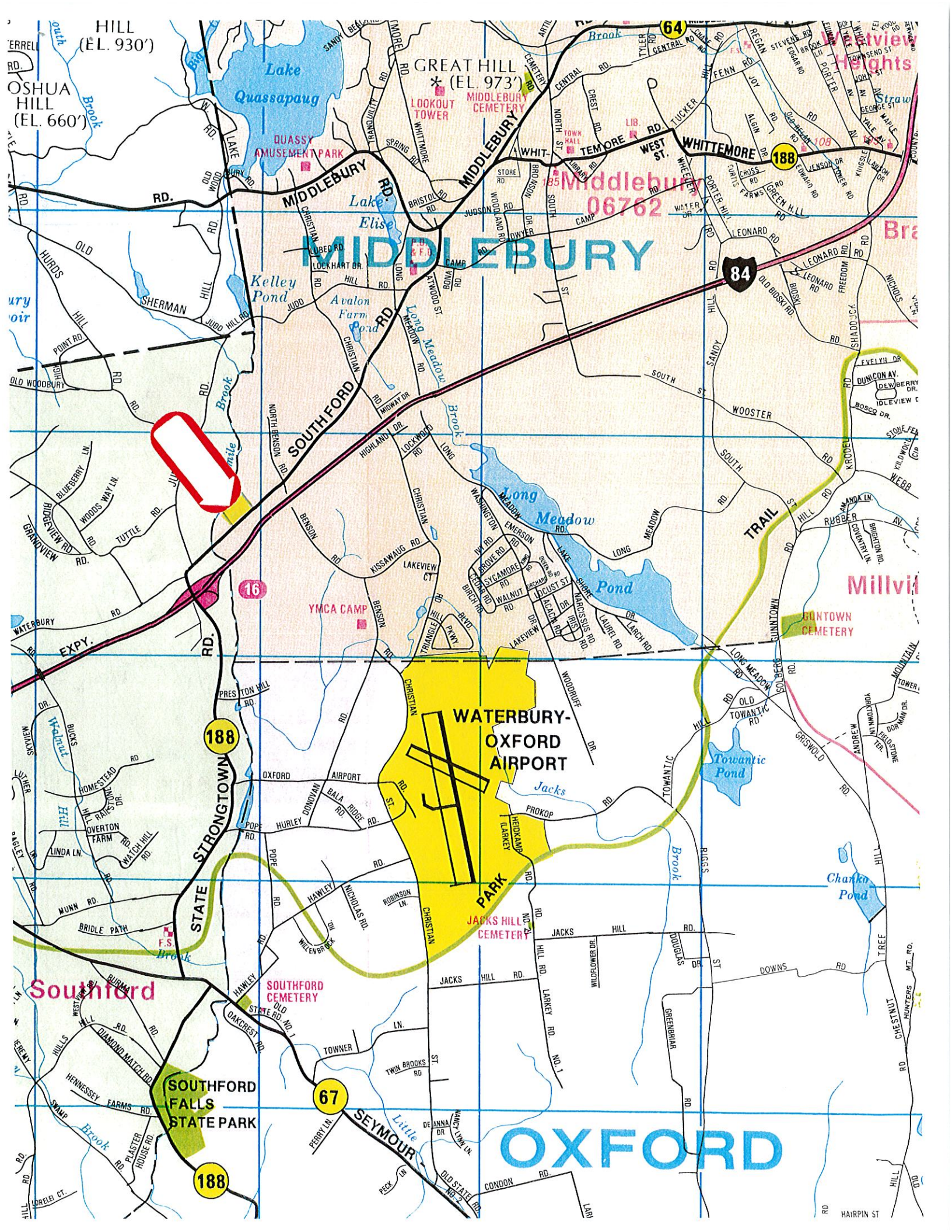
Information shown is purported to be from reliable sources. No representation is made as the accuracy thereof and is submitted subject to errors, omission, change of price, rental or other conditions, prior sale or withdrawal notice.

# Middlebury **Fresh** Market

1000 Southford Road  
Middlebury, Connecticut 06762



Bennett Sullivan Associates  
Architects and Planners  
Southbury, Connecticut  
203.264.8202 [bennettsullivan.com](http://bennettsullivan.com)



HILL (EL. 930')  
OSHUA HILL (EL. 660')

GREAT HILL (EL. 973')

# MIDDLEBURY

## WATERBURY- OXFORD AIRPORT

STATE  
STRONGTOWN

SEYMOUR

# OXFORD

188

16

188

67

84

188

64



Southford

SOUTH FORD  
FALLS  
STATE PARK

Millville

JACKS HILL  
CEMETERY

JOINTOWN  
CEMETERY

SOUTH FORD  
CEMETERY

JACKS HILL  
CEMETERY

PARK

QUASSY  
AMUSEMENT PARK

MIDDLEBURY  
CEMETERY

LOOKOUT  
TOWER

Kelley  
Pond

Avalon  
Farm  
Pond

Long  
Meadow  
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TRAIL

TOWANTIC

TOWANTIC

TOWANTIC

TOWANTIC

TOWANTIC

ERRELL RD.  
HILL RD.  
OLD WOODBURY RD.  
HURDS RD.  
HILL RD.  
SHERMAN RD.  
JUDG HILL RD.  
POINT RD.  
OLD WOODBURY RD.  
BLUEBERRY LN.  
WOODS WAY LN.  
GRANDVIEW RD.  
TUTTLE RD.  
JUNIOR RD.  
WATERBURY RD.  
EXPY.  
SKYVIEW RD.  
BUCKS RD.  
HOMESTEAD RD.  
HILL RAISES DR.  
OVERTON FARM RD.  
WATCH HILL RD.  
LINDA LN.  
MUNN RD.  
BRIDLE PATH  
BURMAN RD.  
WEST HILL RD.  
DIAMOND MATCHED RD.  
HENNESSEY FARMS RD.  
SWAMP RD.  
PLASTER HOUSE RD.  
HILL RD.  
LORELEI CT.

LAKE RD.  
OLD WOODBURY RD.  
MIDDLEBURY RD.  
CHRISTIAN RD.  
LUBEC RD.  
LOCKHART DR.  
HILL RD.  
JUDG HILL RD.  
NORTH BENSON RD.  
BENSON RD.  
KISSAWAUG RD.  
LAKEVIEW CT.  
BENDON RD.  
PRES TON HILL RD.  
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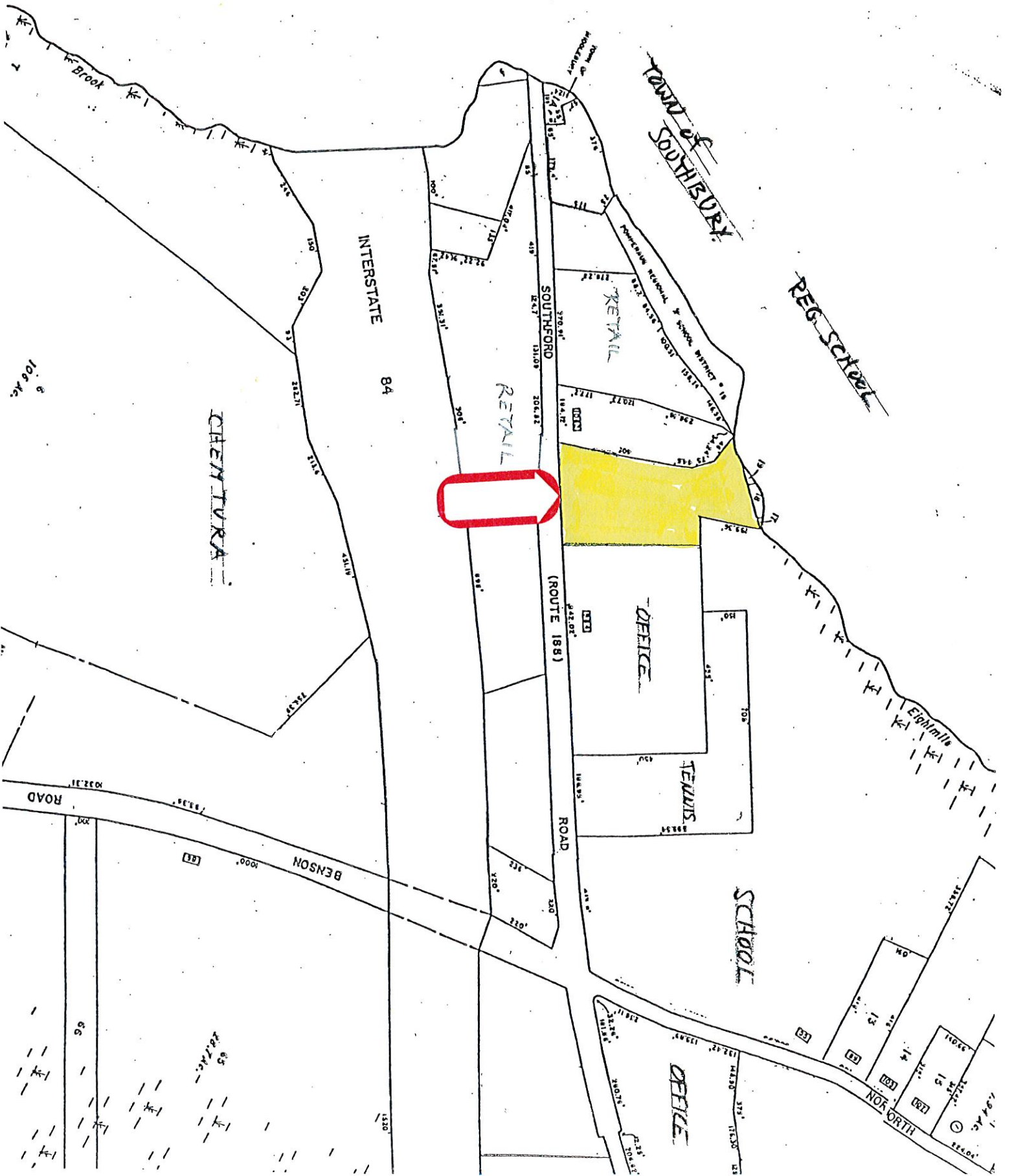
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CONDON RD.  
HILL RD.



Brook

TOWN of SOUTHBURY

REG. School

INTERSTATE 84

CHEMURA

RETAIL

RETAIL

SOUTHFORD ROAD (ROUTE 188)

OFFICE

TENNIS

SCHOOL

OFFICE

Eightmills

NOT ORTH

106 AC

2.04 AC

65  
267 AC

66

1.320

ROAD

BENSON ROAD

ROAD

15

14

13

12

11

10

9

8

7

6

5

4

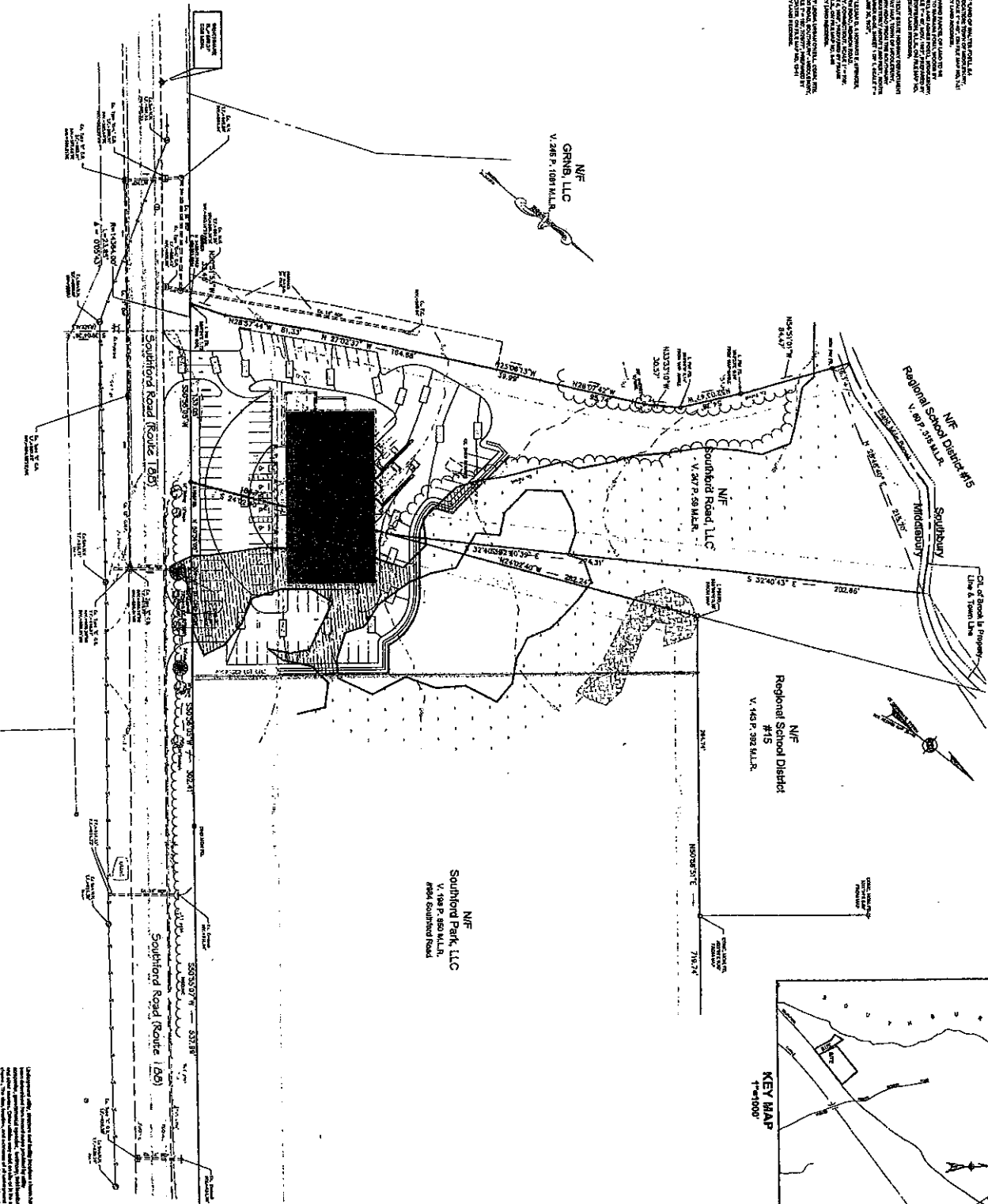
3

2

1

**NOT TO SCALE**  
 THIS MAP IS A PRELIMINARY DEVELOPMENT MAP FOR THE PROPOSED 12,000 S.F. BUILDING WITH FULL LOWER LEVEL. THE MAP IS BASED ON THE SURVEY DATA PROVIDED BY THE CLIENT AND THE SURVEYOR'S FIELD NOTES. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE SITE AND HAS FOUND NO EVIDENCE OF ANY UNRECORDED INTERESTS. HOWEVER, THE SURVEYOR DOES NOT GUARANTEE THE ACCURACY OF THE SURVEY DATA OR THE ABSENCE OF UNRECORDED INTERESTS. THE CLIENT IS RESPONSIBLE FOR VERIFYING THE ACCURACY OF THE SURVEY DATA AND THE ABSENCE OF UNRECORDED INTERESTS. THE SURVEYOR'S LIABILITY IS LIMITED TO THE PROFESSIONAL SERVICES PROVIDED BY THE SURVEYOR. THE SURVEYOR IS NOT RESPONSIBLE FOR ANY CONSEQUENCES ARISING FROM THE USE OF THIS MAP. THE SURVEYOR'S LIABILITY IS LIMITED TO THE PROFESSIONAL SERVICES PROVIDED BY THE SURVEYOR. THE SURVEYOR IS NOT RESPONSIBLE FOR ANY CONSEQUENCES ARISING FROM THE USE OF THIS MAP.

**LEGEND**  
 1. Proposed Building Footprint  
 2. Proposed Lower Level Footprint  
 3. Proposed Parking Spaces  
 4. Proposed Driveway  
 5. Proposed Access Road  
 6. Proposed Utility Lines  
 7. Proposed Easements  
 8. Proposed Right-of-Way  
 9. Proposed Survey Lines  
 10. Proposed Property Lines



12,000 S.F. BUILDING w/FULL LOWER LEVEL

**GRNB, LLC**  
 V. 286 P. 1081 M.L.R.

**Southford Road, LLC**  
 V. 287 P. 58 M.L.R.

**Regional School District #15**  
 V. 148 P. 392 M.L.R.

**Southford Park, LLC**  
 V. 148 P. 392 M.L.R.

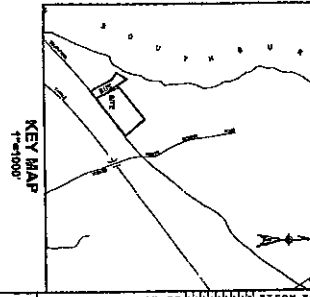
**Southford Road, LLC**  
 V. 287 P. 58 M.L.R.

**Southford Road, LLC**  
 V. 287 P. 58 M.L.R.

**Southford Road, LLC**  
 V. 287 P. 58 M.L.R.

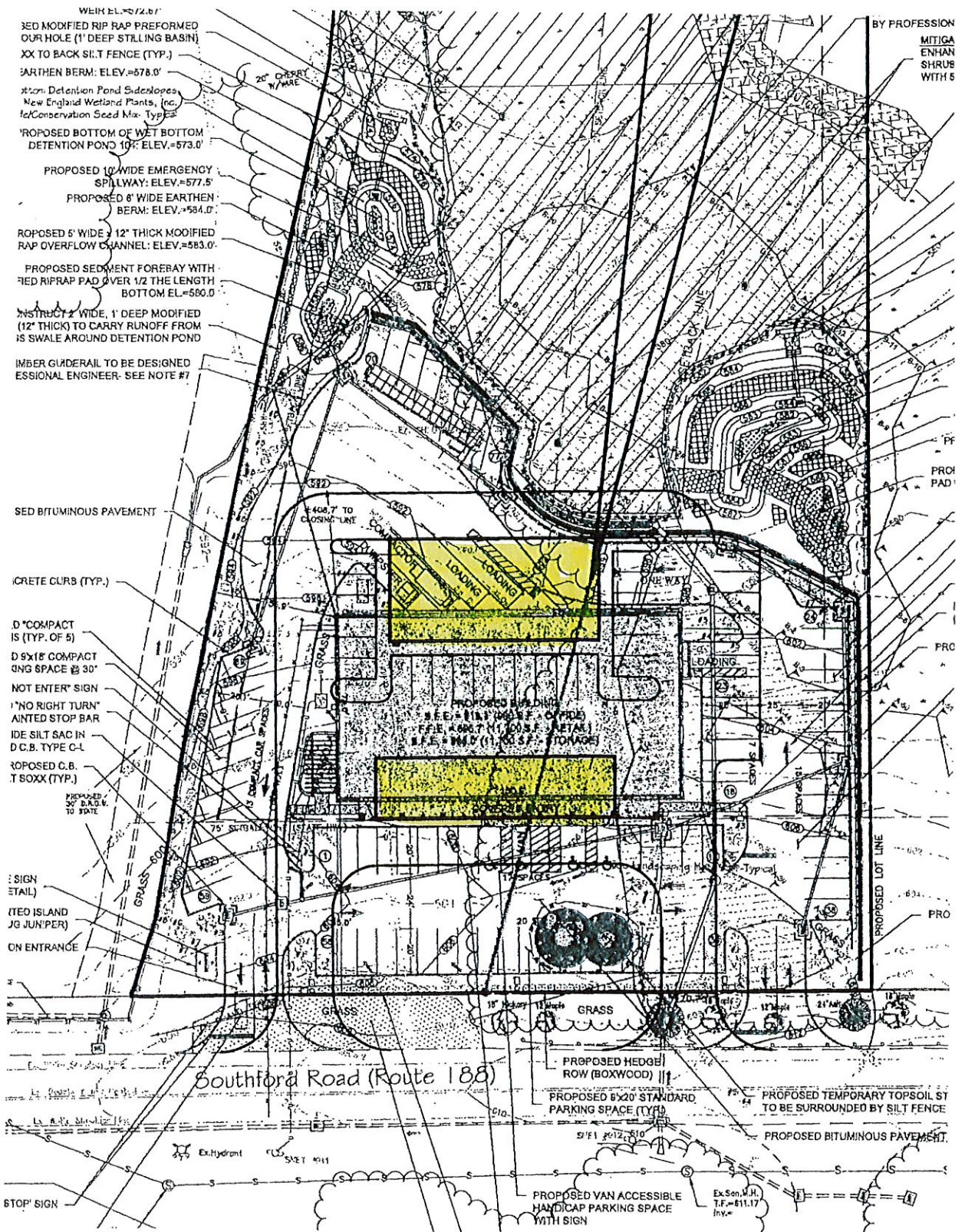
**Southford Road, LLC**  
 V. 287 P. 58 M.L.R.

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 V. 287 P. 58 M.L.R.



**ARTHUR H. HOWLAND & ASSOCIATES, P.C.**  
 CIVIL ENGINEERS • LAND SURVEYORS  
 SOIL SCIENTISTS • LAND PLANNERS  
 14 WEST STREET, SUITE 2, NEW HAVEN, CONNECTICUT 06510  
 TEL: 203.539.1111 FAX: 203.539.1112  
 WWW.ARHOWLAND.COM

**Proposed Site Development Map**  
 prepared for  
**Southford Road LLC**  
 PARCEL A, B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z  
 DATE: March 25, 2015  
 SCALE: 1" = 40'  
 SHEET: **SD.1**



FUEL STATION w/c STORE OPTION