

FOR SALE OR LEASE

# 118 ACRES

Adjacent Interstate 84 via Exit 16

199 Benson Road / Middlebury, Connecticut 06762



**±118 Acres Total**

77.37 Acres

40.53 Acres  
313,000 SF Building

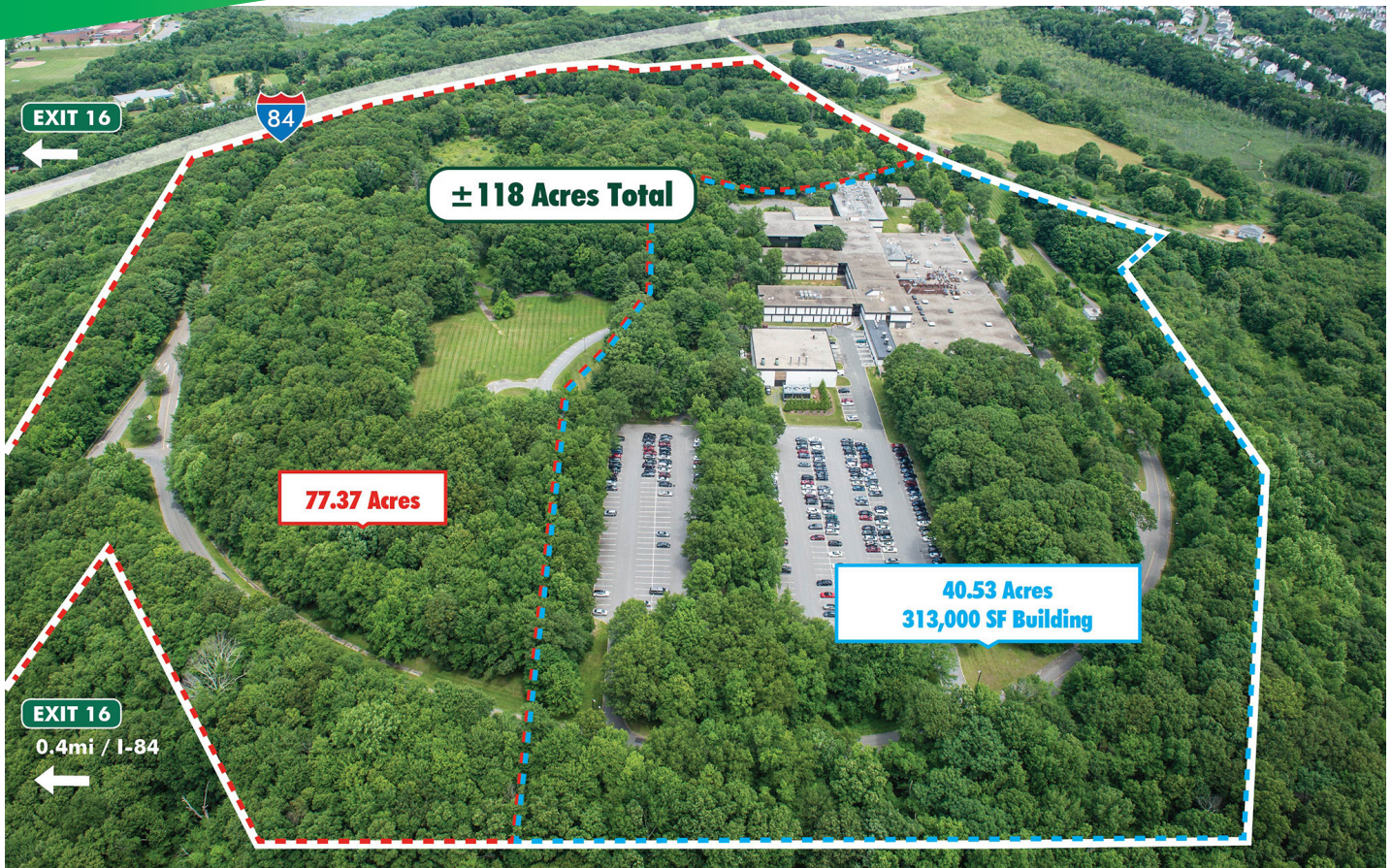
EXIT 16

188

84

# 118 ACRES PRIME FOR DEVELOPMENT

New Haven County, CT



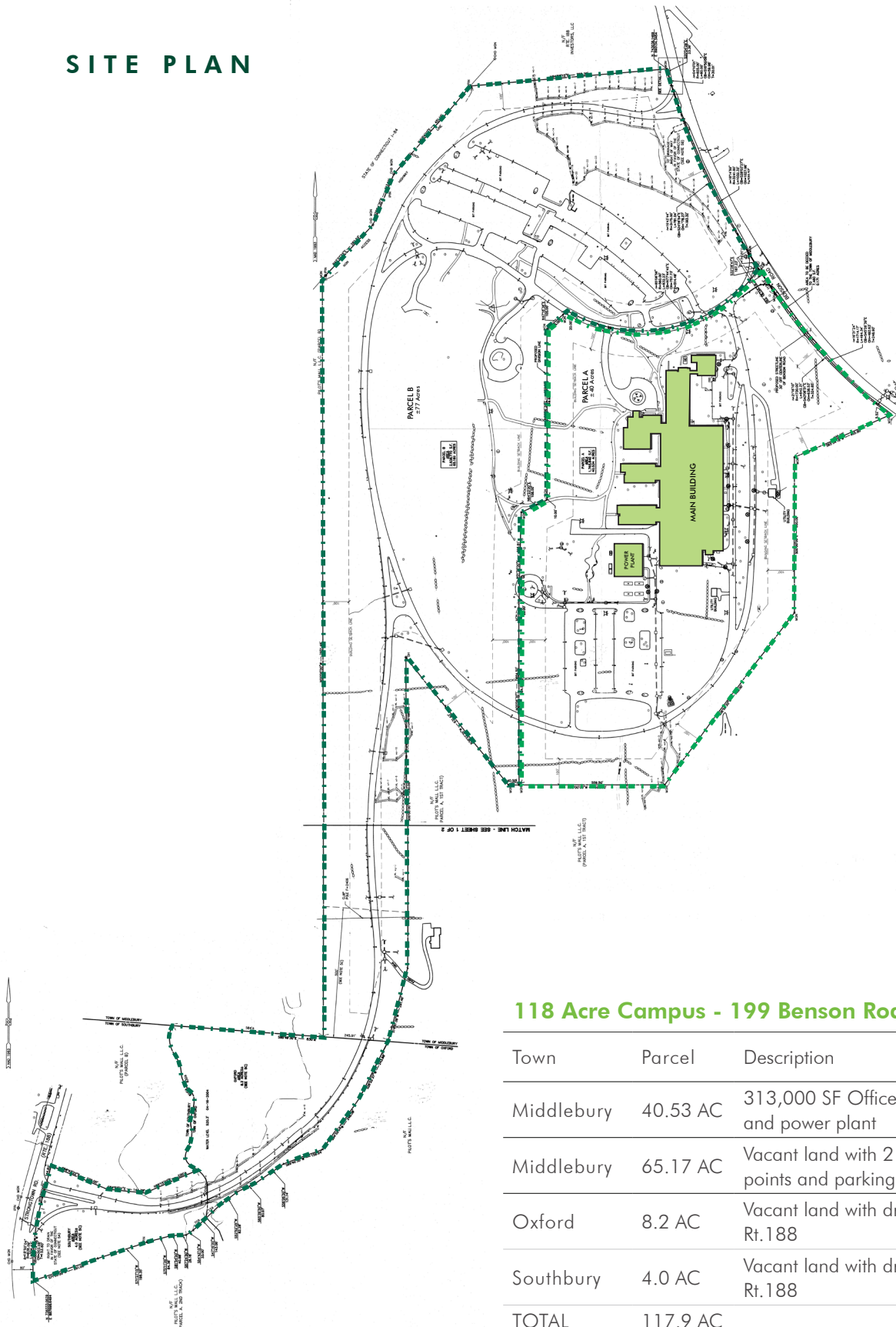
The former Chemtura Corporation headquarters facility is being offered for sale or lease without an asking price. The 118 acre campus sits adjacent to Interstate 84, boasting immediate access via a full interchange at Exit 16. The property is under a 2-hour drive to both New York City and Boston and less than an hour to Hartford and Fairfield County.

## Development Zone Benefits Available

The 118 acres are primarily located in Middlebury, but gains an additional access point off of Route 188 via a driveway over the towns of Oxford and Southbury. Development zone, state and local tax incentives are available through a variety of sources - State of Connecticut, Middlebury, Oxford, Connecticut Airport Authority, Connecticut Energy Finance and Investment Authority and Northwest Connecticut Regional Workforce Investment Board.

- + **Land:** ±118 acres
- + **Zoning:** Industrial
- + **Electric:** Eversource
- + **Natural Gas:** Eversource
- + **Water:** Connecticut Water Company
- + **Sewer:** Town of Middlebury
- + **Parking:** 1,107 spaces
- + **Airport Access:**
  - Waterbury-Oxford Airport (OXC) 1.7 miles
  - Tweed New Haven Airport (HVN) 26 miles
  - Bradley International Airport (BDL) 52 miles
  - LaGuardia & JFK ±80 miles
- + **Location:**
  - Interstate 84: 0.4 miles
  - Interstate 91: 26 miles
  - Interstate 95: 27 miles

SITE PLAN



118 Acre Campus - 199 Benson Road

Town	Parcel	Description	Zoning
Middlebury	40.53 AC	313,000 SF Office/Flex Bldg and power plant	L-200
Middlebury	65.17 AC	Vacant land with 2 access points and parking lot	L-200
Oxford	8.2 AC	Vacant land with driveway to Rt.188	Commercial
Southbury	4.0 AC	Vacant land with driveway to Rt.188	R-60
<b>TOTAL</b>	<b>117.9 AC</b>		

FOR SALE OR LEASE

199 Benson Road  
Middlebury, CT

118 ACRES



PLEASE CONTACT:

**CHRISTOPHER METCALFE**

First Vice President  
+1 860 987 4710  
chris.metcalfe@cbre.com

**JOHN MCCORMICK**

Executive Vice President  
+1 860 987 4736  
john.mccormick@cbre.com

**ANNA KOCSONDY**

Vice President  
+1 860 987 4749  
anna.kocsondy@cbre.com

© 2019 CBRE, Inc. This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited.