



Ranked in Top 50
Commercial Firms in U.S.



FOR SALE

40 West Dudley Town Road, Bloomfield, CT
3.57± ACRES OF LAND IN I-2 ZONE

REDUCED SALE PRICE: \$215,000 (\$60,224/acre)

HIGHLIGHTS

- 3.57± Acres
- Corner Lot
- Zoning: I-2
- 725' Frontage
- Accommodates 9,000± SF Building
- Located off I-91, Exit 37

CONTACTS

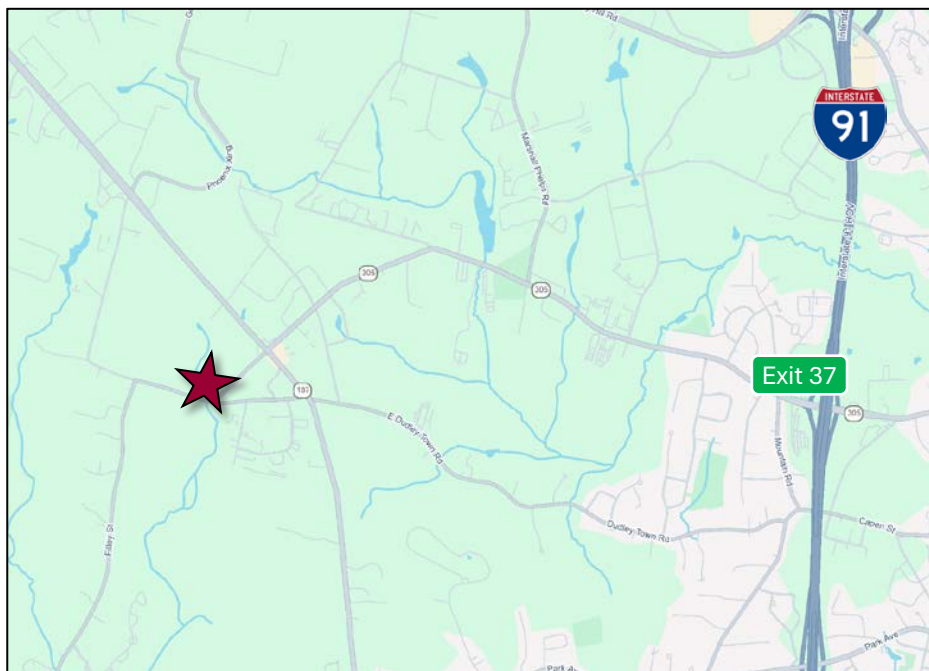
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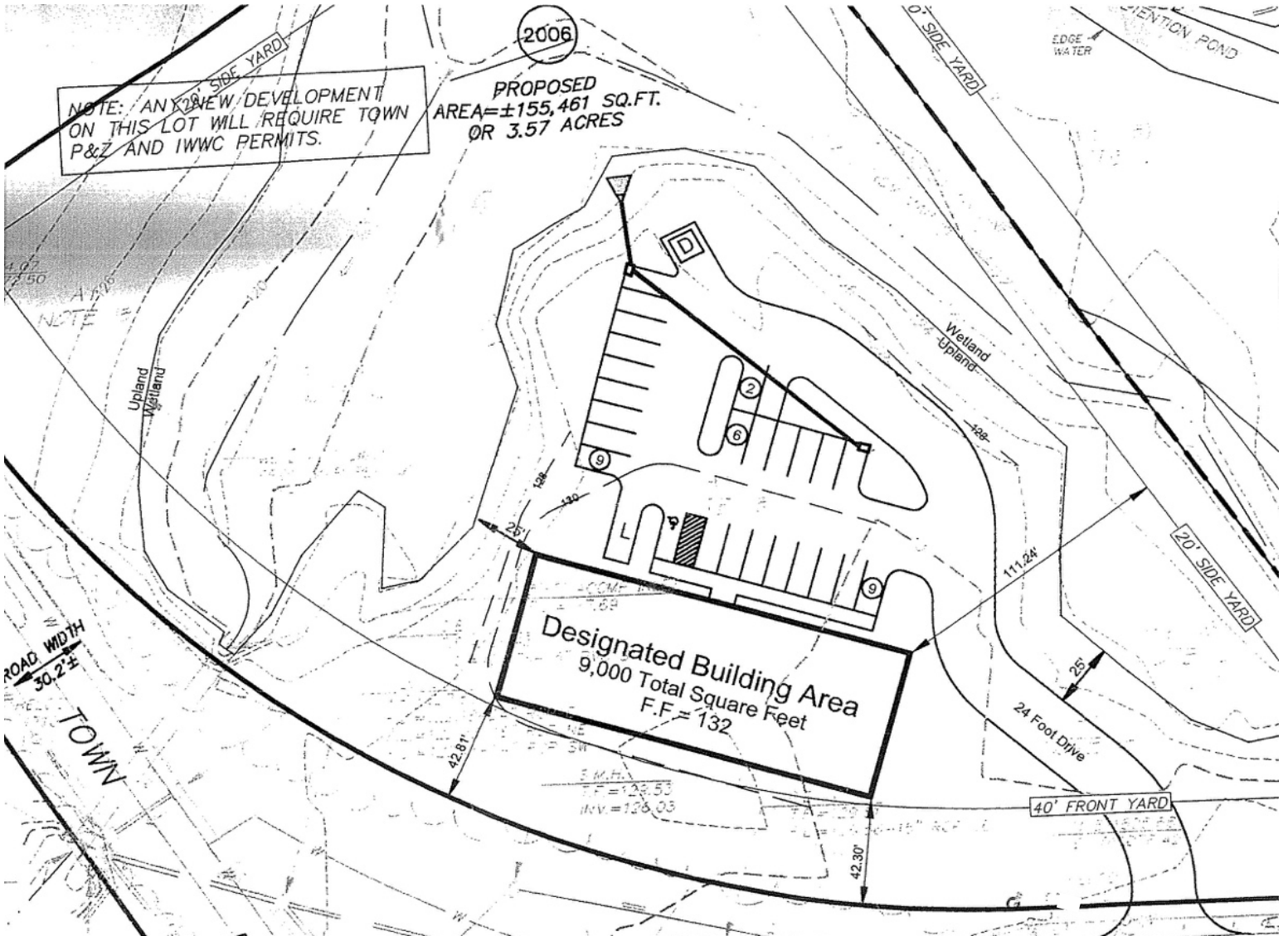
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2430 Silas Deane Highway, Rocky Hill, CT 06067 | ☎ (860) 721-0033 | 📠 (860) 721-7882

Broker of Record: Jay Morris | (860) 721-0033 | jmorris@orlcommercial.com | License: REB.0755257



PROPERTY INFORMATION

BUILDING/MAP ADDRESS: 300-2006
AVAILABLE AREA: 3.57± Acres
NUMBER OF LOTS: 1
MAX BLDG COVERAGE: 9,000± SF
ZONING: I-2

ZONING PERMITTED USES

SPECIAL PERMIT:

Automotive, Kennel, Industrial, Retail, Manufacturing, Municiple Facilities, Restaurants, , Warehouse, Fabricating
PERMITTED BY PLAN APPROVAL:
 Banks, Office, School

SITE INFORMATION

SITE AREA: 6.63± Acres
ZONING: I-2
FRONTAGE: 725'
HWY ACCESS: I-91 Exit 37

UTILITIES

SEWER/Water: Municipal at curb
GAS: CNG

TAXES

ASSESSMENT: \$167,790
MILL RATE: 35.64
DISTRICT MILL RATE: 1.86
TAXES: \$5,924.63

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