

FOR SALE — INDUSTRIAL LAND

6.893 ACRES

I-1 Zoning

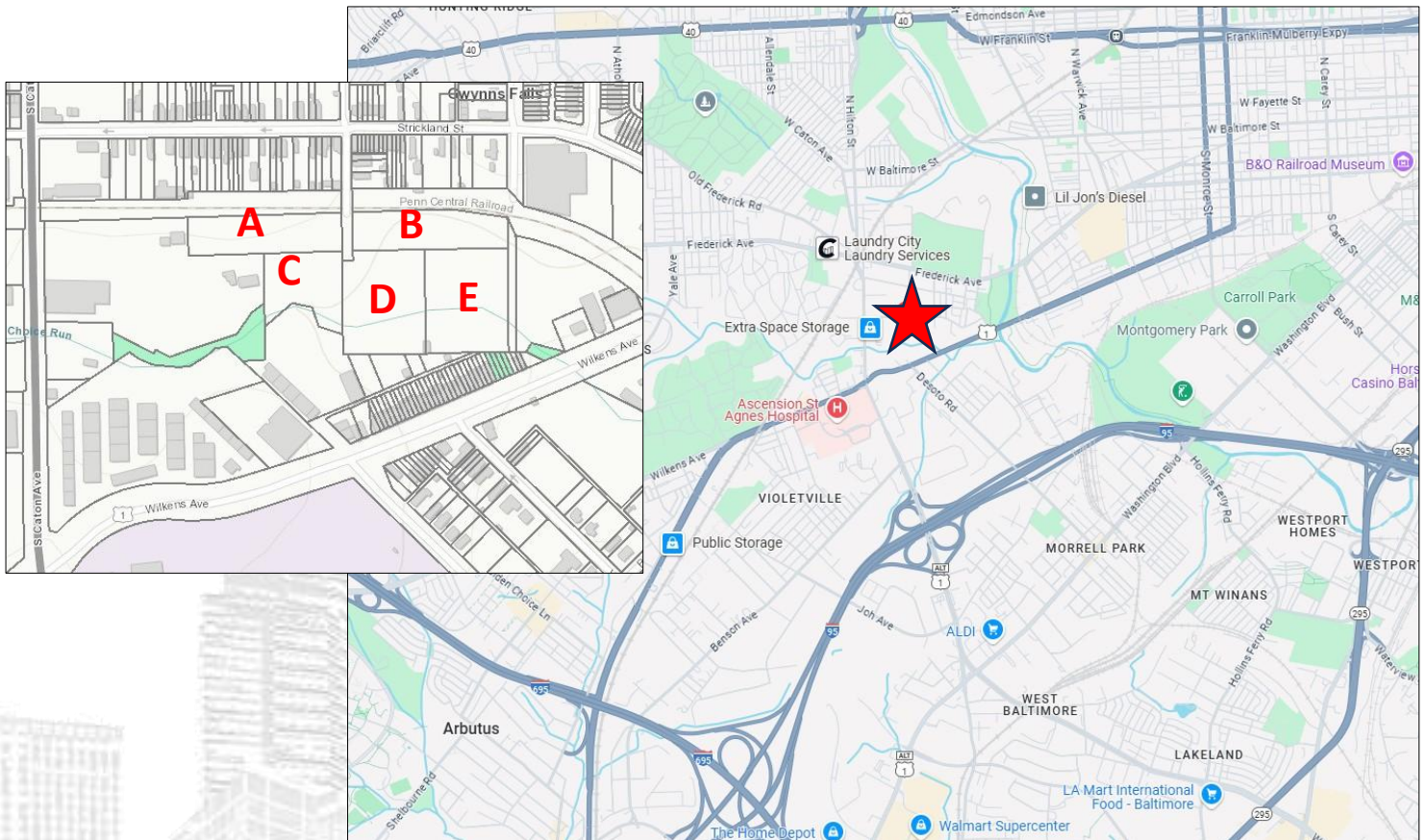
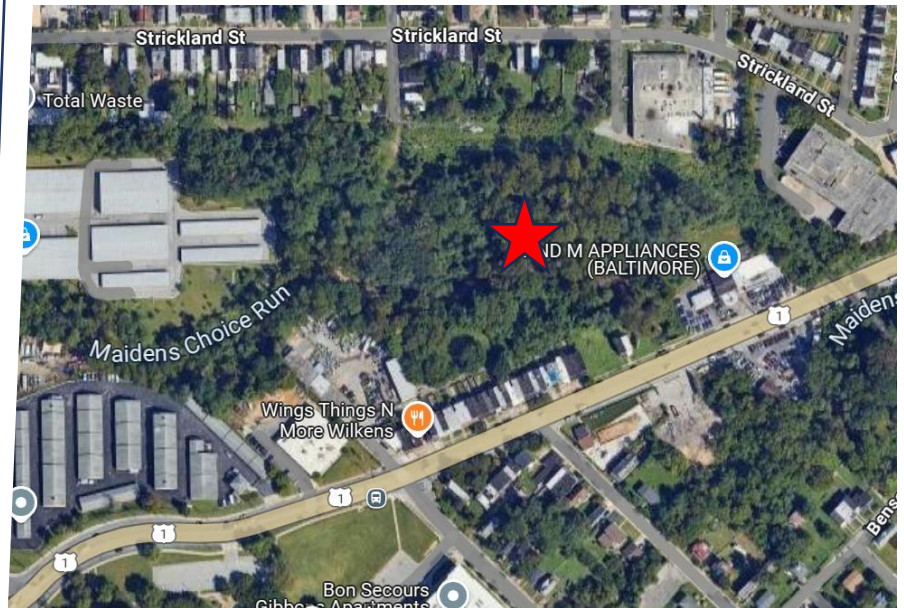
PROPERTY SUMMARY:

BLOCK 2113

**LOTS 025, 026A, 027,
028 and 028D**

CONDITION: Undisturbed

**TOPO: Portions are flat, with
Maiden Choice Run stream
running across Lots C, D & E**



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PARCEL DETAILS

PARCEL:	A	B	C	D	E
TAX ID:	20-05-2113-026A	20-05-2113-028A	20-05-2113-025	20-05-2113-027	20-05-2113-028
ADDRESS:	None	None	700 Wellsley St.	None	None
BLOCK:	2113	2113	2113	2113	2113
LOT:	026A	028A	025	027	028
ZONING:	I-1	I-1	I-1	I-1	I-1
LAND AREA:	1.207 acres	1.170 acres	1.022 acres	1.744 acres	1.75 acres
DEPTH (MAX, FT):	114 ft.	114 ft.	247 ft.	310 ft.	310 ft.
WIDTH (MAX, FT):	458 ft.	460 ft.	227 ft.	247 ft.	247 ft.
TOPO:	Slight grade to south	Slight grade to south	Slight grade to south	Steep grade to south	Steep grade to south
LAND FEATURES:	Adjacent to Conrail Right-of-Way	Adjacent to Conrail Right-of-Way	Abuts Maiden Choice Run stream	Split by Maiden Choice Run stream	Split by Maiden Choice Run stream
UTILITIES:	None. Due to difficulty bringing utilities under railroad ROW, may have to come from Wilkens Ave. or Caton Ave.	None. Due to difficulty bringing utilities under railroad ROW, may have to come from Wilkens Ave. or Longwood St.	None. Due to difficulty bringing utilities under railroad ROW, may have to come from Wilkens Ave. or Caton Ave.	None. Due to difficulty bringing utilities under railroad ROW, may have to come from Wilkens Ave. or Longwood St.	None. Due to difficulty bringing utilities under railroad ROW, may have to come from Wilkens Ave. or Caton Ave.
IMPROVEMENTS:	None	None	None	None	None
VEHICULAR ACCESS:	Wellsley Ave.	Wellsley Ave. or Longwood St.	Wellsley Ave.	Wellsley Ave.	Wellsley Ave. across lot 028 or Longwood St.
OWNER:	ATZ LLC	ATZ LLC	700 WELLSLEY LLC	ATZ LLC	ATZ LLC

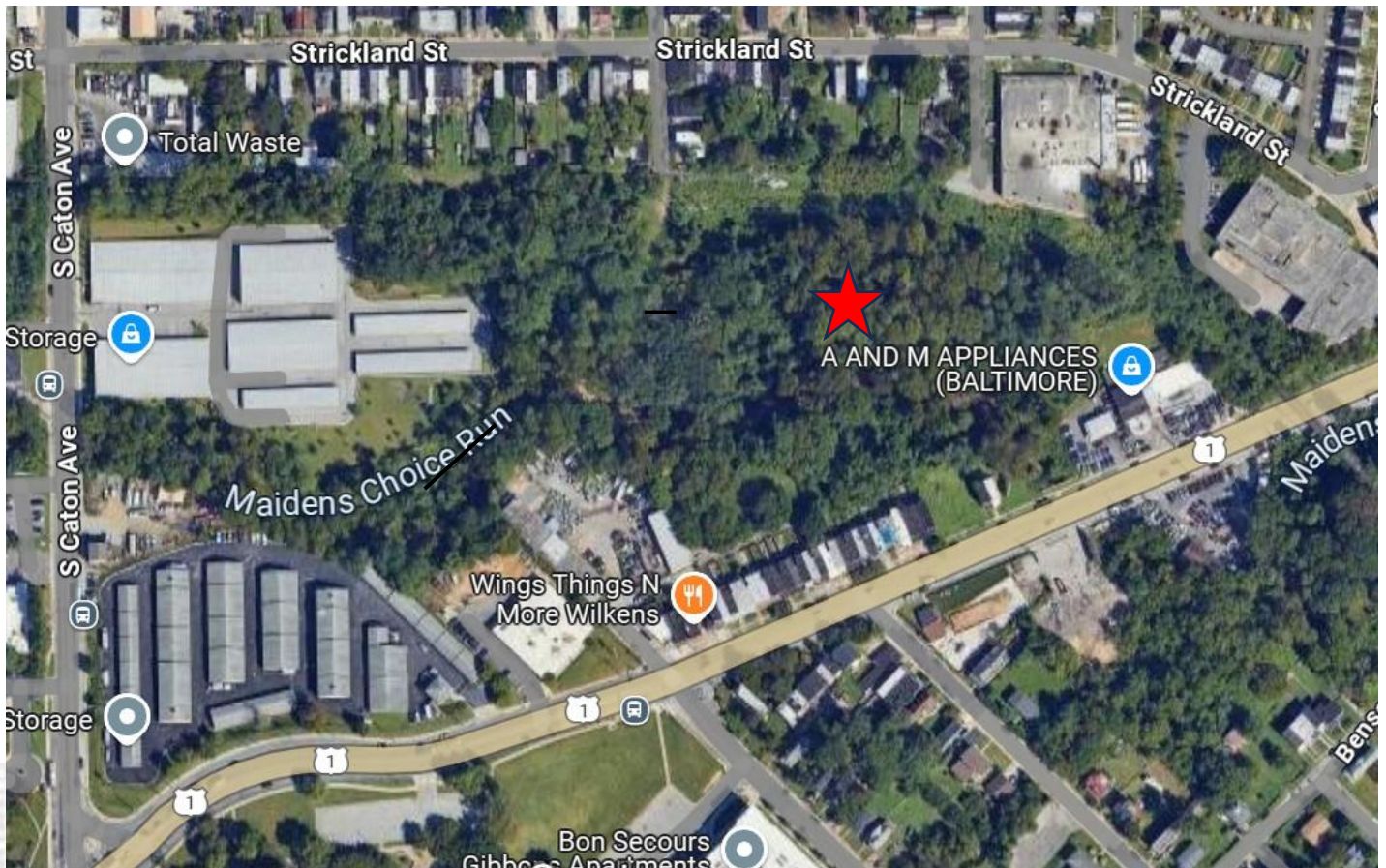
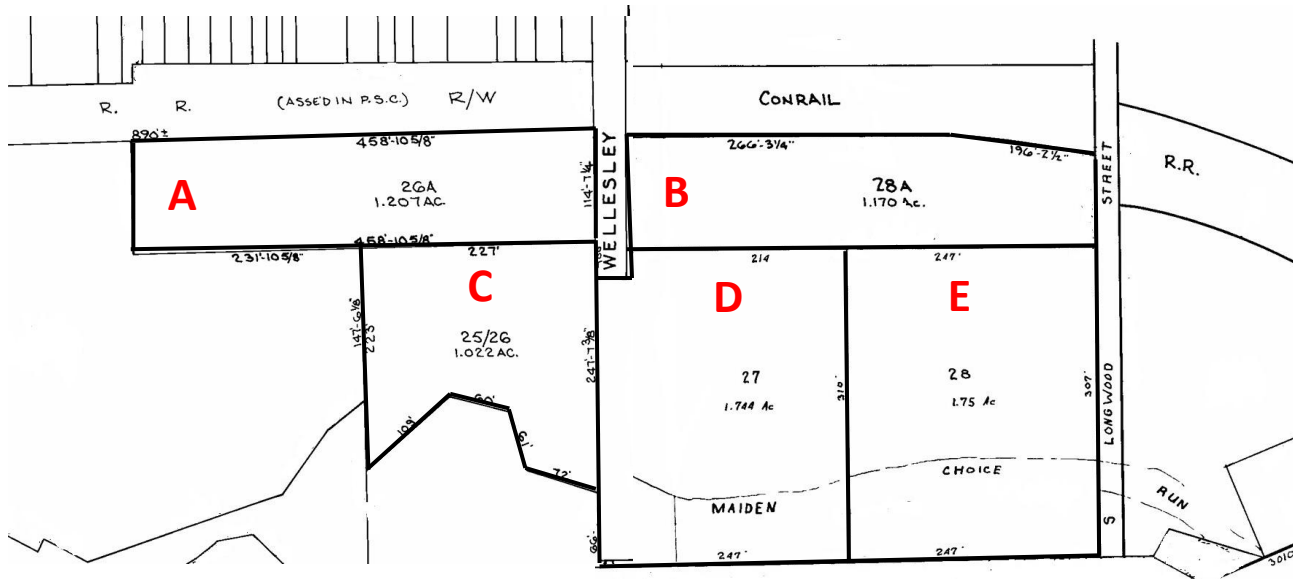
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BLOCK PLAT, AERIAL PHOTO



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PROPERTY PHOTOS



View Looking South from Wellesley Street



View Looking North from Wilkens Avenue



Aerial – Looking East



Aerial – Looking North

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