



MIDDLEBURY OXFORD

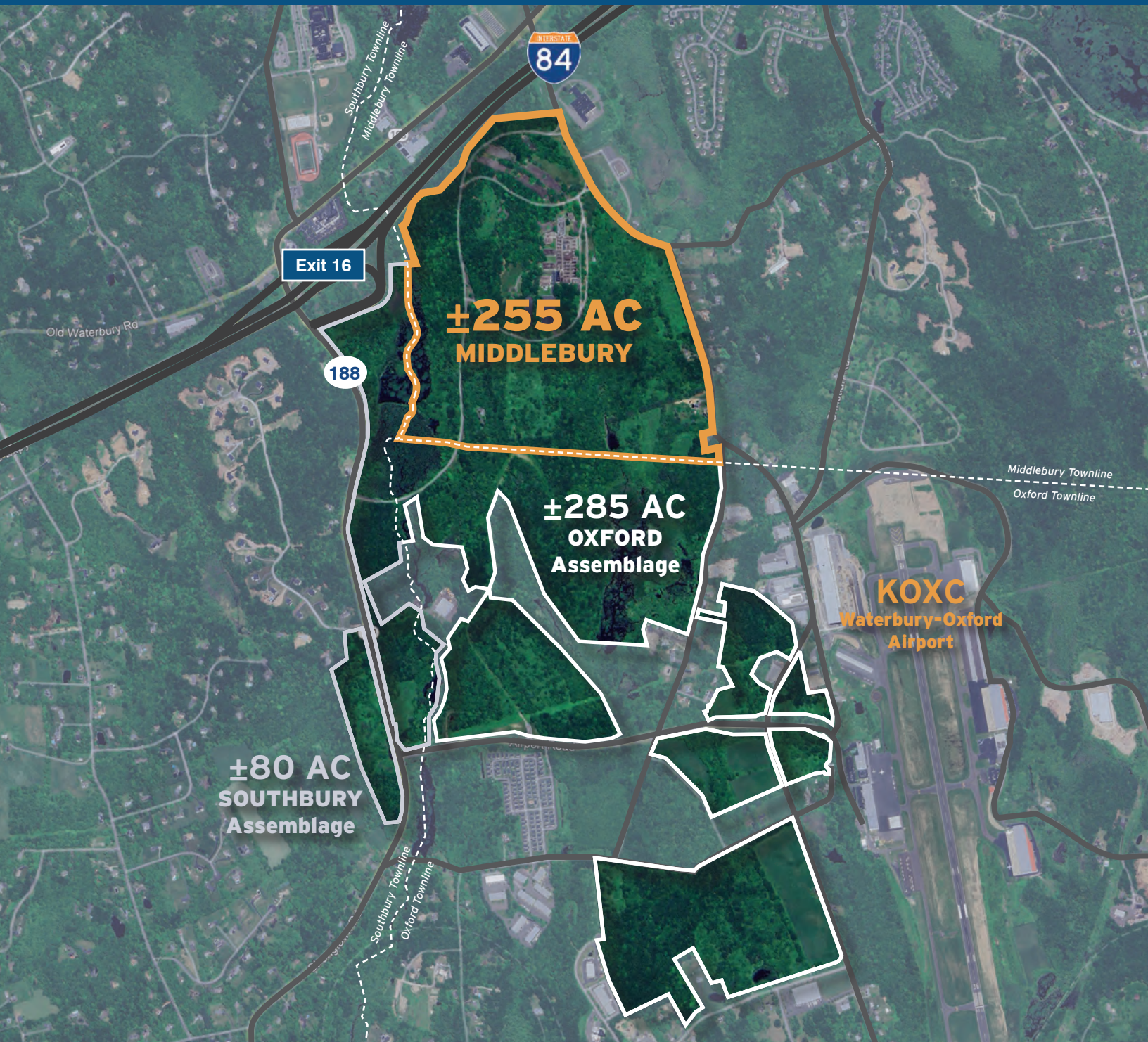
LOGISTICS CENTER

AVAILABLE FOR SALE

A PREMIER DEVELOPMENT
OPPORTUNITY FOR UP TO

620 ACRES

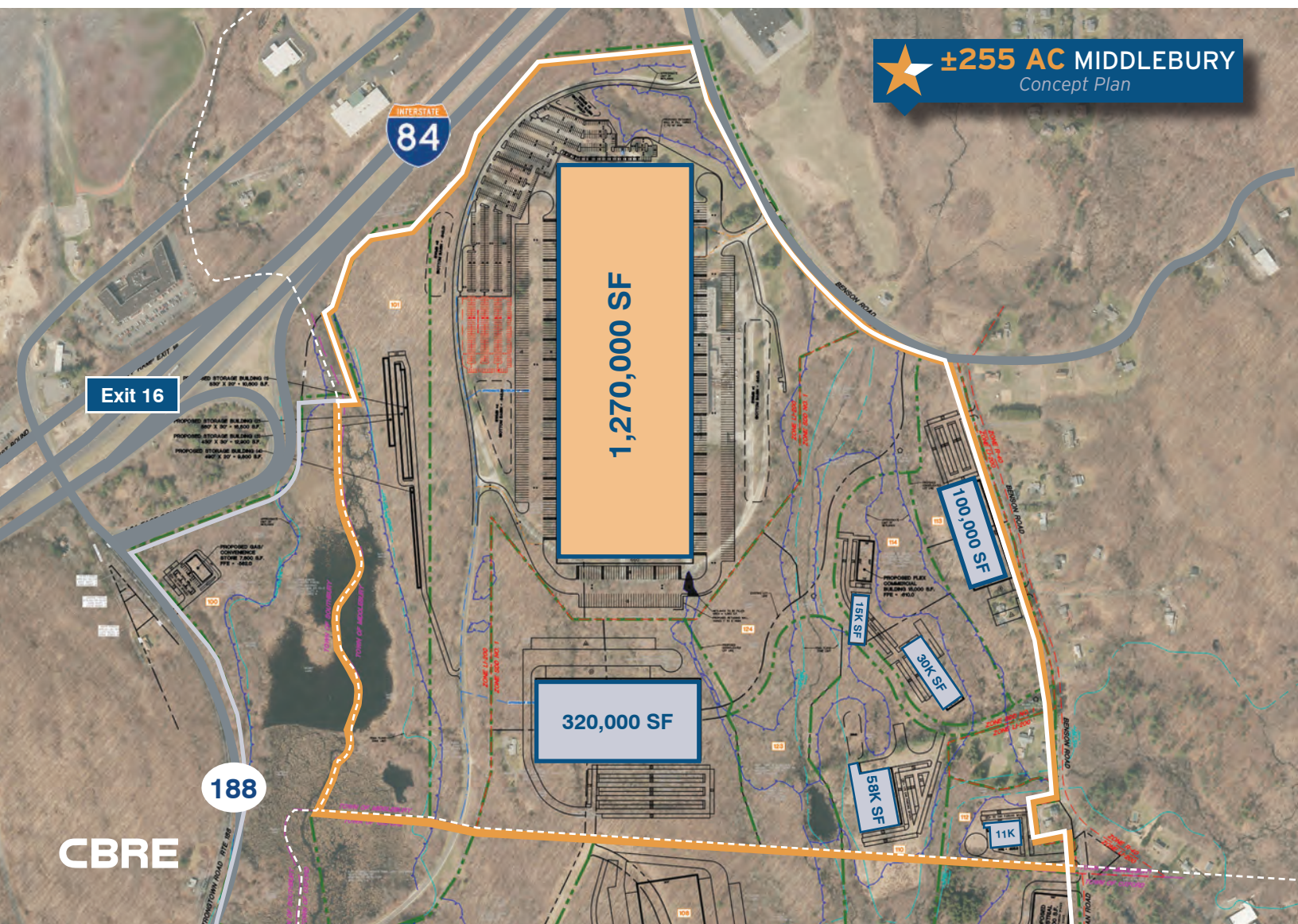
Middlebury, Oxford & Southbury, CT





**UP TO 620 ACRES AVAILABLE WITH IMMEDIATE
I-84 ACCESS VIA A FULL INTERCHANGE AT EXIT 16 AND
EXCELLENT PROXIMITY TO WATERBURY-OXFORD AIRPORT**

The Middlebury Oxford Logistics Center is optimal for industrial distribution development, with access to over 52 million consumers within a five-hour drive and over 40,000 warehouse/transportation employees within a 30-minute drive. The parcels are zoned Industrial, with development zone benefits, state and local tax incentives available through a variety of sources including the State of Connecticut, Middlebury, Oxford, Connecticut Airport Authority, Connecticut Energy Finance and Investment Authority, and the Northwest Connecticut Regional Workforce Investment Board. The property is being offered for sale without a formal asking price. Smaller parcels are available on a case-by-case basis.





MIDDLEBURY OXFORD
LOGISTICS CENTER

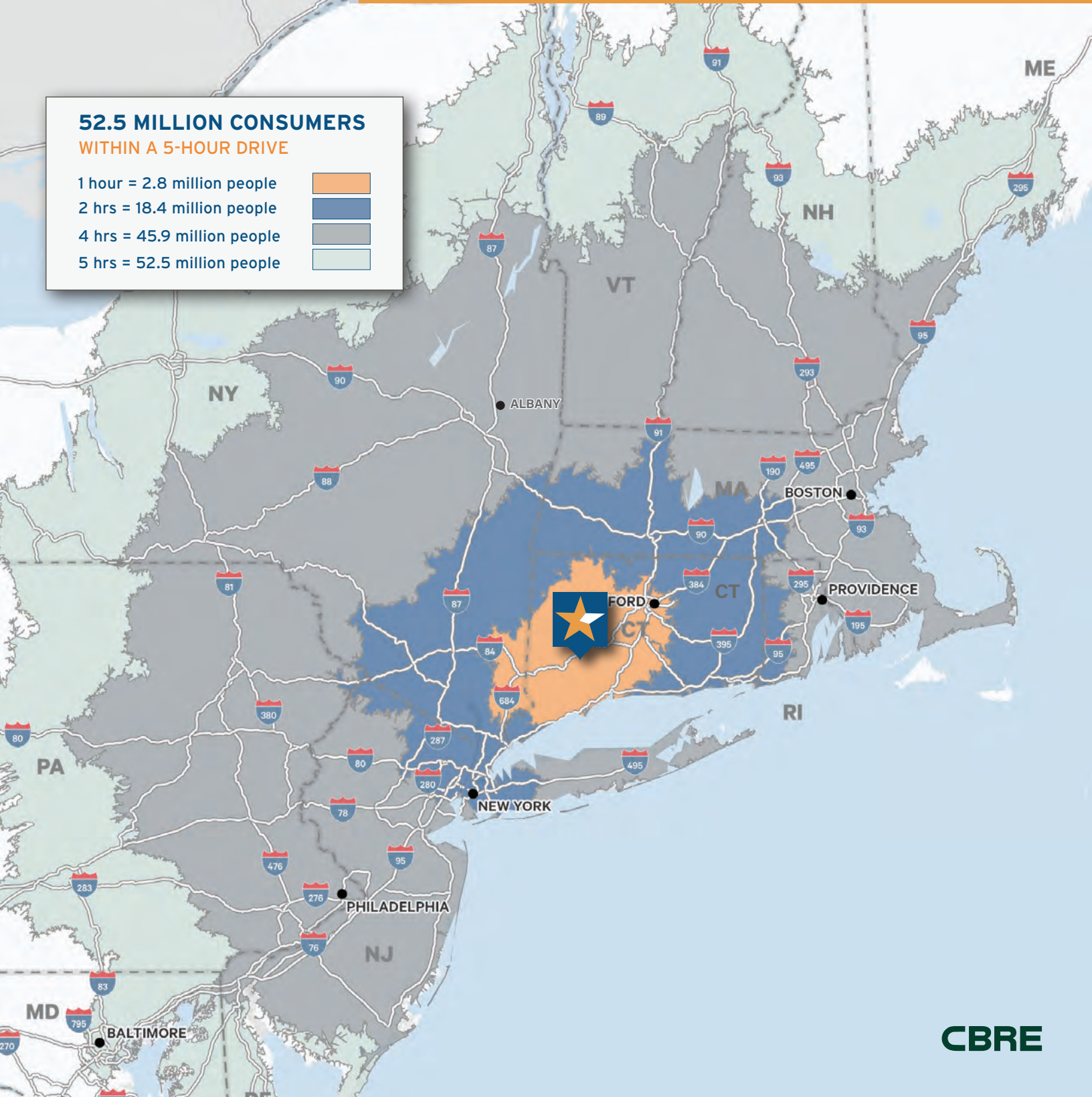
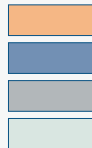
ACCESS TO CONSUMERS

EXCELLENT LOGISTICS LOCATION WITH ACCESS TO
OVER **52 MILLION PEOPLE** WITHIN A FIVE-HOUR
DRIVE

UP TO 620 ACRES FOR SALE | Middlebury, Oxford & Southbury, CT

52.5 MILLION CONSUMERS WITHIN A 5-HOUR DRIVE

1 hour = 2.8 million people
2 hrs = 18.4 million people
4 hrs = 45.9 million people
5 hrs = 52.5 million people



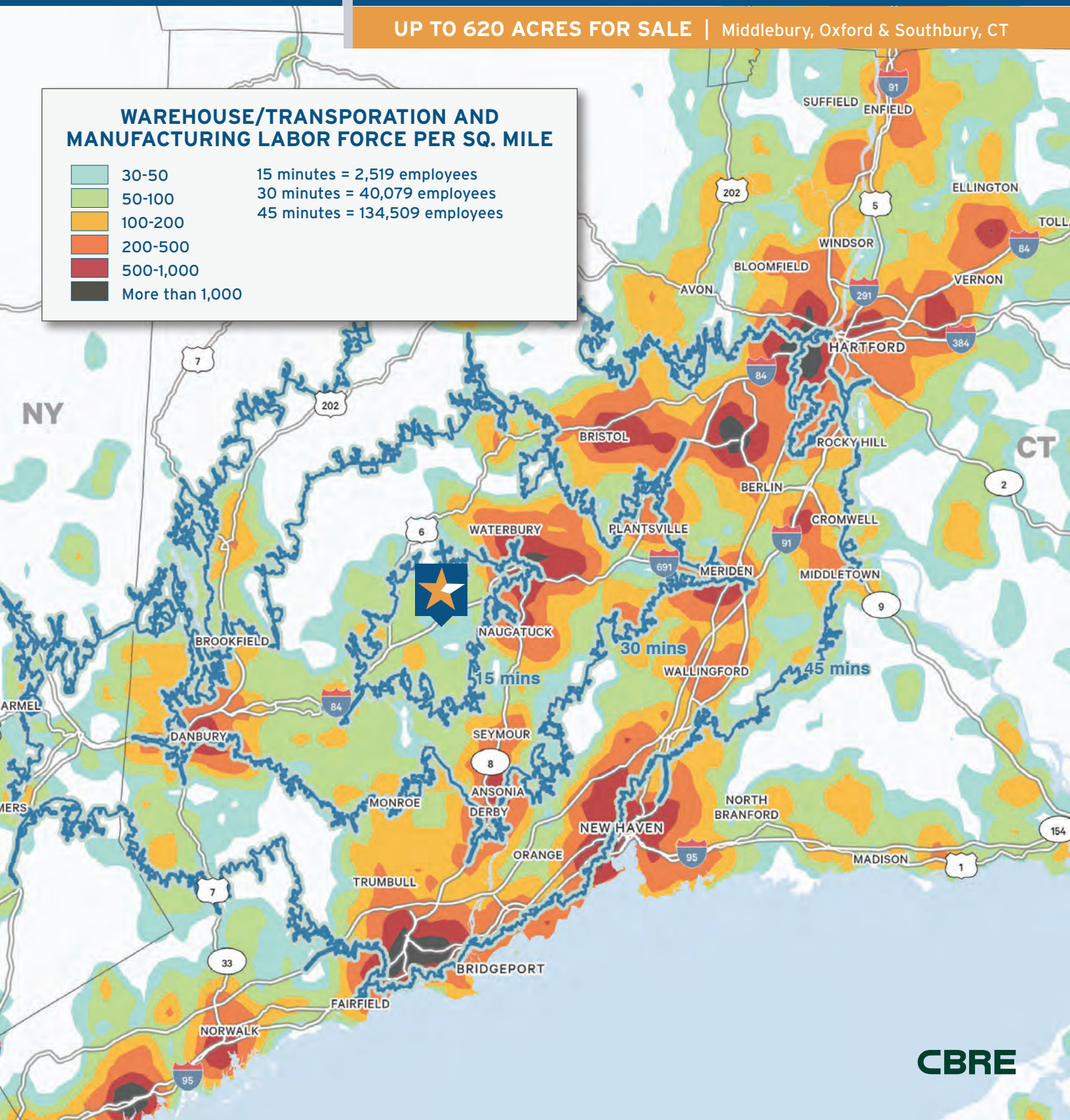
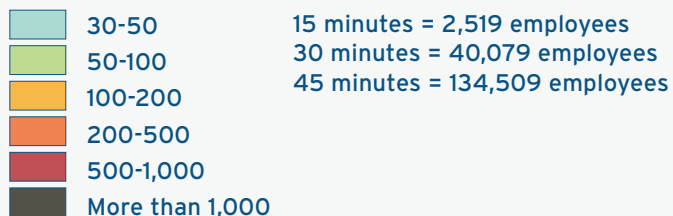
CBRE

ACCESS TO LABOR

POPULATION DENSITY AND ACCESS TO SKILLED LABOR
 WITH **±40,000 EMPLOYEES** WITHIN A 30-MINUTE
 DRIVE

UP TO 620 ACRES FOR SALE | Middlebury, Oxford & Southbury, CT

WAREHOUSE/TRANSPORTATION AND MANUFACTURING LABOR FORCE PER SQ. MILE



ACCESS TO DISTRIBUTION HUBS

IMMEDIATE ACCESS TO **INTERSTATE 84** AND
 MAJOR TRAVEL ROUTES CONNECTING THE ENTIRE EAST
 COAST AND CANADA

UP TO 620 ACRES FOR SALE | Middlebury, Oxford & Southbury, CT



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



HIGHWAY ACCESS

Interstate 84:..... 0.4 miles
 Interstate 91:..... 26.0 miles
 Interstate 95:.....27.0miles





MIDDLEBURY OXFORD

LOGISTICS CENTER

AVAILABLE FOR SALE

A PREMIER **620-ACRE**
DEVELOPMENT OPPORTUNITY

Middlebury, Oxford & Southbury
Connecticut



52M

CONSUMERS WITHIN A
5-HOUR DRIVE



40K

MANUFACTURING
EMPLOYEES WITHIN A
30-MINUTE DRIVE



I-84

IMMEDIATE ACCESS VIA
EXIT 16 CONNECTING
EAST COAST & CANADA

Exit 16

CBRE

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