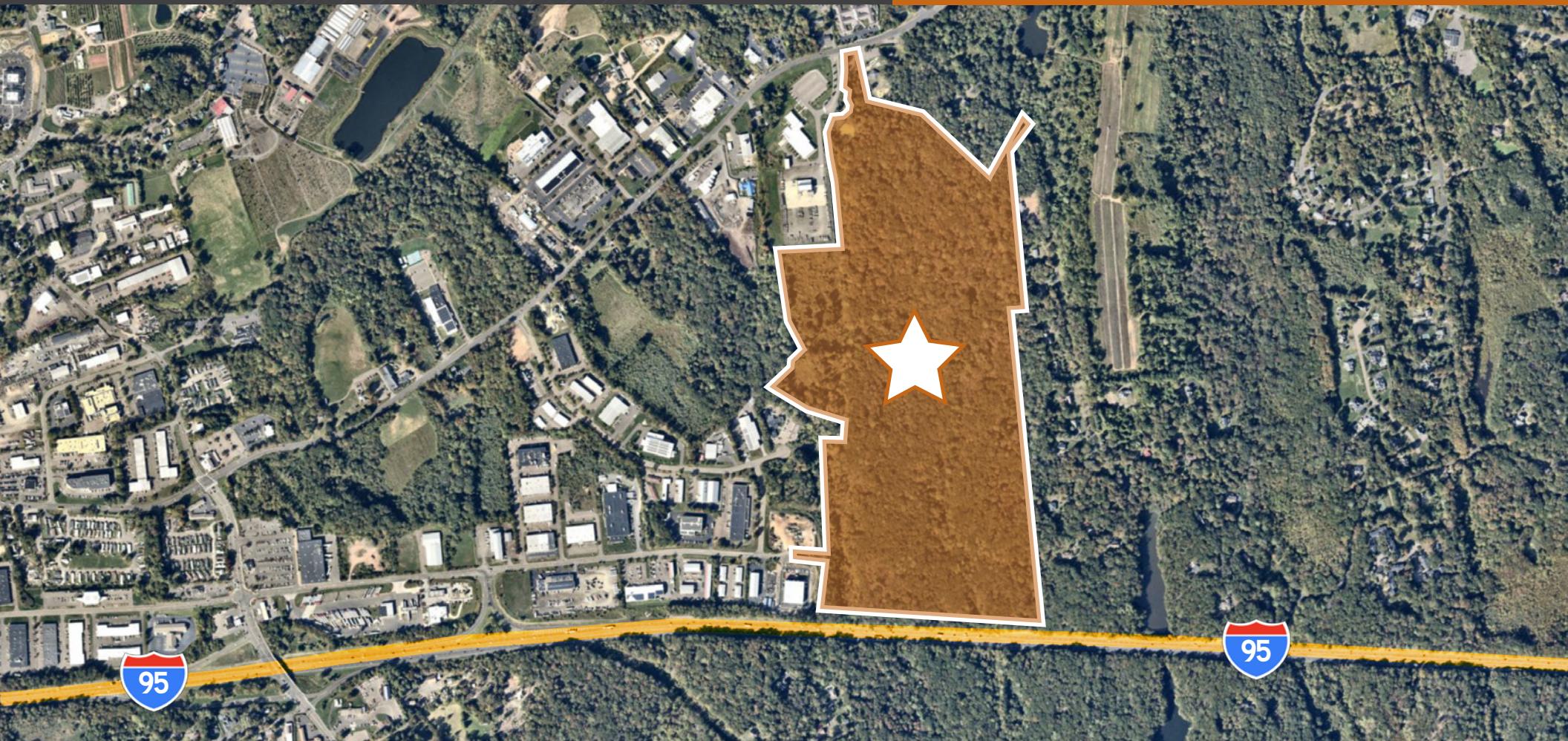


121 Acres of Possibility

One of the Largest
Remaining Sites Along
I-95 Between New York
and Boston



779 E. MAIN STREET, BRANFORD, CONNECTICUT

CBRE

779 E. Main Street, Branford, CT

This 121-acre parcel in Branford, CT offers direct frontage on I-95 and US Route 1, with 5 on/off ramps within 1,500 feet. The site has potential for multiple development plans, including pad sites for single-story buildings of up to 175,000 SF. Located in an attractive coastal community with a highly educated population of 30,000, the site is also close to transportation hubs, including Amtrak and Metro-North Railroad stations, and offers views of Long Island Sound, all with relatively low taxes and potential incentives.

- Direct frontage on US Route 1
- Served by 5 on & off ramps within 1,500 feet from site
- Site is served by all major utilities: sewer, water, electric, natural gas, and fiber optic cable
- Potential development plans include multiple pad sites capable of supporting up to 175,000 square feet each of single-story buildings and substantially more if multi-story
- Low taxes with potential incentives

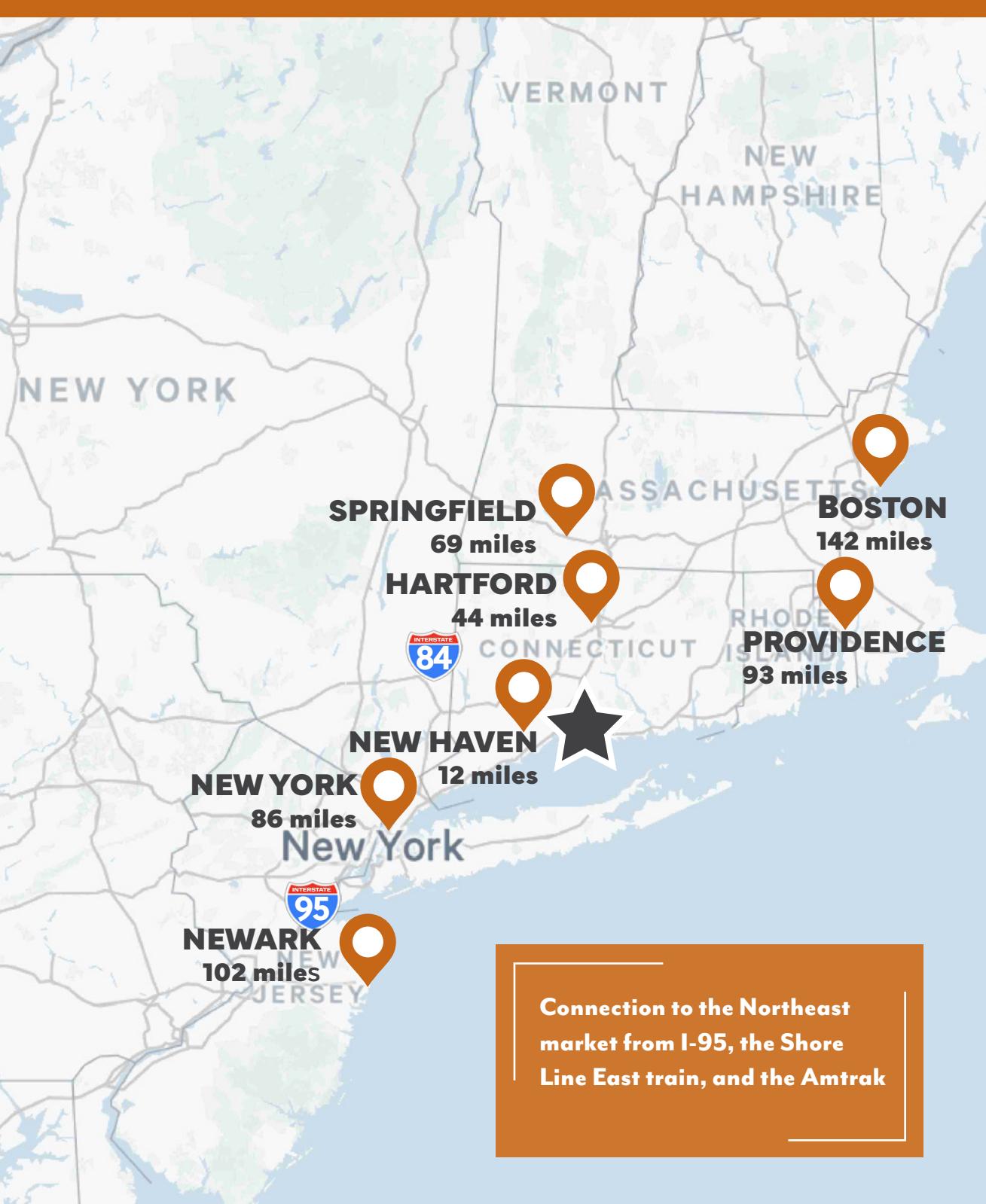


Prime Development Opportunities

With Direct Access to I-95 and US Route 1

- Can be developed as life science, a medical office, an office, retail, multifamily, or an industrial/logistic facility
- I-95 frontage
- Superb accessibility - less than 0.5 miles from the Exit 56 on & off ramps
- Potential for Long Island Sound visibility
- Signage visibility on I-95
- Connection to the Northeast market from I-95, the Shore Line East train, and the Amtrak





Superb Shoreline Location Along I-95

Highways

0.5 miles   Exit 56

20 miles

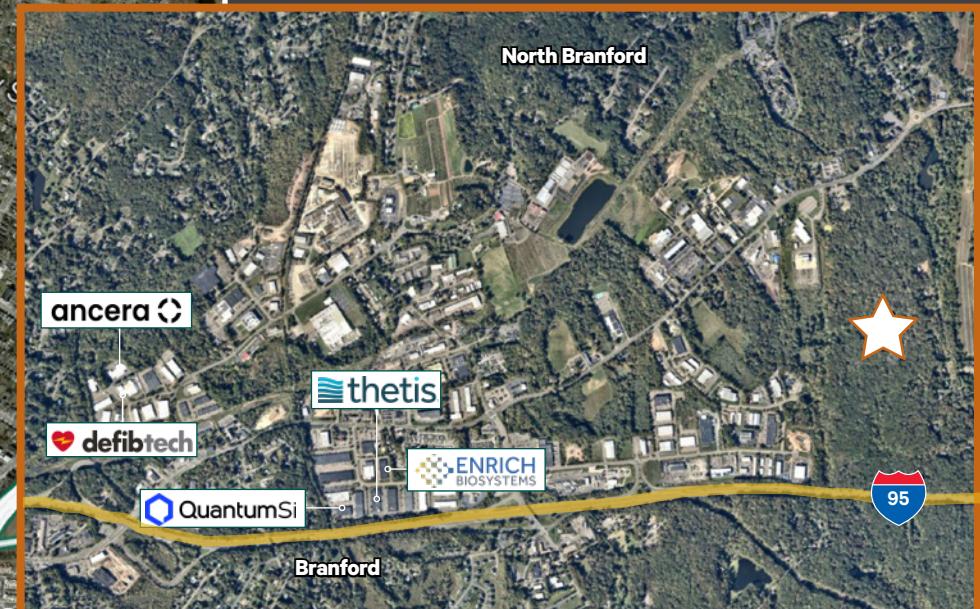
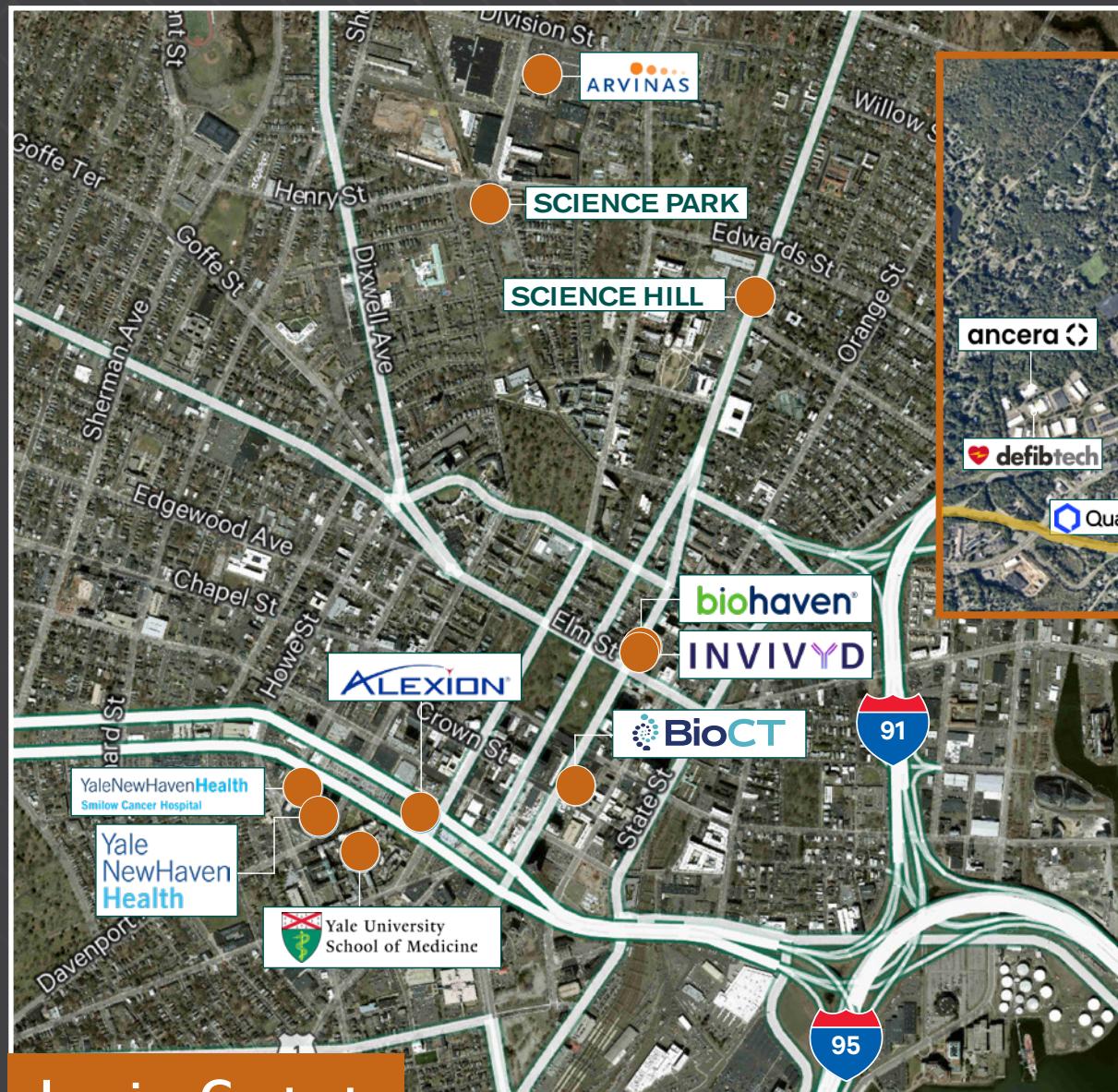
11 miles   Exit 48 interchange

Area Amenities

10 min	 Downtown New Haven
10 min	 Yale University Main Campus
10 min	 Two Renowned Hospitals
8 min	 Amtrak / Metro-North Railroad

Major Airports

8 miles	HVN	Tweed/New Haven
52 miles	BDL	Hartford/Bradley
86 miles	PVD	TF Green Airport (Providence) (Providing direct flights to over 20 cities in the US)
60 miles	HPN	Westchester County Airport
80 miles	LGA	LaGuardia Airport
87 miles	JFK	John F. Kennedy Int'l Airport



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