

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.

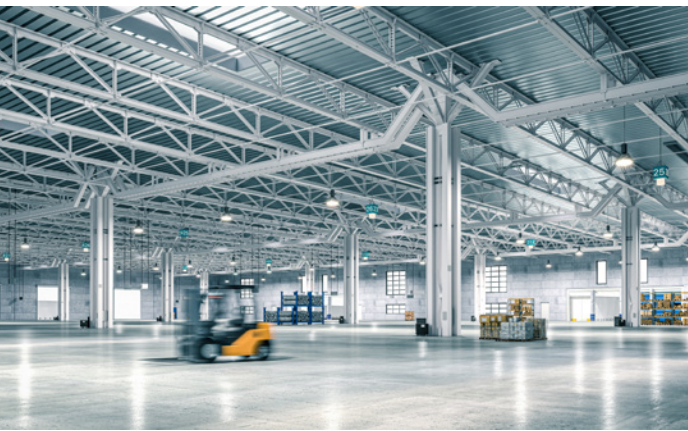
- Direct frontage on US Route 1
- Served by 5 on & off ramps within 1,500 feet from site
- Site is served by all major utilities: sewer, water, electric, natural gas, and fiber optic cable
- Potential development plans include multiple pad sites capable of supporting up to 175,000 square feet each of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



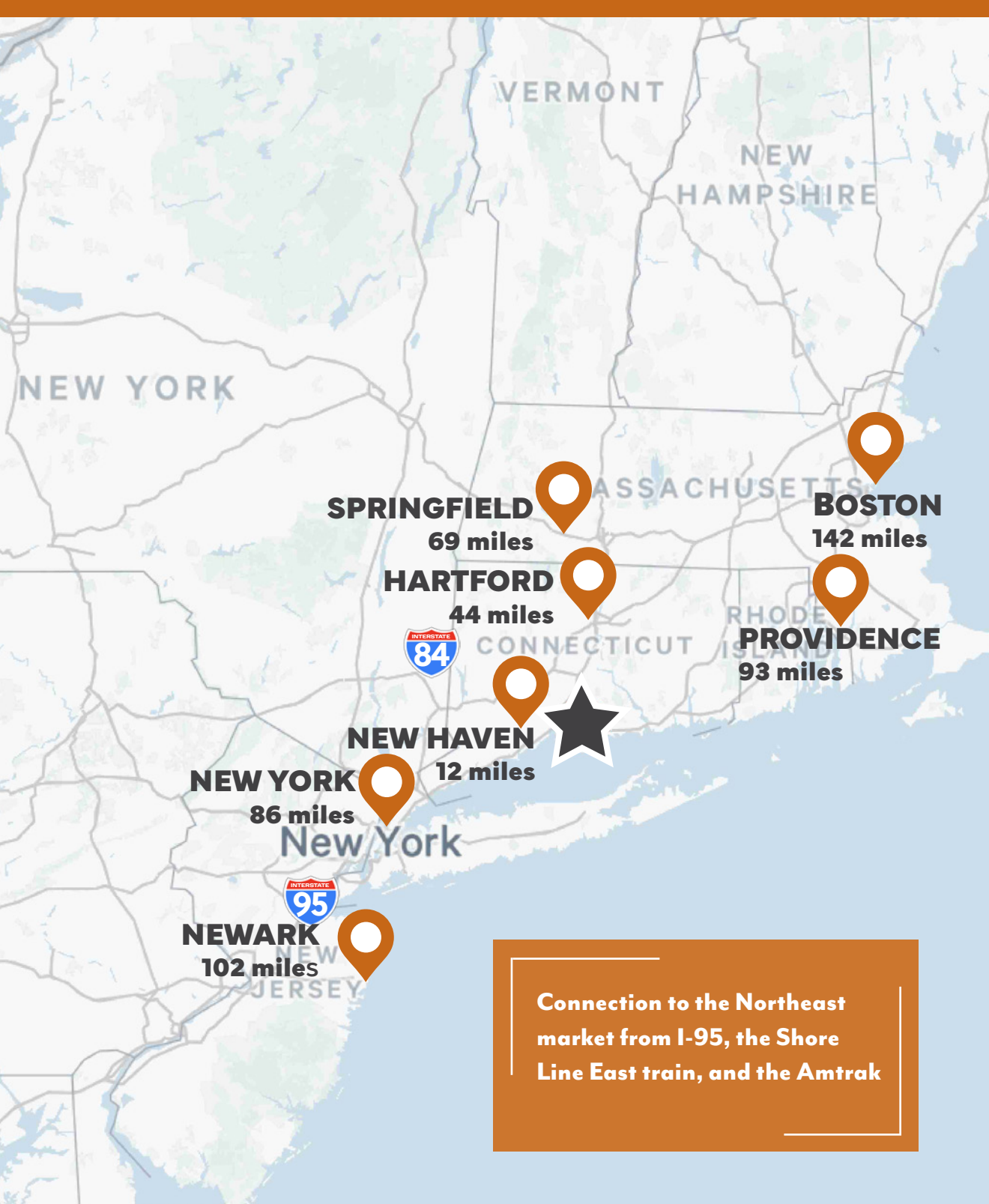
Prime Development Opportunities

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



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Superb Shoreline Location Along I-95

Highways

- 0.5 miles   Exit 56
- 20 miles 
- 11 miles   Exit 48 interchange

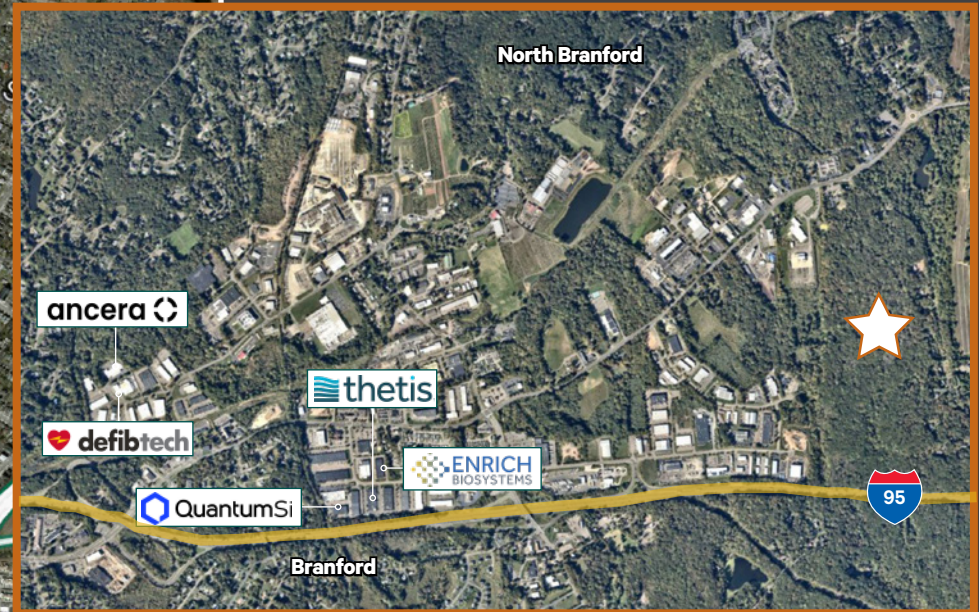
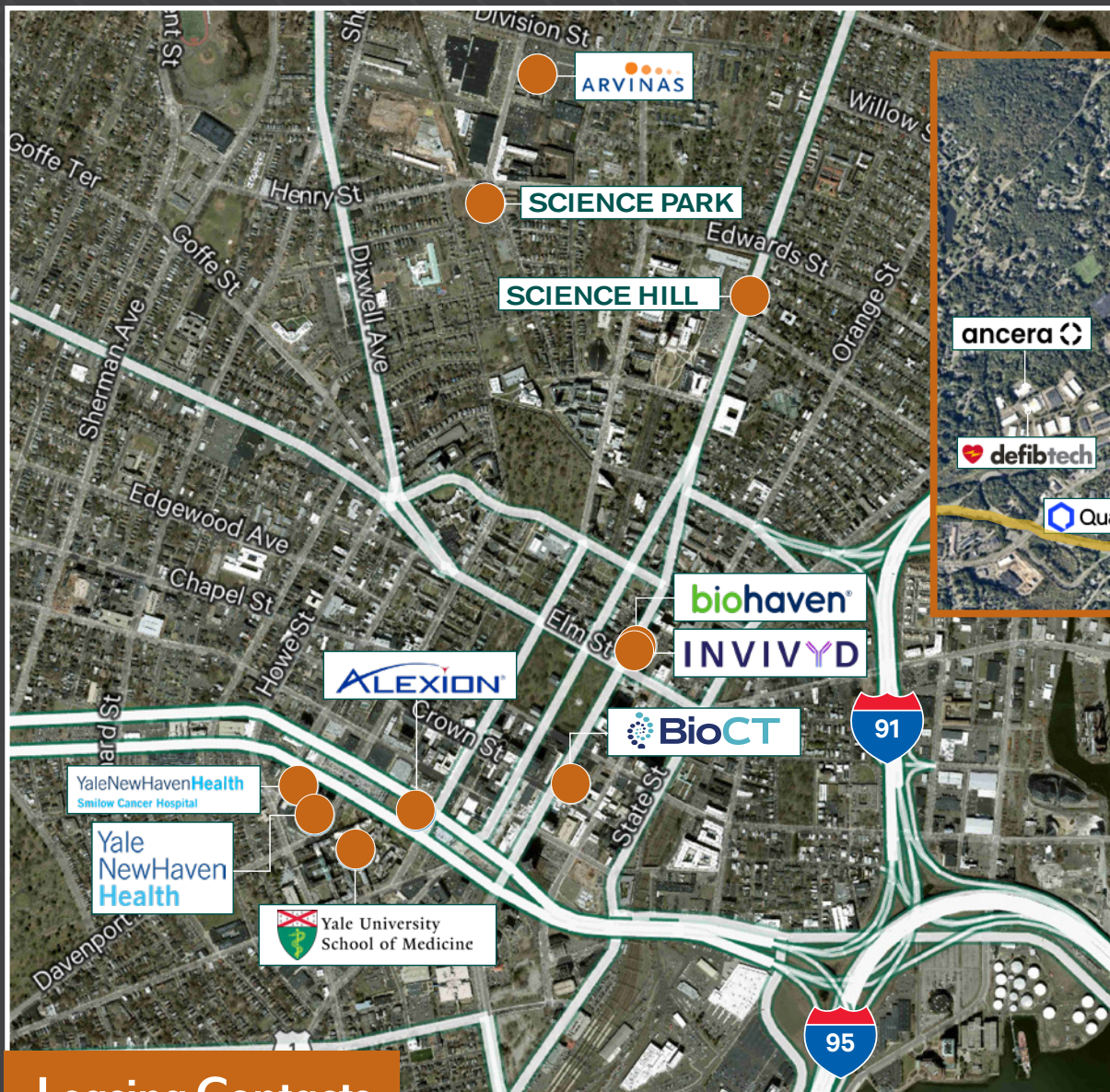
Area Amenities

- 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

Connection to the Northeast
market from I-95, the Shore
Line East train, and the Amtrak



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