



Colliers

Sale Price  
**\$750,000**  
for 8-acre site

**\$500,000**  
for 5-acre site

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## 500 Berlin Turnpike Berlin, CT 06037

### Two sites for sale: ±5 and ±8 acre lots

500 Berlin Turnpike has ±13 acres for sale in two lots: ±5 acres & ±8 acres. This property is ideally located with visibility on Berlin Turnpike and easy access to Route 5 and Route 15 and Route 9.

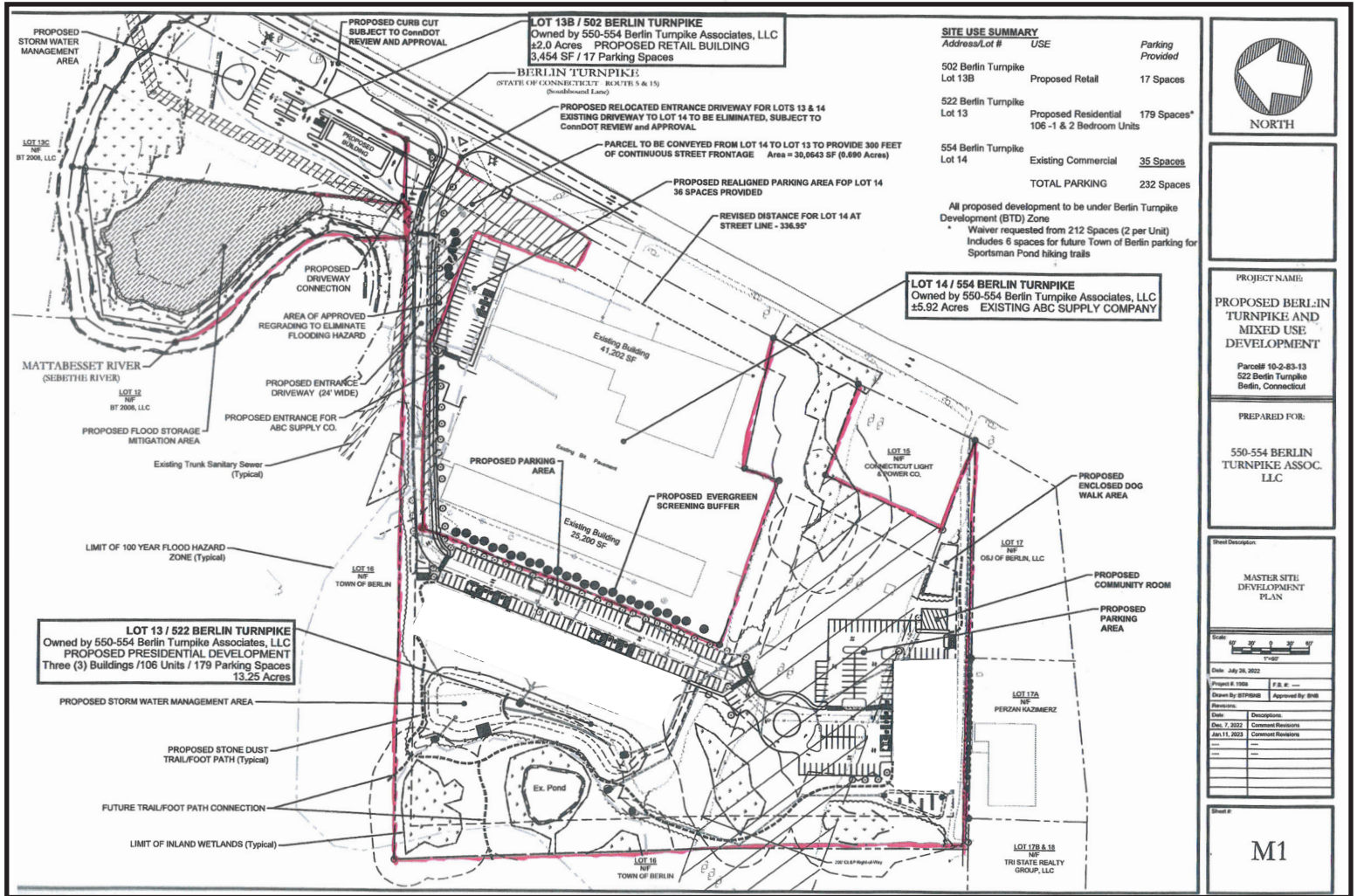
#### Features

- Excellent visibility on Berlin Turnpike
- ±8 acre site - can build up to 30,000 sf industrial building with outside storage
- ±5 acre site - can build 2,500 sf retail building
- 100% level
- Property utilities on site
- Owner financing available

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# 500 Berlin Turnpike


## SITE PLAN



**SITE USE SUMMARY**

Address/Lot #	USE	Parking Provided
502 Berlin Turnpike Lot 13B	Proposed Retail	17 Spaces
522 Berlin Turnpike Lot 13	Proposed Residential 106 -1 & 2 Bedroom Units	179 Spaces*
554 Berlin Turnpike Lot 14	Existing Commercial	35 Spaces
<b>TOTAL PARKING</b>		<b>232 Spaces</b>

All proposed development to be under Berlin Turnpike Development (BTD) Zone  
 \* Waiver requested from 212 Spaces (2 per Unit)  
 Includes 6 spaces for future Town of Berlin parking for Sportsman Pond hiking trails



**NORTH**

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PROJECT NAME:  
**PROPOSED BERLIN TURNPIKE AND MIXED USE DEVELOPMENT**

Parcel# 10-2-83-13  
 522 Berlin Turnpike  
 Berlin, Connecticut


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PREPARED FOR:  
**550-554 BERLIN TURNPIKE ASSOC. LLC**

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Sheet Description:  
**MASTER SITE DEVELOPMENT PLAN**

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Scale:  


Date: July 26, 2022  
 Project #: 1008  
 Drawn By: BTP/SMB  
 Approved By: SMB

Date	Description	Comment/Revisions
Dec 7, 2022	Comment Revisions	
Jan 11, 2023	Comment Revisions	

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Sheet #  
**M1**

**Contact:**



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