



Colliers

Sale Price
\$390,000

Timber Ridge Road, Lot #7 Middletown, CT 06457

±6 acre commercial / industrial site
Prime opportunity for investor/user

**Includes site plans, auto CAD files, soil /
wetland reports**

Features

- Commercial/Industrial vacant lot consisting of ±6 acres
- Prime opportunity for investor/user to build new in an ideal well developed industrial zoned area of Middletown
- Owner will include Complete Site Plans, Auto CAD Civil 3D project drawing files, Soil Scientist Report, Storm Water Management Report
- Lot is easily accessible to 1-91 at exit 20 and Route 372
- Property has all city utilities (water, sewer, gas)
- Great location for office, warehouse, manufacturing, technology services, medical, laboratory, machine shop

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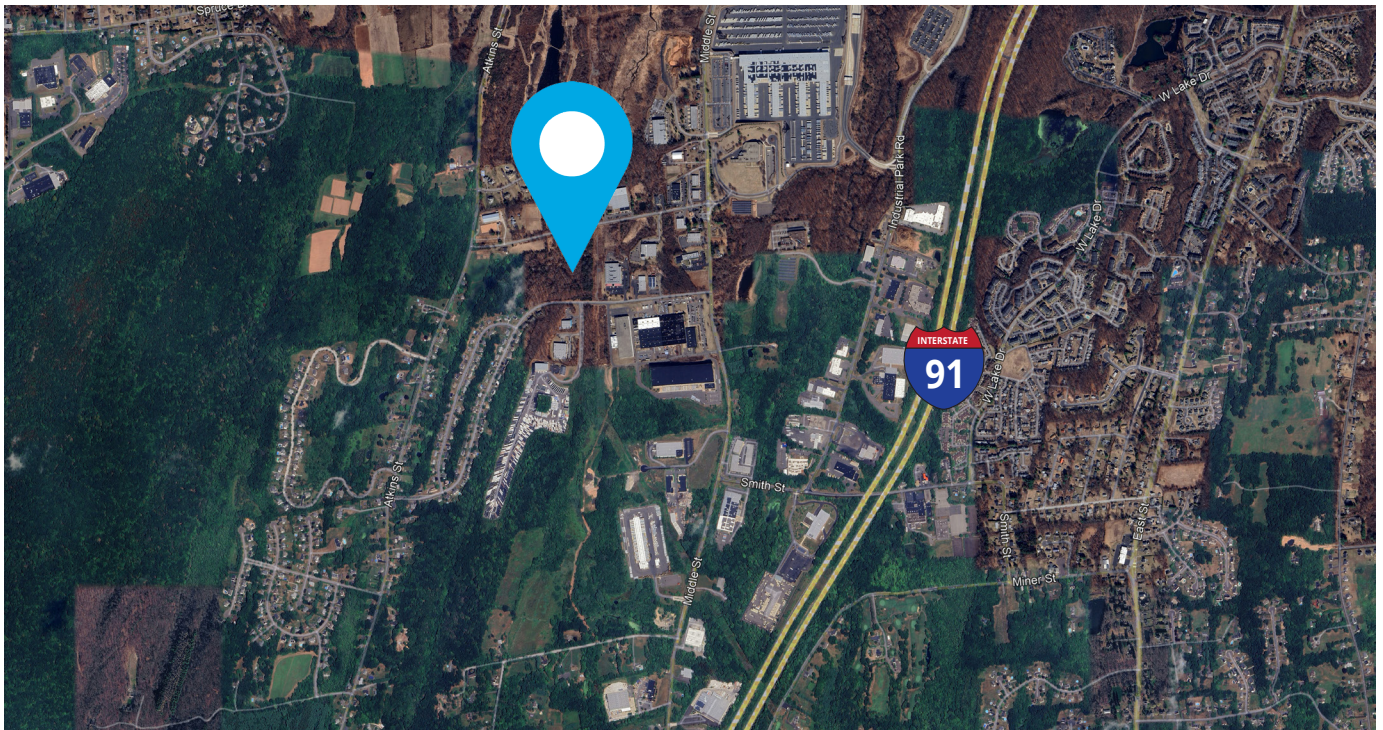
Accelerating success.

New Opportunity — Fully Documented Site Package Included!

Reintroducing this prime property in the IT Zone of Timber Ridge Road in Middletown, CT. with a newly adjusted price with exceptional added value.

The sale price now includes a complete package of development resources:

- Site Plans
- AutoCAD Civil 3D drawing files
- Certified Soil Scientist reports
- Stormwater Management reports
- This turnkey offering provides everything needed to move forward with confidence — saving both time and engineering costs. Additional added value would be to utilize the prior engineering and architectural team that were used from a previous project that did not go forward.
- Ideal for developers, engineers, or investors seeking a ready-to-go parcel with all documentation in place. Don't miss the chance to secure a fully planned site at a new competitive price — positioned for smooth permitting and accelerated project launch.



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GIS Mapping



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