



# Development Site for Sale

## 2225 Reservoir Ave., Trumbull CT

### 6.223 Acres



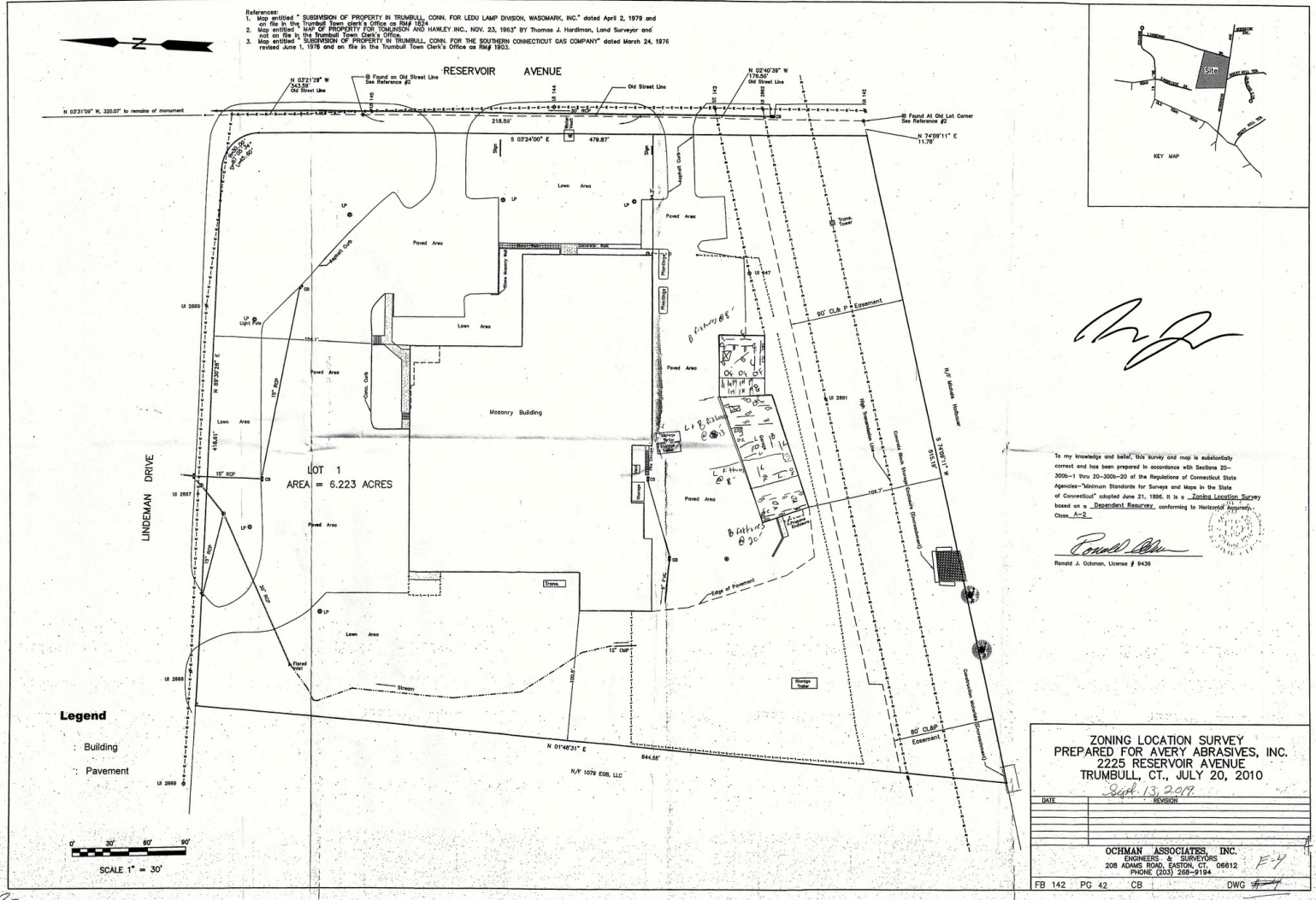
- Price:\$4,800,000
- Lot Size:6.223 AC
- Total Building Area: 40,193 SF
- Zoning Description: I-L2
- 2025 Taxes: \$76,560.00
- A wonderful Investment opportunity in Trumbull CT.
- Close to Merritt Parkway and Route 8.
- The subject land is generally level and has public water, sewer and natural gas. The property is presently improved with a 40,193+- square foot manufacturing facility with some office space. According to public record the building has 14' ceiling height and 4 docks. There is also a second building consisting of 5,571 +- sf.



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# Site Plan





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