

# FOR SALE | 12.05± ACRES OF INDUSTRIAL LAND COMMERCE INDUSTRIAL PARK | MINUTES FROM I-84 & I-91

51 Commerce Road, Manchester, CT 06042

SALE PRICE: \$900,000 (\$75,000/ACRE)

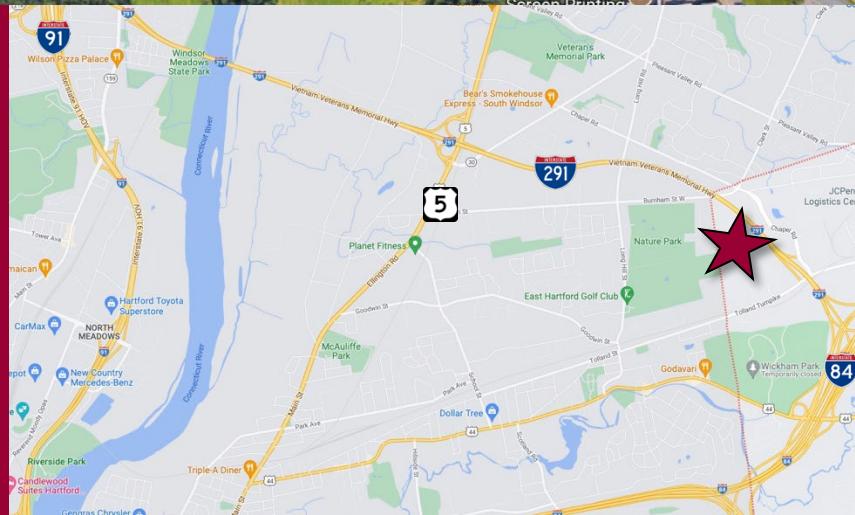
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## Property Highlights

- 12.05± acres
- Level topography, mostly cleared
- Zoning: IND
- Highway Visibility, I-291
- Traffic: 47,300 ADT on I-291
- Minutes from many area amenities

For more information contact: Jay Morris | 860-721-0033 | [jmorris@orlcommercial.com](mailto:jmorris@orlcommercial.com)

O,R&L Commercial Integrated Real Estate Services | [www.orlcommercial.com](http://www.orlcommercial.com)

2 Summit Place, Branford, CT 06450 • Tel: (203) 488-1555 • Fax: (203) 315-4046 | 2340 Silas Deane Highway, Rocky Hill, CT 06067 • Tel: (860) 721-0033 • Fax: (860) 721-7882

While the information contained herein has been obtained from sources deemed to be reliable, no guarantee is made as to its accuracy.

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SITE INFORMATION:	SITE AREA	ASSESSMENT	MILLS	TAXES	ZONING	TOTAL PRICE
51 Commerce Road	12.05± acres	\$240,000	31.42	\$7,541	Industrial	\$900,000

MAX ACRES CONTIGUOUS: 12.05± acres

MIN. ACRES FOR SALE: 12.05± acres

TOPOGRAPHY: Level

SITE IMPROVEMENTS: None

POTENTIAL USES: Industrial / Flex

HIGHWAY ACCESS: I-291 Exit 5

### UTILITIES:

SEWER: Available

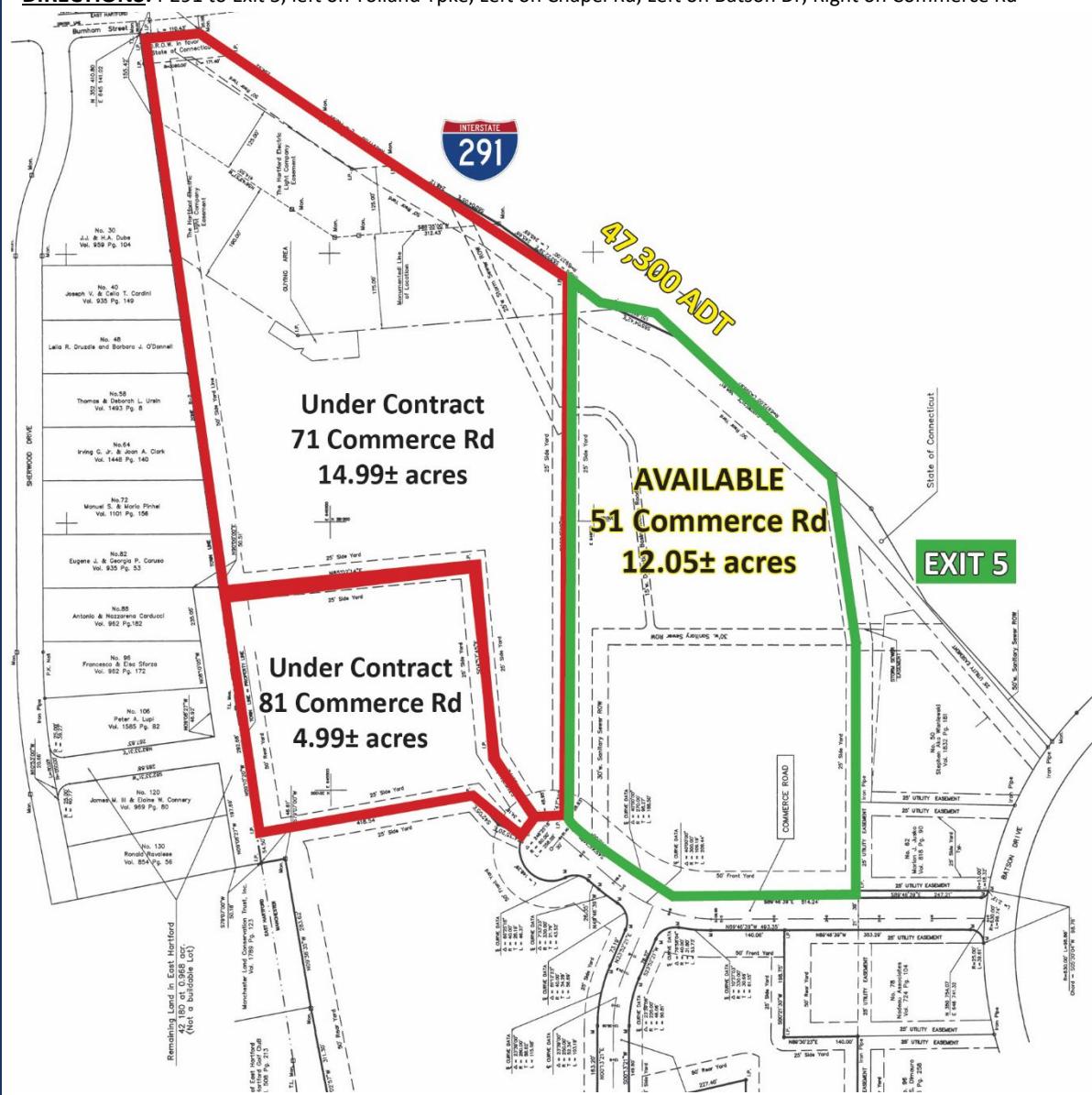
WATER: Available

GAS: Available

ELECTRICITY: Available

**COMMENTS:** Flat, cleared land, 2 lots can be sold separately or combined. Adjacent lot also available for sale.

**DIRECTIONS:** I-291 to Exit 5, left on Tolland Tpke, Left on Chapel Rd, Left on Batson Dr, Right on Commerce Rd



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- 12.05± acres
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- Zoning: IND
- Highway Visibility, I-291
- Traffic: 47,300 ADT on I-291
- Many area amenities
  - Shopping
  - Banking
  - Dining



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