

**For Lease or Redevelopment  
70,680 SF on 46.9 acres**

# Premier Corporate Campus

584 Derby-Milford Road, Orange, CT

Former Fortune 500 Headquarters Reimagined for Life  
Science, Educational or Office/Medical

**CBRE**  **Belfonti**  
COMPANIES



# Available

## Site Offers Exceptional Visibility from the Merritt Parkway

CBRE is pleased to bring to market a rare opportunity to lease or redevelop one of Southern Connecticut's premier corporate campuses, formerly home to The University of New Haven's Orange Campus and originally designed as the global headquarters for Hubbell Incorporated. This exceptional property combines Class-A infrastructure, expansive acreage, and a serene, park-like setting, making it ideal for office, medical office, life sciences, and specialized institutional users seeking a high-quality environment with room to grow.

## Campus Amenities



Full-service cafeteria with commercial kitchen



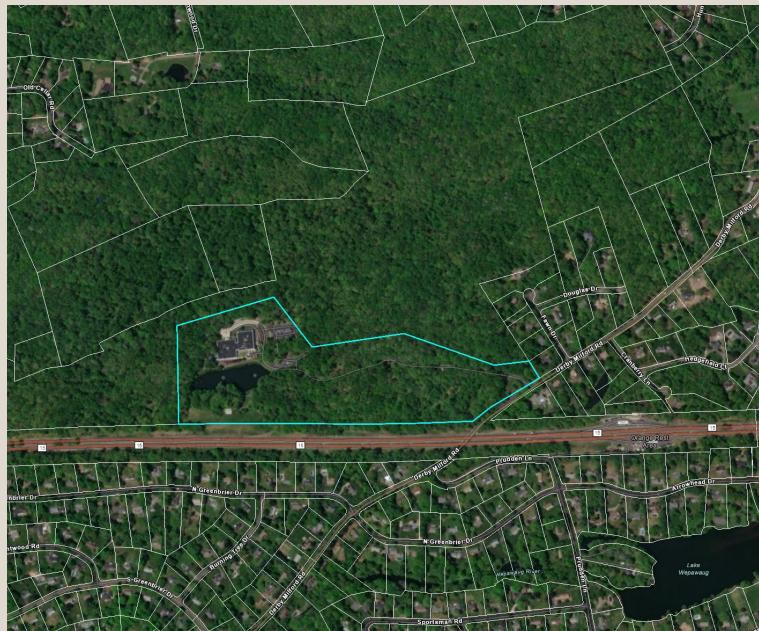
Fitness center with sauna, steam room & showers



Private, secure environment for office, medical, or institutional operations

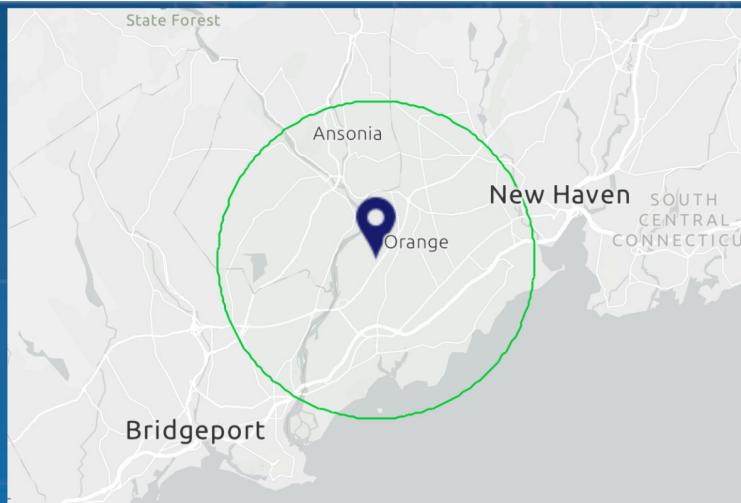


Executive wing with fireplace & private restroom





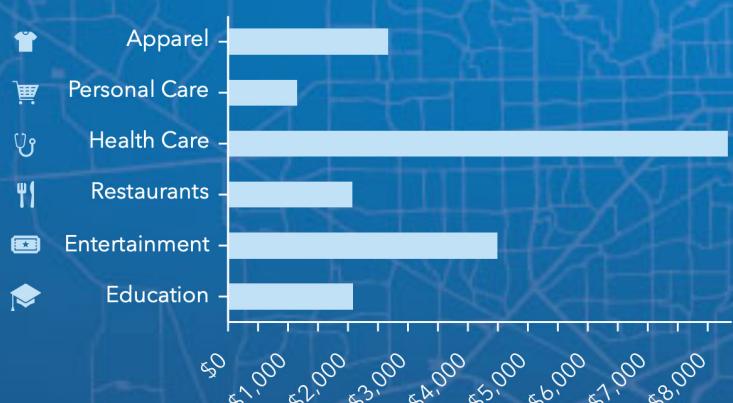
- 46.9 acre corporate campus
- Full building A/C
- Wet sprinkler system
- City water, septic, hot water heat
- Zoning: Office Park District (OPD)
- Tax abatement available from the Town of Orange



#### SITE DETAILS

Building Area (sq. ft)	70,680
Site Area (sq. ft)	2,042,964
Frontage (ft)	2,417
Parking	166

#### ANNUAL SPENDING PER HOUSEHOLD



#### KEY DEMOGRAPHIC FACTS



**Source:** This infographic contains data provided by Esri-U.S. BLS (2025, 2030), Esri (2025, 2030).

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# Premier Corporate Campus

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