



HOULIHAN LAWRENCE
WARECK D'OSTILIO

FOR SALE
11.5 acres

\$8.5M



FOR SALE
855 BOSTON POST RD,
WEST HAVEN, CT



HOULIHAN LAWRENCE
WARECK D'OSTILIO

PRIME DEVELOPMENT OPPORTUNITY

855 Boston Post Road, West Haven, CT

Spanning an expansive 11.5 acres, this exceptional property at 855 Boston Post Road offers unparalleled flexibility for a variety of development opportunities. Situated in the vibrant and rapidly growing city of West Haven, this site features a 60,375 square foot industrial building, perfect for immediate use or further expansion.



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WARECK D'OSTILIO

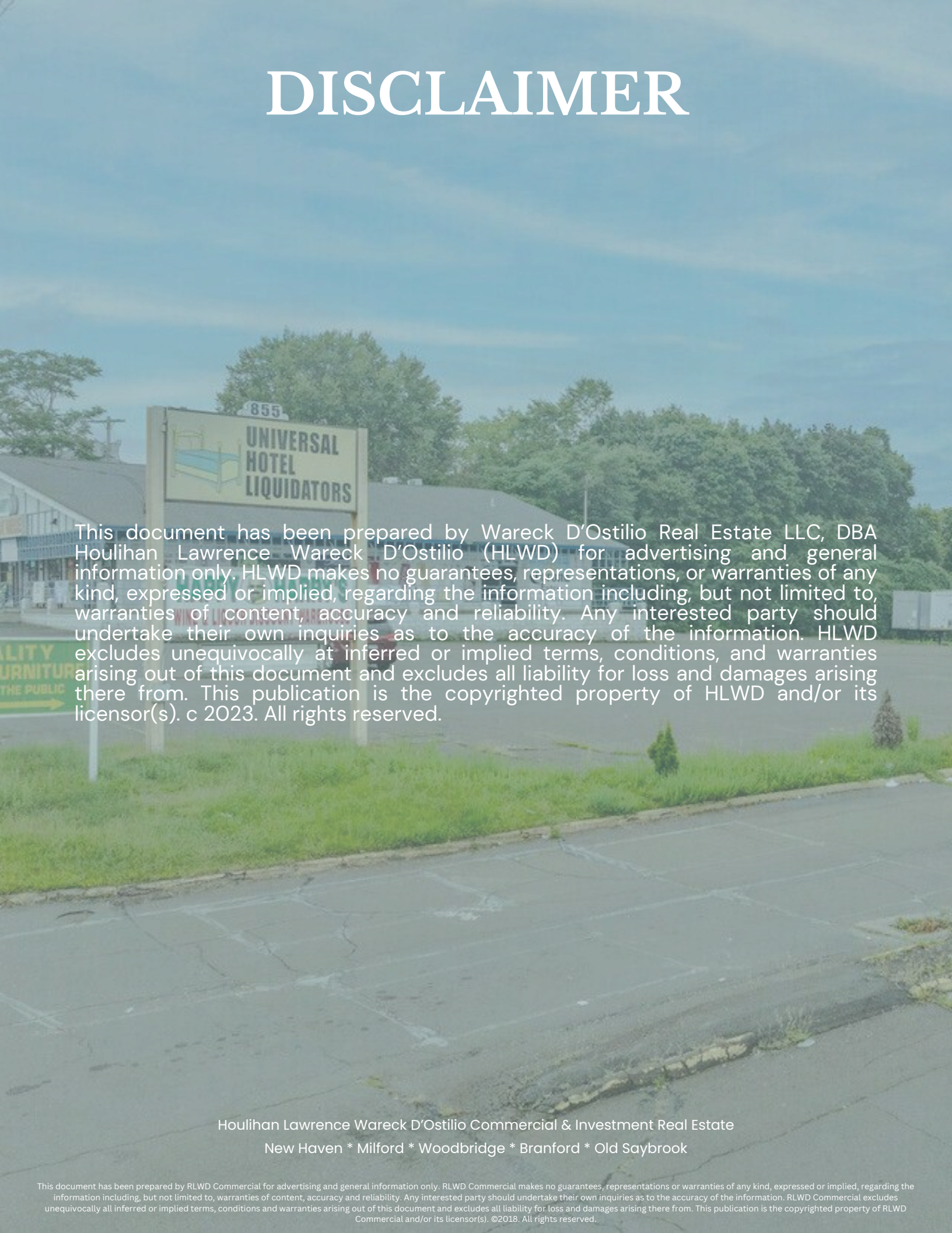
855 ORANGE AVE

(BOSTON POST RD)
WEST HAVEN CT, 06516



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Houlihan Lawrence Wareck D'Ostilio Commercial & Investment Real Estate
New Haven * Milford * Woodbridge * Branford * Old Saybrook

PRIME DEVELOPMENT OPPORTUNITY

855 Boston Post Road, West Haven, CT

Key Features:

Options for Development

11.5 acres of land in a prime location with excellent visibility and accessibility

60,375 sq. ft. industrial building, ideal for manufacturing, warehousing, or other industrial uses.

Zoning allows for further industrial development, giving investors and developers the chance to expand or repurpose the site

Potential for retail development due to its prime frontage on Boston Post Road, a major commercial corridor

Multi-family residential development possibilities, capitalizing on the area's growing demand for housing

Feasibility for self-storage facilities, catering to the local population's storage needs



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PRIME DEVELOPMENT OPPORTUNITY

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This property's strategic location, just minutes from I-95 and major transit routes, provides easy access to nearby cities like New Haven and Milford, making it a highly attractive investment. Whether you're looking to expand your industrial footprint or explore mixed-use development, 855 Boston Post Road presents a versatile and valuable opportunity.



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REAR LOADING DOCK

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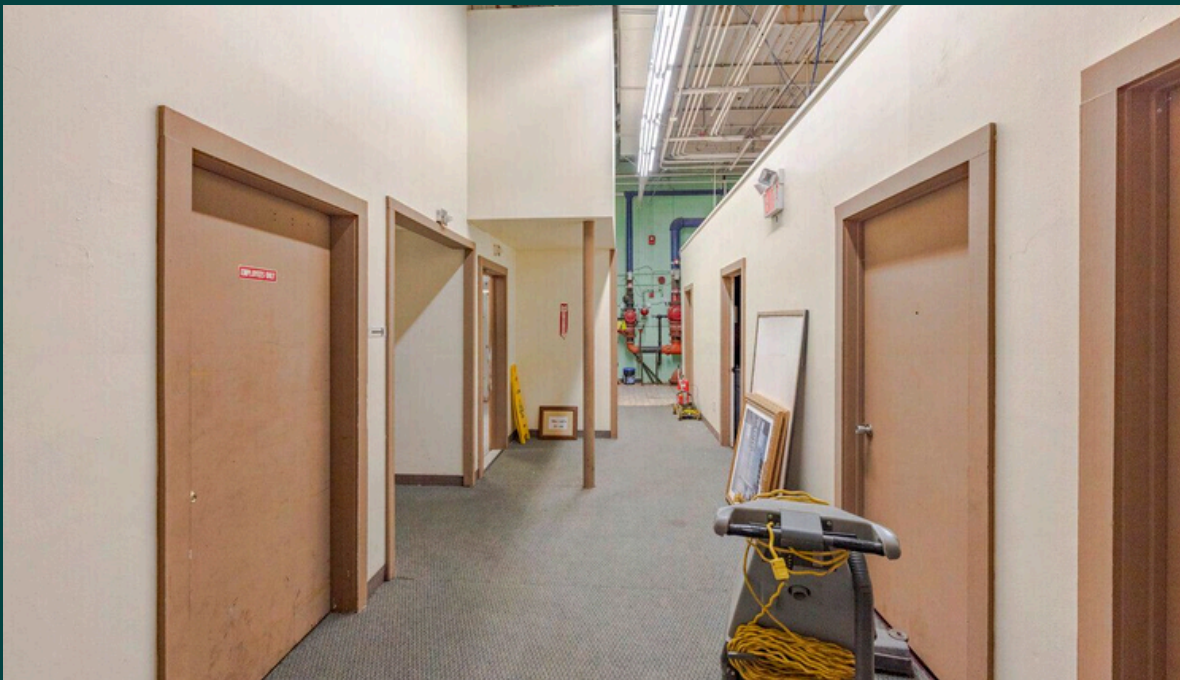
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INTERIOR PHOTOS

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Opportunity: Acquire and develop 855 Orange Avenue (Boston Post Road), West Haven.

Current Approvals:

150 Market rate apartments

Potential for Phase 2 of multifamily development, the addition of 150 market-rate apartments

Approximately 11.5 acres

(Development does not have to include a multifamily component)

Houlihan Lawrence Wareck D'ostilio is offering the property and approvals belonging to the front of site along Orange Avenue. The property, standing 11.5 acres, includes the approximate 60,375 square foot industrial building in the rear of the property with access via Farwell Street.

Also included on the property is an estimated 9,679 square feet of retail.



Economic Impact:

- University of New Haven contributes over \$914 million to the local economy (Q1 2023 study)
- Enrollment of over 7,500 undergraduate and graduate students
- Recent expansion includes two dozen new courses and the new Bergami Hall for STEM research/innovation (0.7 miles from 855 Orange)

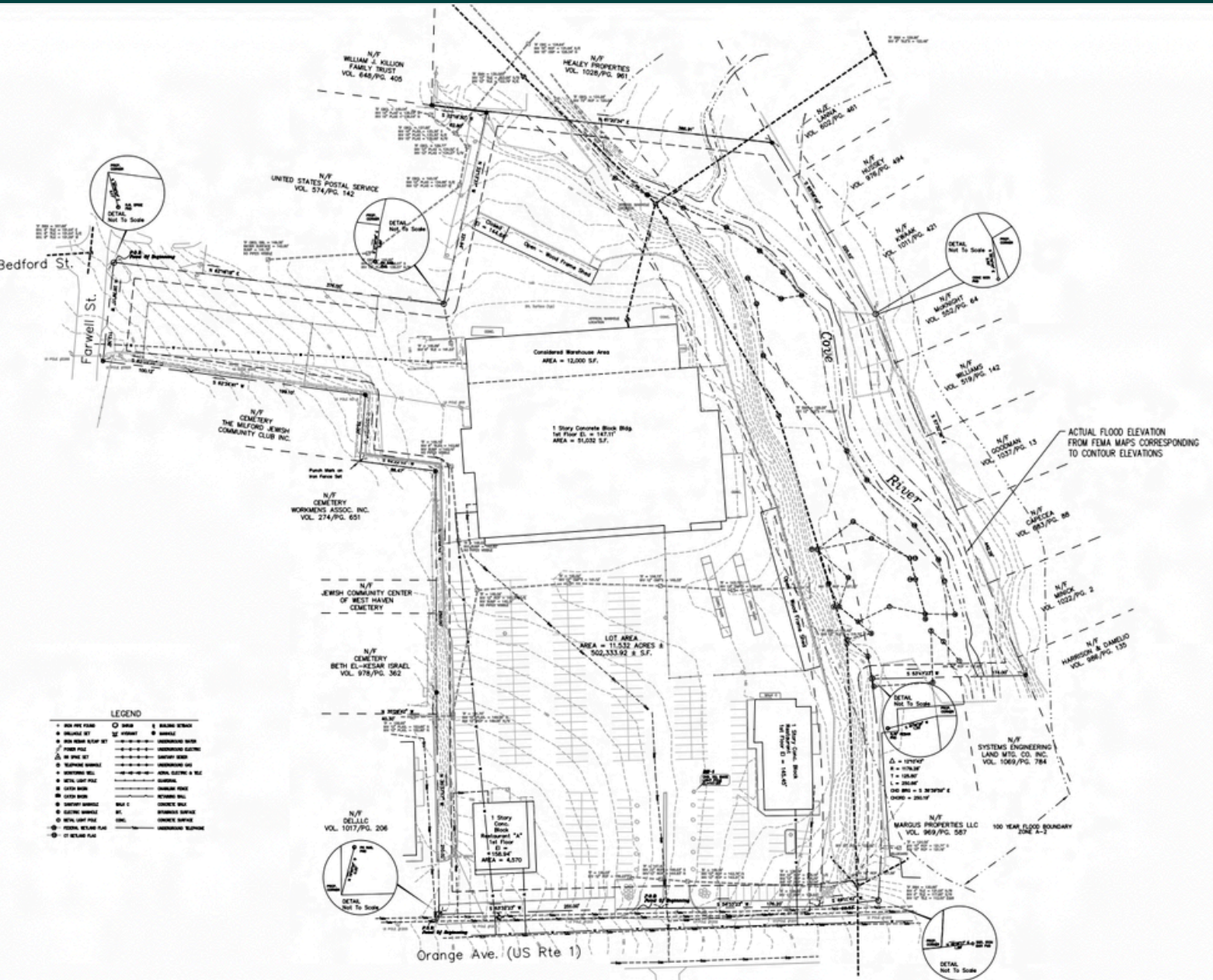
Location Benefits:

- 0.75 miles from the University of New Haven
- Outstanding visibility along Boston Post Road (Orange Avenue)
- Proximity to national retailers (ShopRite, Target, Walmart)

Project Features:

- 91 one-bedroom apartments
- 59 two-bedroom apartments
- Highly visible retail space
- Modern amenities
- Rooftop terrace
- Tucked-under parking

SITE PLAN



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LOCATION OVERVIEW

Yale Centric Location:

- 2.6 miles to Yale New Haven Hospital
- 2.3 miles to Yale West Campus
- 3 miles to Yale University
- 3 miles to Saint Raphael's Campus (Yale New Haven Hospital)

VA Connecticut Healthcare:

- 1.7 miles away
- 216 staffed beds
- Consistently ranks among the top VA medical facilities nationwide for clinical care

Yale Wu Tsai Neuroscience Institute:

- 3.3 miles away
- Moved to 100 College Street in 2022
- Aims to integrate and enhance neuroscience infrastructure globally

Metro-North Train Access:

- 2.2 miles to West Haven's Metro-North train station
- Direct access to New York's Grand Central Terminal

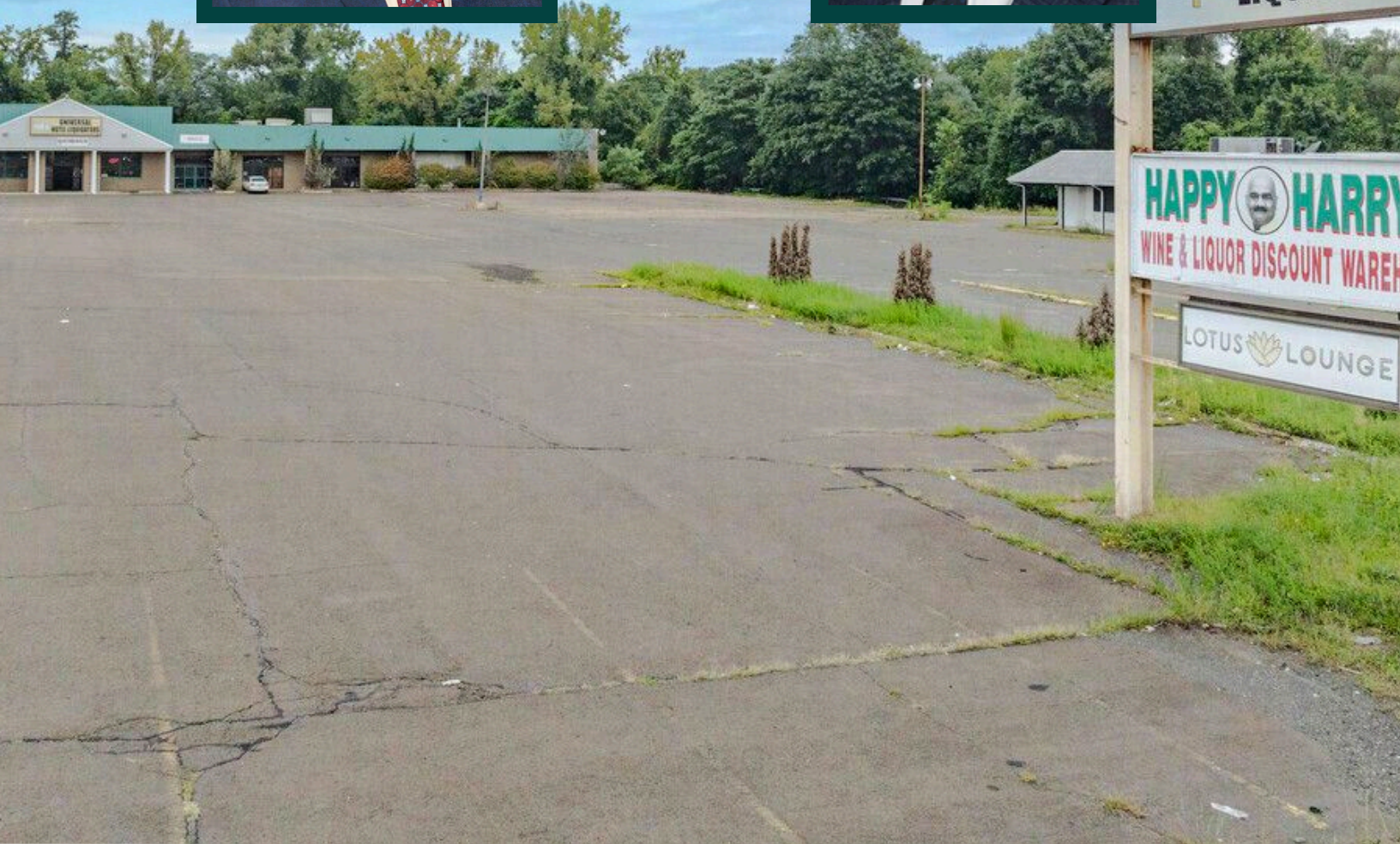
Biotechnology Hub:

- 3.3 miles to 101 College Street
- New 500,000-square-foot, 10-story bioscience lab and office tower set for completion this year
- 90% of space will be leased to life science companies, including Arvinas, BioCT, and Yale University

Transportation Access:

- Less than 2 miles to Interstate 95
- 10 minutes to Interstate 91
- 10 minutes to Downtown New Haven's Central Business District
- 20 minutes to Bridgeport (home to Sikorsky, the largest private employer in Connecticut)
- Less than 15 minutes to CT Route 8 corridor





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