



Colliers

Reduced Sale Price
\$375,000

Timber Ridge Road, Lot #7 Middletown, CT 06457

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

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
- 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, brewery, medical, laboratory, machine shop

Scott de Lemos

860 616 4017

scott.delemos@ct.colliers.com

Philip Gagnon, SIOR

860 616 4016

philip.gagnon@ct.colliers.com

864 Wethersfield Avenue

Hartford, CT 06114

860 249 6521 Main

colliers.com/hartford

Copyright © 2025 Colliers International. Information herein has been obtained from sources deemed reliable, however its accuracy cannot be guaranteed. The user is required to conduct their own due diligence and verification.

GIS Mapping



Scott de Lemos
860 616 4017
scott.delemos@ct.colliers.com

Philip Gagnon, SIOR
860 616 4016
philip.gagnon@ct.colliers.com

864 Wethersfield Avenue
Hartford, CT 06114
860 616 4022 Direct
860 249 6521 Main

colliers.com/hartford