

FOR SALE or LEASE:

INDUSTRIAL LAND WITH I-95 VISIBILITY

194 Ella T. Grasso Boulevard, New Haven, CT

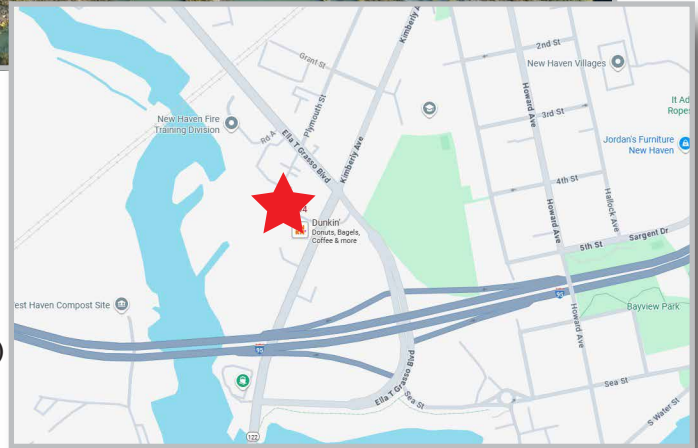


COLONIAL PROPERTIES



BUILDING INFORMATION

Sale Price:	\$850,000
Lease Price:	\$10,000/Month
Acreage:	10.6 +/- (Town Record)
Zoning:	IL
Taxes:	\$14,193/yr.



HIGHLIGHTS

- First time on the market for Purchase!
- Location offers strong visibility and traffic exposure along major road (Rte. 10)- supports signage & I-95 visibility
- Access to utilities- (electric, gas, water, sewer) in street
- Zoning along corridor supports industrial, assembly, warehouse, sales, service and showroom.



200 Boston Post Road, Orange, CT 06477

www.colprop.com



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PROPERTY DESCRIPTION

Exceptional opportunity to acquire acreage of industrial land on Ella T. Grasso Blvd in New Haven. Zoned IL, this property is ideal for contractors, storage, or development. Convenient access to I-95, I-91, and Downtown New Haven makes it a strategic location for logistics or distribution users. Rare large-scale parcel in the heart of New Haven's industrial corridor.



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GIS PARCEL MAP

