

# INCREDIBLE LOCATION FOR SALE/LEASE — 193 MARSH HILL ROAD, ORANGE



|                        |  |
|------------------------|--|
| <b>SIZE :</b>          | 21,840 SF (expansion possible to 48,000 SF)<br>(In addition, 4,680SF of Basement space )   |
| <b>LAND:</b>           | 3.71 acres   |
| <b>ZONING:</b>         | LI-2   |
| <b>USES:</b>           | Lab Space, Office, manufacturing, Warehousing, Public Storage  |
| <b>SPRINKLER:</b>      | Wet System   |
| <b>POWER:</b>          | 1,600 Amp 208/120 3-Phase  |
| <b>HVAC:</b>           | Fully Air-Conditioned, gas heat  |
| <b>CEILING HEIGHT:</b> | 12 - 16 FT Clear   |
| <b>CONSTRUCTION:</b>   | <ul style="list-style-type: none"><li>• Steel, concrete block/brick and decorative stone, skylight</li><li>• New rubber membrane roof (2016)</li></ul> |
| <b>PARKING:</b>        | 50 surface spaces  |
| <b>LOCATION:</b>       | Less than ¼ mile to Exit 41 I-95 to a mecca of retail stores on the Boston Post Road (Rte. 1) Orange.  |
| <b>TRAFFIC COUNT:</b>  | 21,000 cars per day.   |
| <b>TAXES:</b>          | \$38,875. 20 (2022)  |
| <b>SALE PRICE:</b>     | UPON REQUEST   |

**FOR MORE  
INFORMATON CONTACT:** Chris O'Hara  
203-257-0032  
203-831-4187

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