

Up To
500,000 SF
Available



99 RIVER ROAD

Lisbon, CT 06351

Sale Price: \$8,000,000

Lease Rate: Negotiable

Colliers

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OPPORTUNITY OVERVIEW

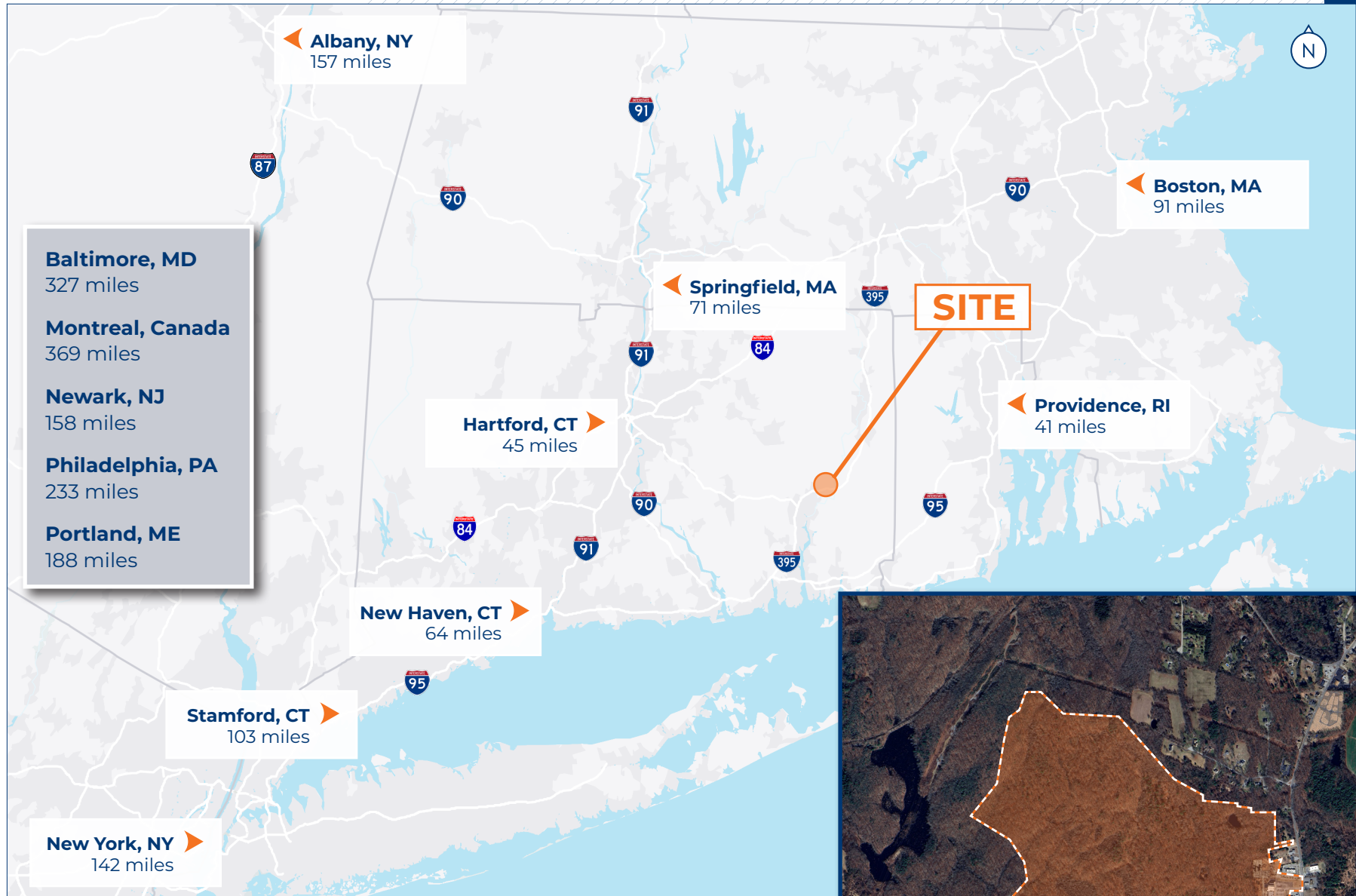
We are pleased to present a premier, ground-up development site at 99 River Road in Lisbon, CT, tailored for a large-scale industrial project of approx. 500,000 SF. This is a strategic opportunity to secure a trophy site in a rapidly evolving industrial market in Southeastern Connecticut.

LOCATION HIGHLIGHTS

- » Strategically located along State Route 12 in Lisbon (Jewett City postal), offering excellent access and visibility.
- » Immediate proximity to I-395 (Exit 21/21A) enhances connectivity to the region's major transportation corridors.
- » Lisbon lies within the Southeastern Connecticut Planning Region; a labor-rich catchment area and part of the corridor that supports major tenants and infrastructure.
- » Approvals for the site will be completed by March 31, 2026.

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| Building Size | Up to 500,000 SF |
| Site Size | ±60 acres |
| Ceiling Height | 30'-60' clear |
| Column Spacing | 50'x50' |
| Loading Docks And Or Drive-in Doors | 48 |
| Auto Parking | 825 spaces |
| Trailer Parking | 96 spaces |
| Lighting | High bay LED with motion sensors |
| Office Space | Build to suit |
| Sprinklers | ESFR |
| Floors | 7" slab 4000 lb PSI |
| Construction | Tilt up insulated panel with architectural accents |
| Roof | TPO membrane with 20 year warranty |

SITE ACCESS



Join other companies located along the I-395 Corridor:
Amazon, Bob's Discount Furniture, Electric Boat, Lowe's,
Pfizer, Staples, Frito Lay, United Natural Foods and others.



LOCATION



SITE & DEVELOPMENT POTENTIAL

- The property historically listed at 99 River Road included over 200 + acres (approximately 12 + usable acres cited) with two access points, significant road frontage and prior use as retail/ supermarket site.
- This offers a “ground-up” entitlement play for a state-of-the-market Class A industrial facility (≈500,000 SF) or multi-tenant logistics campus.
- Key development attributes include:
 - » Large land parcel (scale to accommodate half-million SF building footprint, trailer courts, car parking, and drive-in/drive-thru circulation)
 - » Proximity to utilities, road frontage and access (as noted: 855’ frontage, two access points onto River Rd)
 - » Market tailwinds: Southeastern CT is seeing increase in industrial demand given e-commerce, regional manufacturing, aerospace/defense supply-chain (e.g., in proximity to major employers).
 - » Entitlement scope: Completion target date is March 31, 2026.

COMPETITIVE POSITIONING & VALUE PROPOSITION

- High-quality, large-format, highly functional industrial product opportunities remain limited in this corridor—this site offers scarcity value.
- A half-million-square-foot building offers scale: single-tenant occupant, distribution hub, regional fulfillment center, or flex/ industrial campus.
- From a capital markets/investor lens: Ground-up build-to-suit offers strong lease structuring potential (long-term lease, tenant improvements amortized, strong credit tenant, etc.).
- Potential for value-add: Early-stage entitlement/development gap may allow developer/investor to capture attractive basis and upside on rent escalation/lease term.
- The site’s visibility and location along Route 12 and near the I-395 interchange provide excellent ingress/egress, trucking access and jurisdictional attractiveness (including potential state/local incentive eligibility).
- Investment/tenant-recruitment narrative: “Brand new industrial facility, built to spec, in a major Eastern Connecticut logistics/ industrial sub-market with access to CT shoreline, I-395, I-95 and beyond.”

TAX ADVANTAGES & INCENTIVES

The property is located within Connecticut's I-395 Enterprise Corridor Zone, offering meaningful financial incentives for qualified industrial and logistics users.

PROPERTY TAX ABATEMENT

- 80% abatement on real estate and personal property taxes
- Term: Up to 5 years
- Applies to new construction, expansions, and significant capital improvements
- This incentive materially reduces operating expenses during the initial lease-up and stabilization period

CORPORATE TAX BENEFITS

- 25% Corporate Business Tax Credit for up to 10 years
- Potential increase to 50% credit based on job creation thresholds
- These incentives enhance tenant economics and support long-term occupancy by credit users.

STRATEGIC ADVANTAGE TO TENANTS & OWNERS

- Reduced occupancy costs for tenants
- Improved early-stage cash flow for ownership
- Competitive positioning versus non-incentivized markets
- Enhanced lease-up velocity and long-term asset value

PROGRAM ADMINISTRATION

- All incentives are subject to approval through the Connecticut Department of Economic and Community Development (DECD) in coordination with local and regional authorities.



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