



573 EAST MAIN STREET, BRANFORD, CT \$6,719,510.00

22+ ACRE LAND PARCEL IN A HIGH-PROFILE LOCATION

FOR SALE: A Prime Development Opportunity! 22+ Acres of Industrial Land with a frontage of 800 feet along East Main Street (US- 1) in Branford. Ideal location with great visibility. Easy access to the I-95 five-way interchange at Exit #56 in Branford. Potential access to East Industrial Road. Close proximity to restaurants, retail, gas stations, Stop & Shop, banks & other service businesses as well as the Shoreline YMCA.

Present Use: Farm Land

Potential Use: Bio-tech business park, business/professional/medical offices, bank/financial institutions, govt facilities, warehouse, self-storage, manufacturing & mixed-use.

Directions: I-95N, Exit 56. LEFT on Leetes Island Rd to US-1. RIGHT. Continue .3mi to property on RIGHT. I-95S, Exit 56. LEFT off exit. Contine to Leetes Island Rd. RIGHT, then continue as above.

LAND	Lot(s):	1	Frontage:	800'
	Area SF:	992,101	Depth:	Varies
	Acres:	22.778	% Land Coverage:	
	Parking:		% Building Coverage Permitted:	30
	Zoning:	IG-2	Condition of site:	Dry, Level, Rolling
Restrictions/Easements: Subject to title search				
Utilities	Mechanical Equipment	Assessment	Transportation	
Water: City	Elevator Size:	Land: \$7,400.00	Bus Service:	Yes
Gas: Yes	Heating:	Building:	Distance:	Street
Volts:	Air Conditioning:	Total: \$7,400.00	Turnpike:	I-95
Amps:	Sprinkler:	Mills: 28.64	Exit:	56
Phase:	Other Equipment:	Taxes: \$211.94		
Sewer: Yes		A/S: 70%		

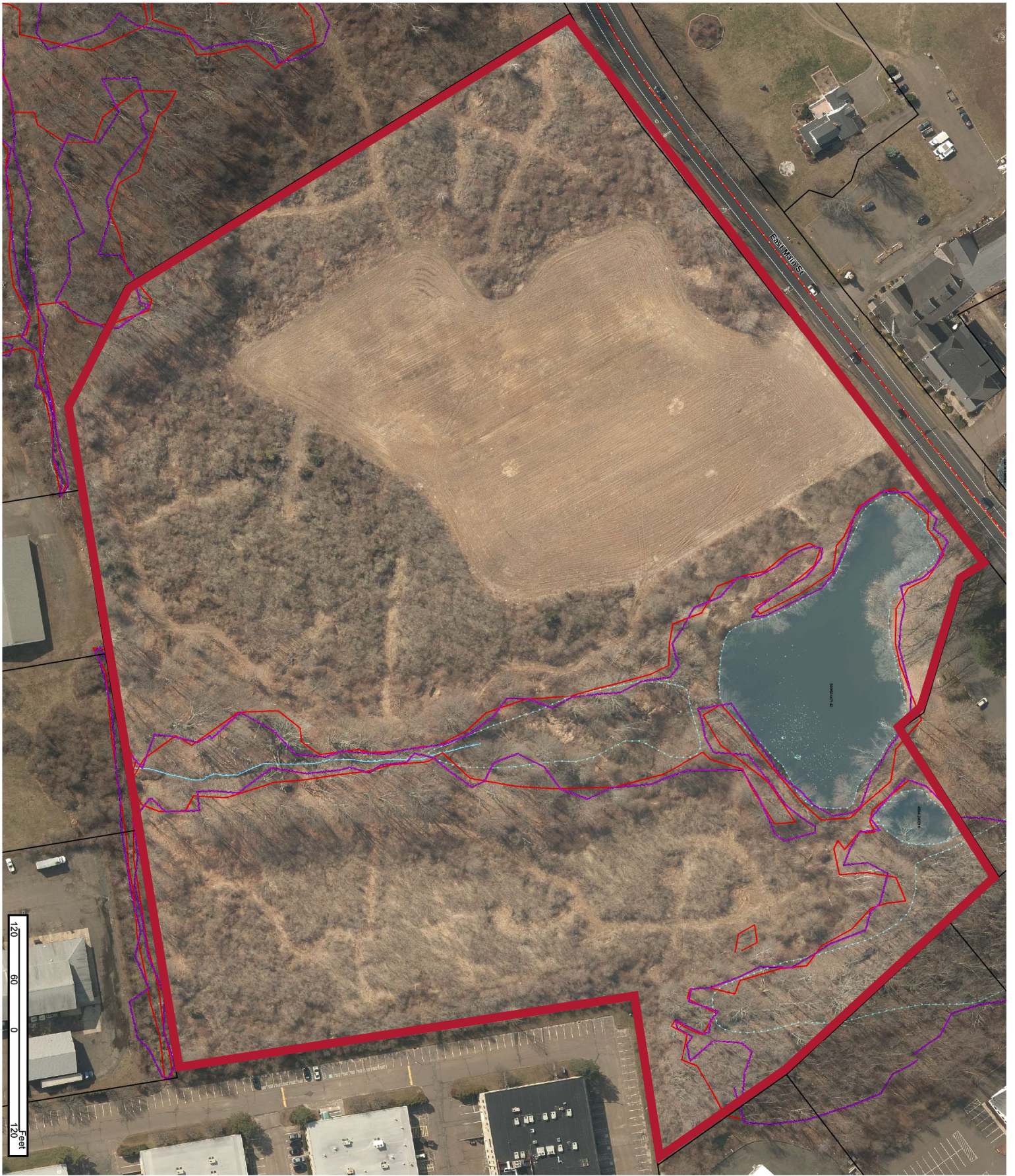
Cheryl Morris
203-488-1005

Cheryl@GeentyGroup.com

Information contained herein is subject to errors and omissions-believed to be accurate but is not warranted.

The **GEENTY GROUP**, Realtors • 765 East Main Street • Branford, CT 06040
 Tel: 203.488.1005 Fax: 203.481.6552
 Email: info@geentygroup.com
www.geentygroup.com





573 EAST MAIN STREET
BRANFORD, CONNECTICUT