

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

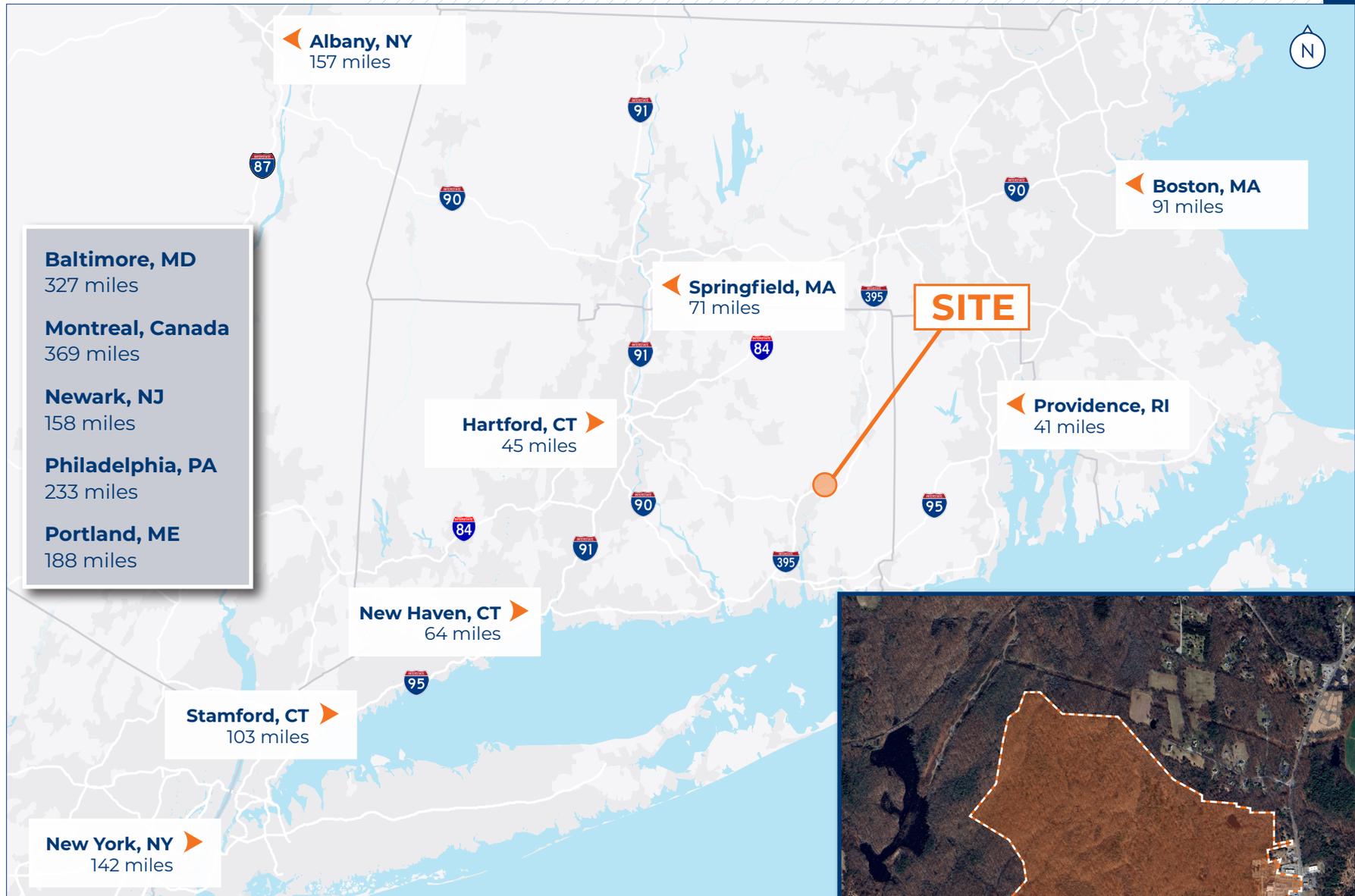
We are pleased to present a premier, ground-up development site at 99 River Road in Lisbon, CT, tailored for a large-scale industrial project of approx. 500,000 SF. This is a strategic opportunity to secure a trophy site in a rapidly evolving industrial market in Southeastern Connecticut.

LOCATION HIGHLIGHTS

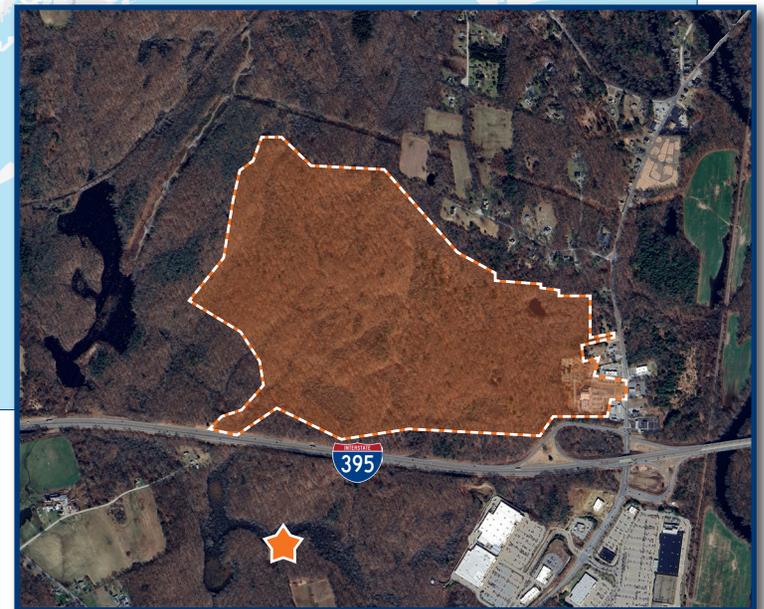
- » Strategically located along State Route 12 in Lisbon (Jewett City postal), offering excellent access and visibility.
- » Immediate proximity to I-395 (Exit 21/21A) enhances connectivity to the region's major transportation corridors.
- » Lisbon lies within the Southeastern Connecticut Planning Region; 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.

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.”



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