



Colliers

8.54 ACRES

PROGRESS DRIVE

ALCAP RIDGE

SEBETH DRIVE

CROMWELL COMMONS

BERLIN ROAD

WALMART

COURTYARD  
Marriott

EXIT 21

INTERSTATE  
91

Sale price  
**\$495,000**

## 14 Progress Drive Cromwell, CT 06416

### 8.54 acre industrial land opportunity

14 Progress Drive is a ±8.54 acre parcel with great highway access to I-91. This small industrial parcel has all utilities in the street and can accommodate upwards of ±30,000 sf of new construction. Many potential uses are possible, including offices and warehousing, motor vehicle service and repair, contractor yard and general outside storage of material per special permit. Additional abutting industrial land available.

#### Features

- Over 8.5 acres in geographical center of CT
- Industrial zoned land
- Approximately ½ mile to full interchange with I-91 (exit 21)
- 28 minutes to Bradley International Airport
- Abutting industrial land available

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