

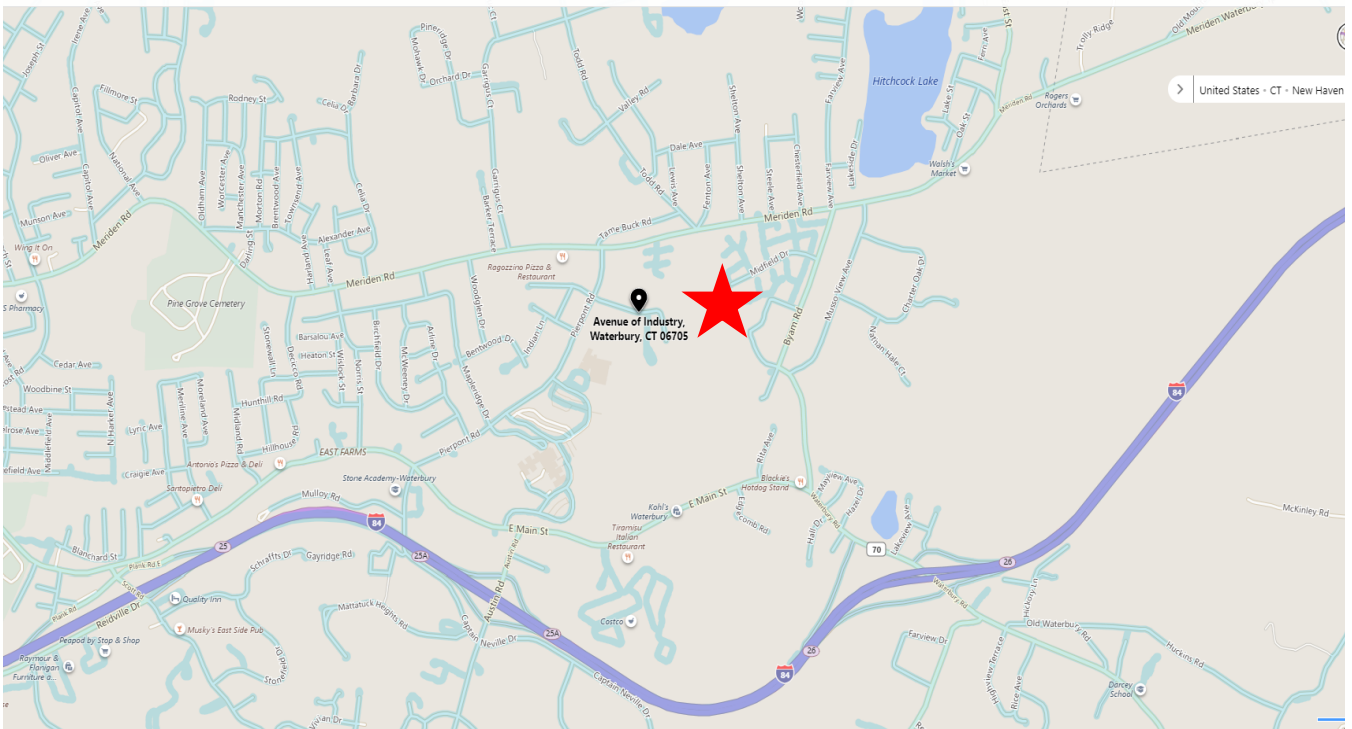
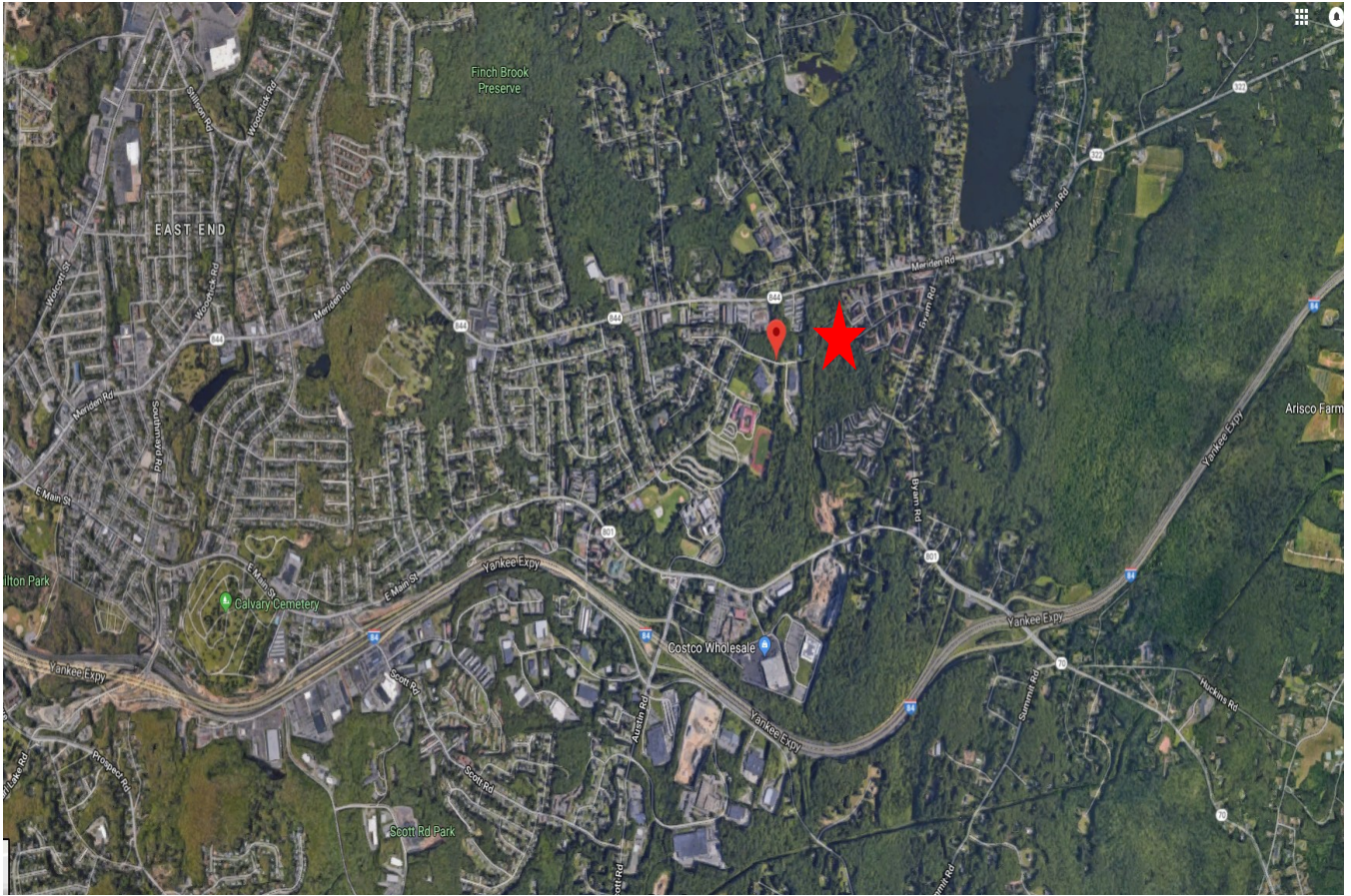
FOR SALE

Avenue of Industry, Lot 5
Waterbury, CT



- 24 Acres Industrial Zoned Land
- Developers take notice numerous possibilities
- Can be combined with 7.5 acres on Meriden Road & 7 acres on Hitchcock Road
- All Utilities Available
- Great location minutes to I-84

Offered at: \$595,000.00





VICINITY MAP
P-10-200P

LEGEND

Proposed Building Footprint	Proposed Building Footprint	Proposed Building Footprint
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DEVELOPMENT SUMMARY

BUILDING	SHAPE FOOTAGE
1	12,000 SF
2	8,400 SF
3	8,400 SF
4	12,000 SF
5	10,000 SF
6	17,000 SF
7	14,000 SF
8	8,400 SF
TOTAL	88,000 SF

NOTES:
 1. THIS PLAN IS THE PROPERTY OF CIVIL C AND THE PROJECT IS BEING PROVIDED BY CIVIL C DEVELOPMENT & LAND SERVICES, INC. TO THE CLIENT. CIVIL C AND CIVIL C DEVELOPMENT & LAND SERVICES, INC. ARE NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THIS PLAN OR FOR ANY DAMAGE TO PROPERTY OR PERSONS ARISING FROM THE USE OF THIS PLAN. CIVIL C AND CIVIL C DEVELOPMENT & LAND SERVICES, INC. SHALL BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THIS PLAN AND FOR ANY DAMAGE TO PROPERTY OR PERSONS ARISING FROM THE USE OF THIS PLAN. CIVIL C AND CIVIL C DEVELOPMENT & LAND SERVICES, INC. SHALL BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THIS PLAN AND FOR ANY DAMAGE TO PROPERTY OR PERSONS ARISING FROM THE USE OF THIS PLAN. CIVIL C AND CIVIL C DEVELOPMENT & LAND SERVICES, INC. SHALL BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THIS PLAN AND FOR ANY DAMAGE TO PROPERTY OR PERSONS ARISING FROM THE USE OF THIS PLAN.



NO.	REVISION	DATE



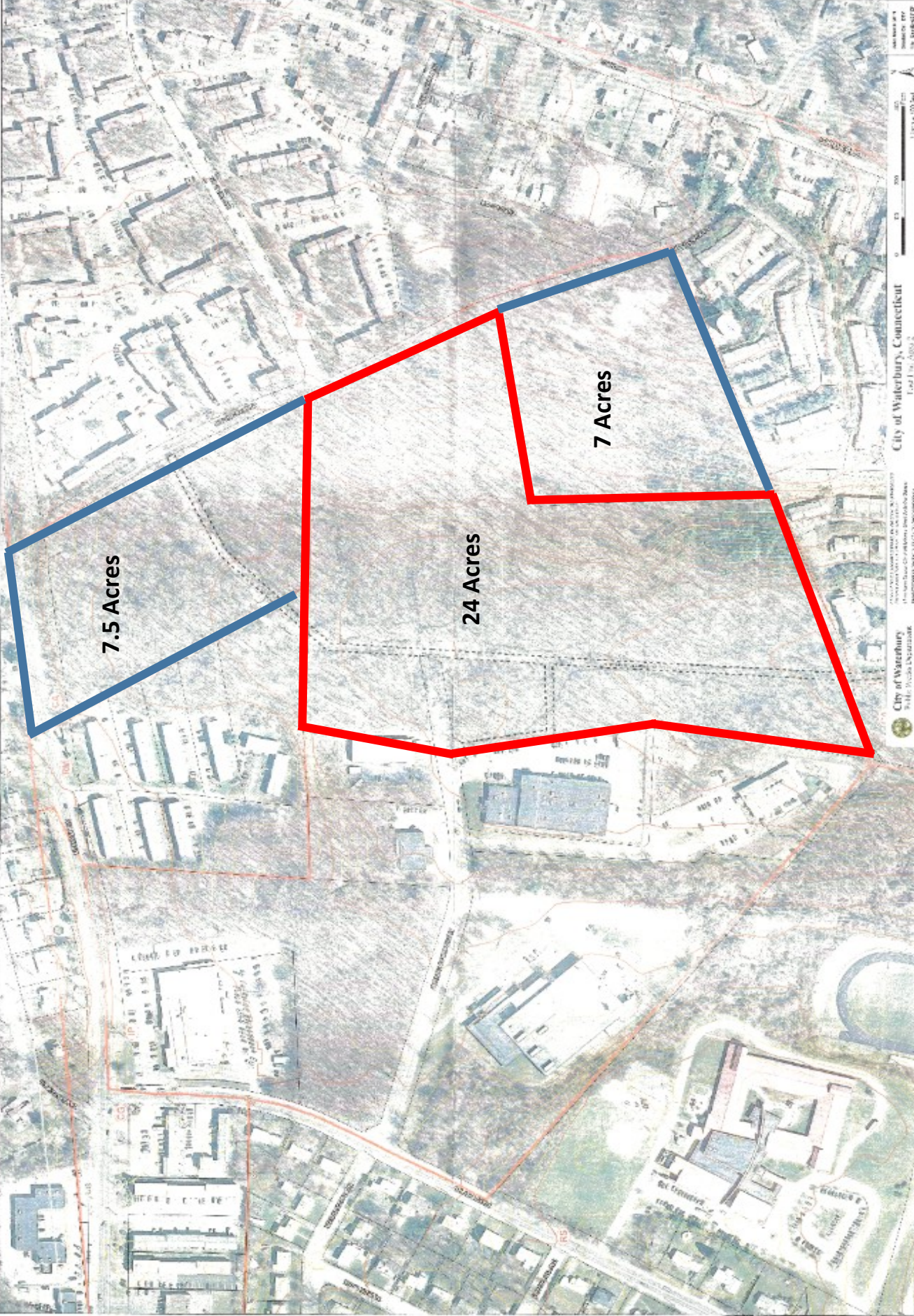
UPWOOD DEVELOPMENT, LLC
 3620 MERIDEN ROAD
 WOLCOTT, CT

PRELIMINARY
 OVERALL SITE PLAN

AVENUE OF INDUSTRIAL PARK
 INDUSTRIAL PARK
 CONDOMINIUMS



DATE: 10/11/2017
 TIME: 11:00 AM
 PROJECT: AVENUE OF INDUSTRIAL PARK
 SHEET: 1 OF 8



7.5 Acres

24 Acres

7 Acres