

# FOR SALE

**1140 Southford Road  
Middlebury, CT 06762**



**1.5+/- Acres**

**GI 40 Zoned**

**Visible site on busy State HWY 188**

**Great Development site with all available utilities**

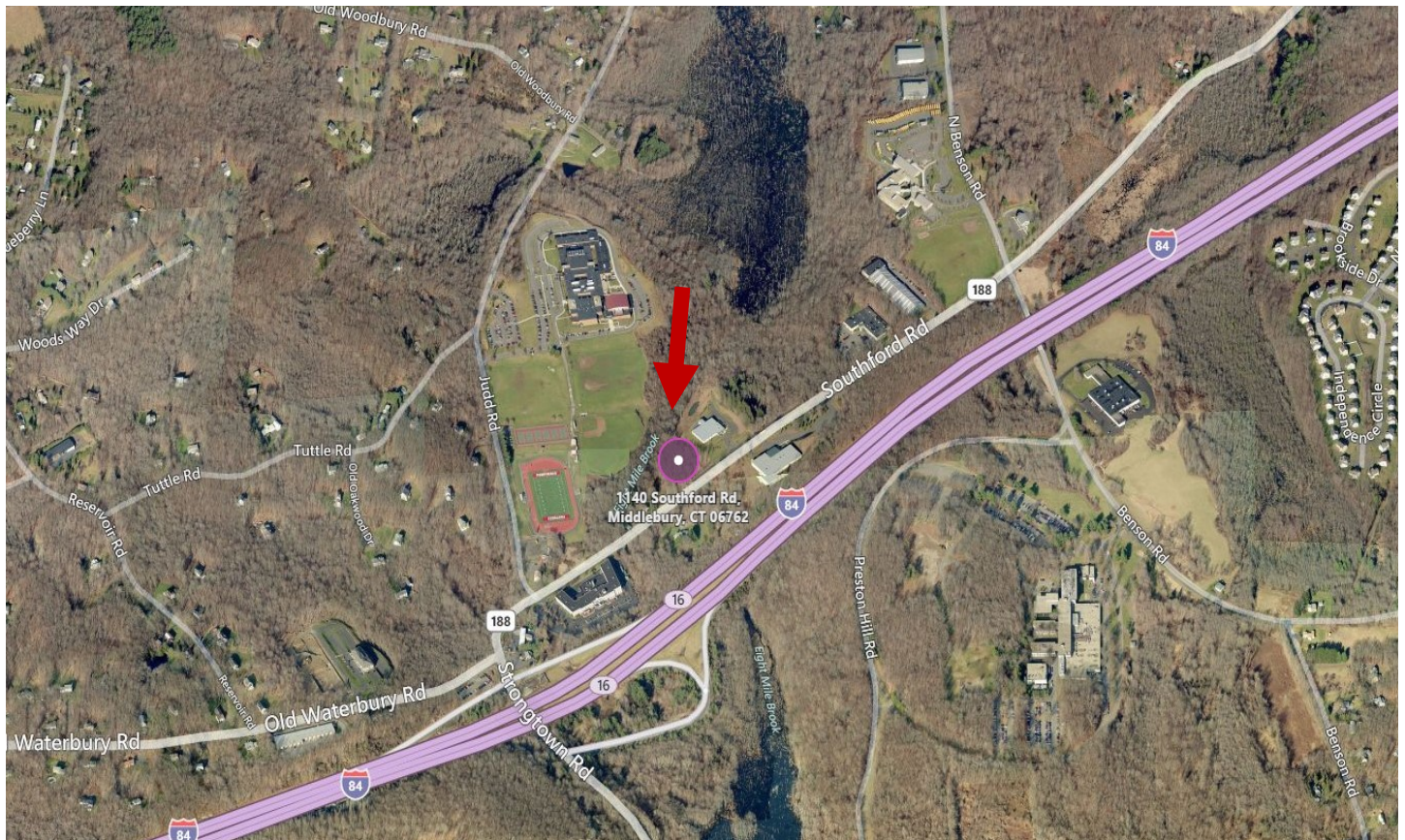
**Ideal for Retail / Light Industrial uses**

**Easy I 84 access / Exit 16**

**Asking price: \$425,000.00**

# PROPERTY DATA FORM

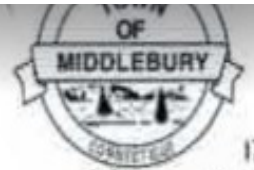
<b>PROPERTY ADDRESS</b>		1140 Southford Road	
<b>CITY, STATE</b>		Middlebury, CT 06762	
<b>UTILITIES</b>		<b>MECHANICAL EQUIP.</b>	
Sewer	Street	<b>OTHER</b>	
Water	Street	Acres	1.5 Acres
Gas	Street	Zoning	GI 40
<b>TERMS</b>		<b>TAXES</b>	
Sale price	\$425,000.00	Assessment	
		Mill Rate	
		Taxes	



All information furnished is from sources deemed reliable and is submitted subject to errors, omissions, change of other terms of conditions, prior sale, lease or financing or withdrawal-all without notice. No representation is made or implied by Godin Property Brokers, LLC or its associates as to the accuracy of the information submitted herein.

Parcel: 8-04-005

Address: 1140 SOUTHFORD RD



17  
2.2 Ac  
#1083

162.97

57.31

006  
3.88 Ac  
#1100

005  
1.5 Ac  
#1140

001  
1.3 Ac  
#1172

002  
2.75 Ac

001A  
0.2 Ac

003  
0.66 Ac  
#1129

004  
2.3 Ac



## **SECTION 34 – GATEWAY INDUSTRIAL DESIGN DISTRICT (G.I.D.D.)**

### **34.0        Purpose:**

The purpose of the gateway industrial design district is to permit and encourage the orderly development of this area with community scale commercial development that will support the surrounding industrial and residential uses. The modern site design standards required in the district will ensure orderly and well-designed sites.

### **34.1        Permitted Uses**

34.1.1        Executive offices.

34.1.2        Business offices.

34.1.3        Research laboratories.

34.1.4        Warehousing.

34.1.5        Light manufacturing, processing or assembly of products and the packaging of foods, beverages, toilet supplies, pharmaceuticals, perfumes and similar products.

34.1.6        Retail stores, personal service, professional service, and Financial Services where goods and services are rendered primarily at retail within a building containing less than 14,000 square feet of floor area. Buildings containing more than 14,000 square feet of floor area are subject to securing a Special Exception from the Planning and Zoning Commission in accordance with Section 52.

34.1.7        Restaurants where customers are served food and beverage only once seated at tables were counters with in an enclosed building. Such use may include a food takeout service incidental to the primary permitted use but shall not include establishments where customers are served in motor vehicles or served primarily add food takeout counters.

34.1.8        Commercial health club facilities.

34.1.9        Museums.

34.1.10       The following accessory uses, when clearly subordinate and subsidiary to the uses permitted in Subsections 34.1.1, 34.1.2, and 34.1.3 of this Section and in accordance with the provisions of Section 8: