

FOR SALE/LEASE

136 New Haven Road (RTE. 67)
Seymour, CT



MAJOR PRICE REDUCTION

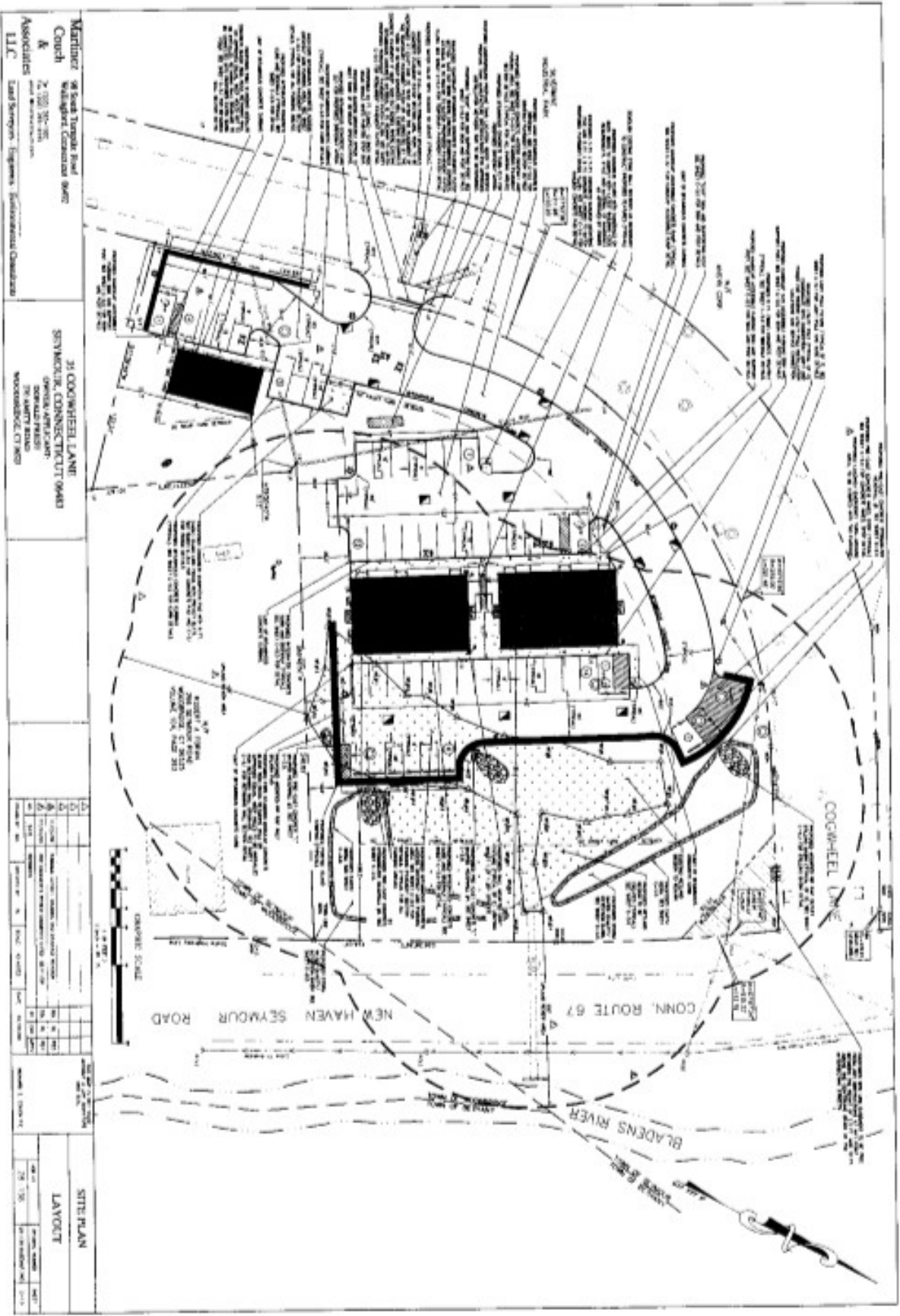
1.8 Acres Commercial / Industrial Land

- Extensive Site Work Completed
- Great High Traffic Signalized Corner on busy Highway Road (8,400 cars per day per DOT)
- Site is Approved for 10,800 S/F of Buildings
- Designed for Two - Two Story 4,800 S/F Buildings with Both Levels at Parking Grade. Also a Freestanding 1,100 S/F Building
- Potential Redesign for Many Uses
- Water and Sewer Available - Owner will Build to Suit

Offered at: ~~\$695,000.00~~ \$395,000.00

Lease rate: TBD





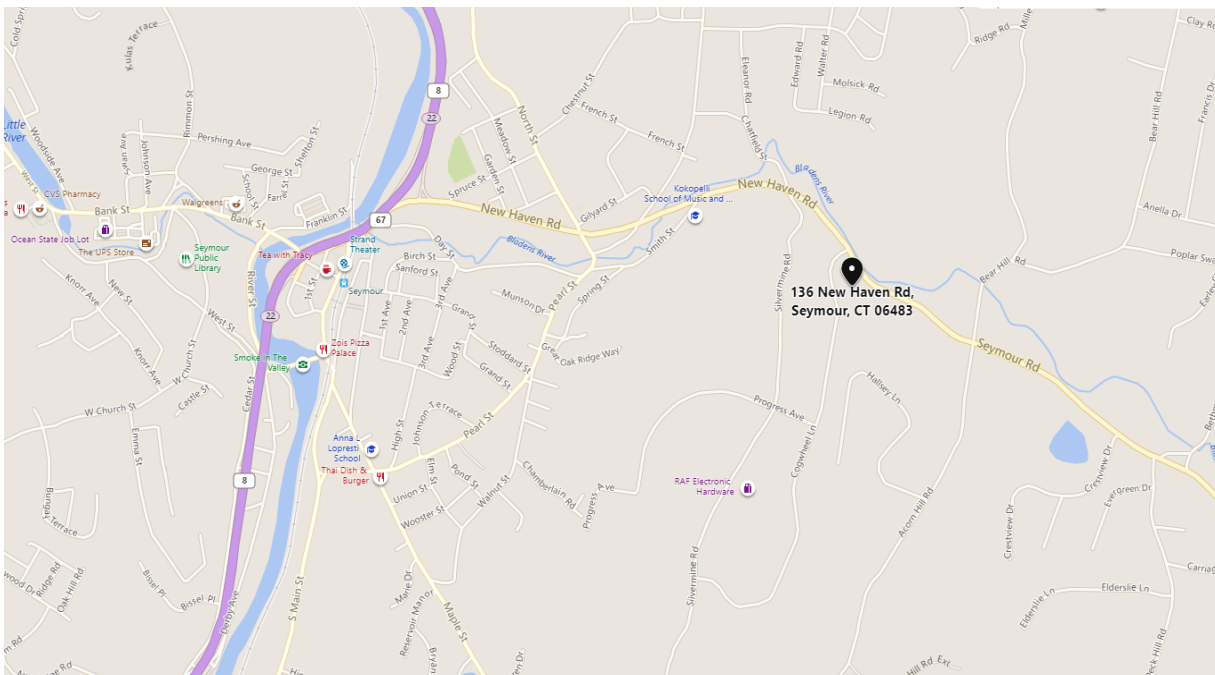
Martinez
 91 South Temple Road
 Waltham, Connecticut 06107
 Phone: 781-882-2200
 Fax: 781-882-2201
 Associates
 Land Surveyors Engineers Environmental Scientists
 LLC

31 COGHEEL LANE
 SHAWHEE, CONNECTICUT 06480
 OFFICE ADDRESS
 20 HARTY ROAD
 WOODBRIDGE, CT 06455

NO.	DATE	DESCRIPTION	BY	CHKD.
1	11/11/09	ISSUED FOR PERMITS	MM	MM
2	11/11/09	REVISIONS	MM	MM
3	11/11/09	REVISIONS	MM	MM
4	11/11/09	REVISIONS	MM	MM
5	11/11/09	REVISIONS	MM	MM

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4	11/11/09	REVISIONS	MM	MM
5	11/11/09	REVISIONS	MM	MM

SITE PLAN
 LAYOUT
 DATE: 11/11/09
 DRAWN BY: MM
 CHECKED BY: MM



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