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FOR LEASE



**814 Derby Ave
Seymour, CT 06483**

Great Redevelopment Opportunity

Build to Suit Warehouse/Distribution Facility

+/- 8.61 Acres on Route 8

+/- 175,000 S/F (Larger Possible)

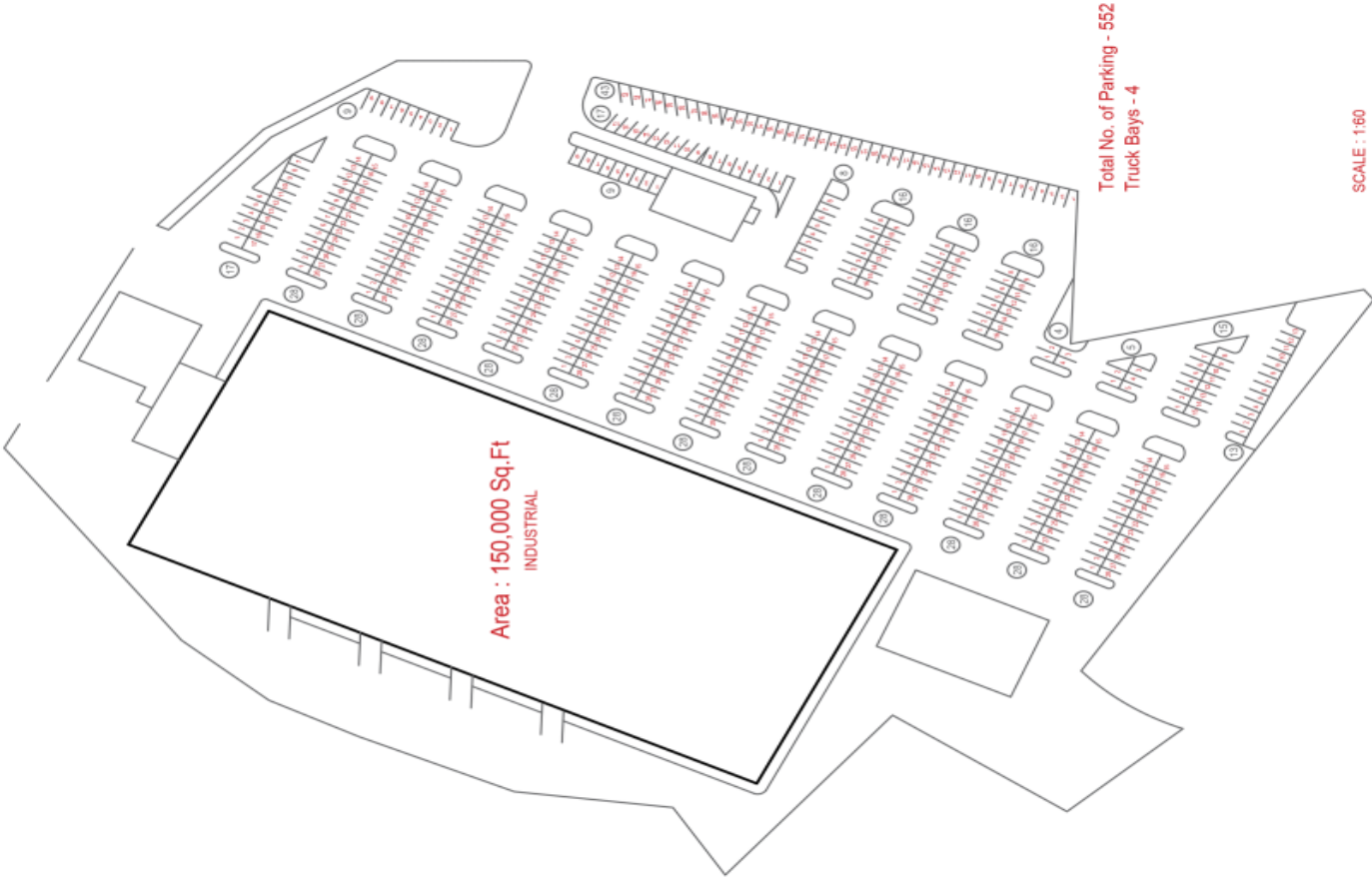
Highway Frontage with Immediate Access and Visibility

All Municipal Utilities Available

Lease Rate: TBD

Industrial Built to Suit

Conceptual 150,000 S/F on Existing Parcel with Potential For Larger



814 - 850 Derby Ave, Seymour

Ariel Photo



Existing conditions



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