

FOR SALE/LEASE

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



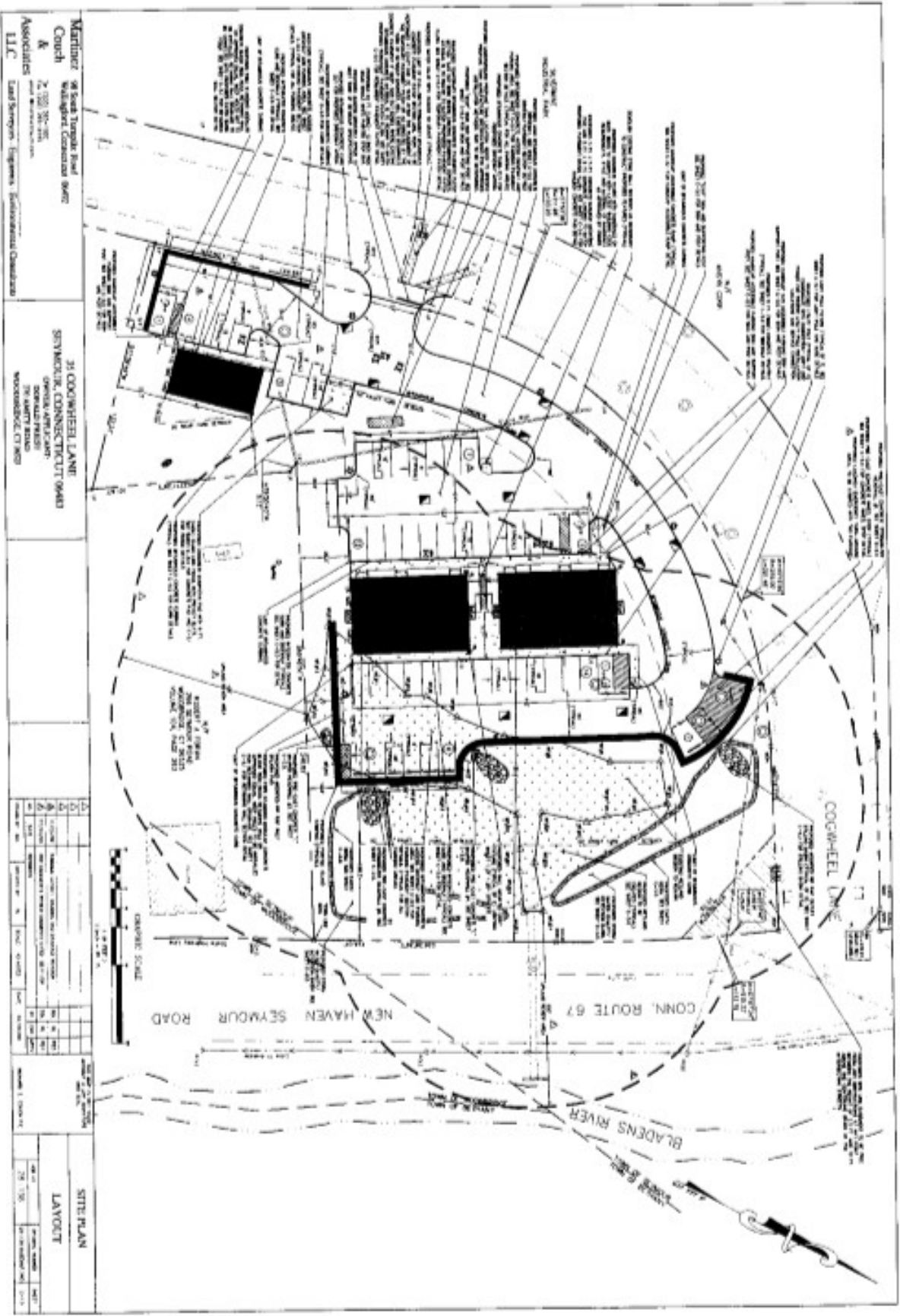
1.8 Acres Commercial / Industrial Land

- 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: ~~\$395,000.00~~ \$299,000.00

Lease rate: TBD



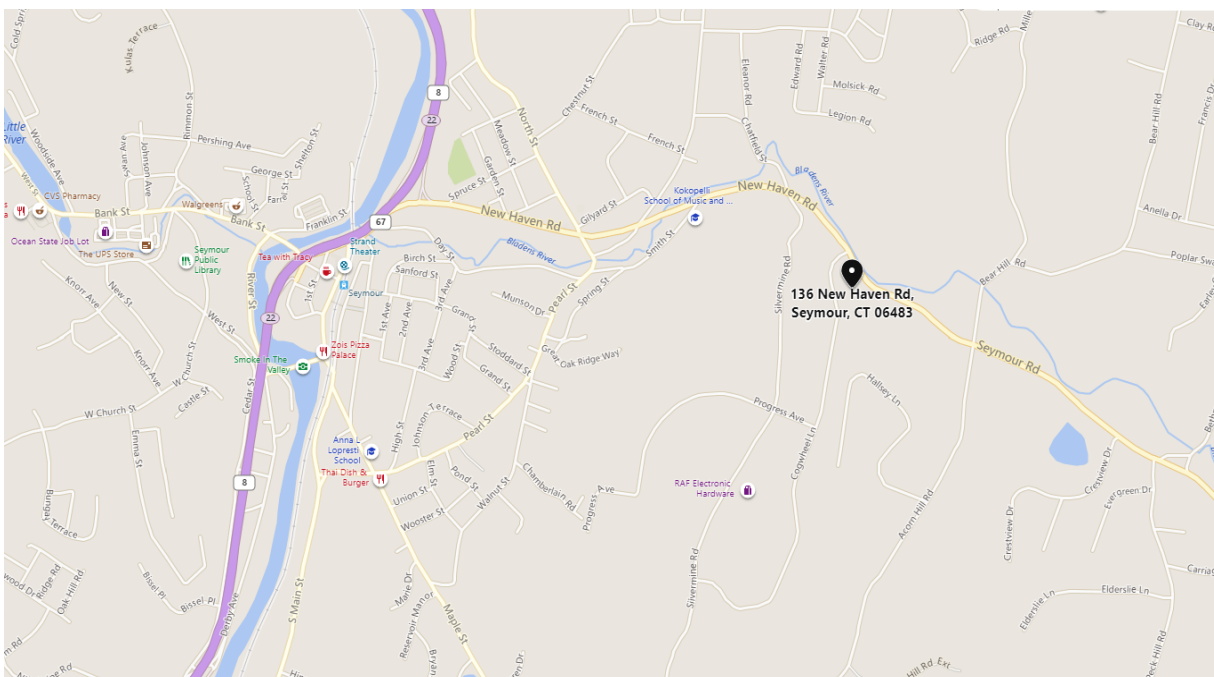


Martin & Associates
 96 South Tanager Road
 Waukegan, Connecticut 06097
 203-261-7000
 Land Surveyors Engineers Environmental Consultants

31 COGWHEEL LANE
 SEYMOUR, CONNECTICUT 06488
 DEVELOPER: [illegible]
 ARCHITECT: [illegible]

NO.	DATE	DESCRIPTION	BY	CHECKED	DATE
1	10/1/00	PRELIMINARY LAYOUT	[illegible]	[illegible]	10/1/00
2	10/1/00	FINAL LAYOUT	[illegible]	[illegible]	10/1/00

SITE PLAN	
LAYOUT	
DATE: 10/1/00	BY: [illegible]
CHECKED: [illegible]	DATE: 10/1/00



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