

**RETAIL, COMMERCIAL OR INDUSTRIAL
MULTI-FAMILY RESIDENTIAL POSSIBLE**



FOR SALE OR FOR LEASE

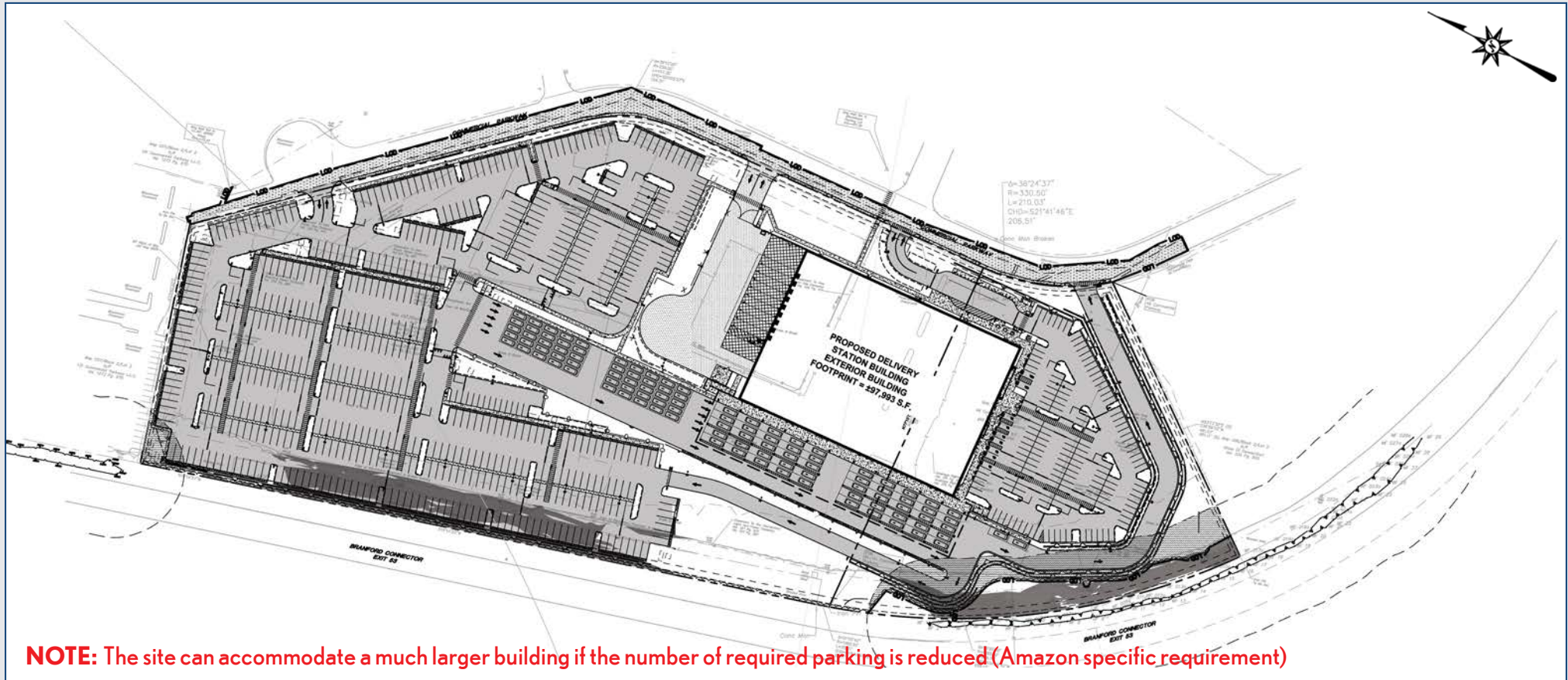
- Ideal retail or warehouse location in close proximity to Exit 53 off of Interstate 95.
- Zoned BL-HR (Local Business Hybrid-Rear).
- Ground Lease or Build-to-Suit.
- High-density, multi-family residential possible.

**A TRUE EXCLUSIVE...
CALL FOR THE DETAILS!**

AGENT:

Dominick Musilli

203.529.4629 | dm@truecre.com



NOTE: The site can accommodate a much larger building if the number of required parking is reduced (Amazon specific requirement)

HIGHLIGHTS:

- Proposed Amazon “Last Mile” Facility
- Full Town Approval in 2022
- 97,983 SF Building
- > 400 Parking Spaces
- 82.66% Impervious Surface granted due to non-conforming status of existing pavement.
- Building Height Variance Granted - 45.8 Feet



- Outstanding location.
- Wetland free property.
- 21.5 Acres - all usable acreage.
- Flat parcel.
- Phase I & II available.



