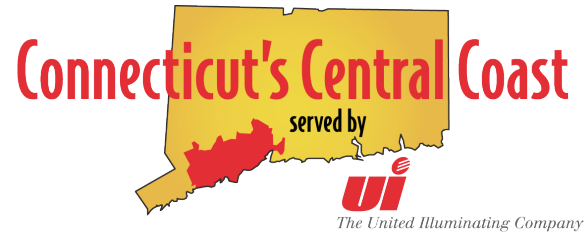


Farrel Buildings



Town: Ansonia
Zip Code: 06401
Address: Main Street
Property Type: Office/Industrial Building
Available Square Feet: 297,000, 6 bldg.s
Total Square Feet: 297,000
Contiguous Square Feet:
Floors: 5
Ceiling Height Max:
Ceiling Height Eve: Avg. 12' in each bldg.
Sale: Total Property \$3.25 million
Can be sold separately or as package

Building

Previous Use: Heavy Industrial Parts Mfg.
Total Acres: 11
Building Dimensions:
Bldg 7: 70,212 sq. ft., 4 stories, concrete block
Office: 26,665 sq. ft. 3 stories
Engineering: 41,790 sq. ft. on 2 story garage.
Bldg 70: 71,400 sq. ft., 5 stories, 6,000lbs. Elevator
Bldg 30&50: 86,700 sq. ft. combined, 5 stories

Utilities

Natural Gas/Provider: Yankee Gas
Size of Gas Line:
Gas Prssure (PSI):
Water Provider: Aquarion
Size of Water Main:
Sewer Provider: City
Size of Sewer Main:
Electric Service Provider: UI
Distribution Voltage:
Amps:
Phase:
Dual Feed:
Fiber: Yes

Transportation

Distance to Highway: 1 mile, Rte. 8
Access Roads: Main Street
Freight Rail Service: Yes
Distance to Port: 12 miles
Distance to Airport: 15 miles
Distance to Commuter Rail: .5 miles

Notes

These are old buildings that need rehab work. Studies have been done to show how the buildings could be converted into mixed-use with office, residential and commercial.

Contact:

Garrett Sheehan
Economic Development Specialist
The United Illuminating Company
157 Church Street, MS 1-6e
P.O. Box 1564
New Haven, CT 06510
O: 203-499-2461
C: 203-848-4354