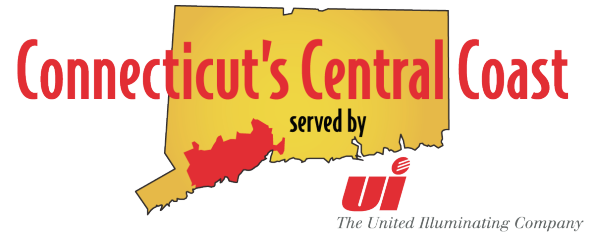
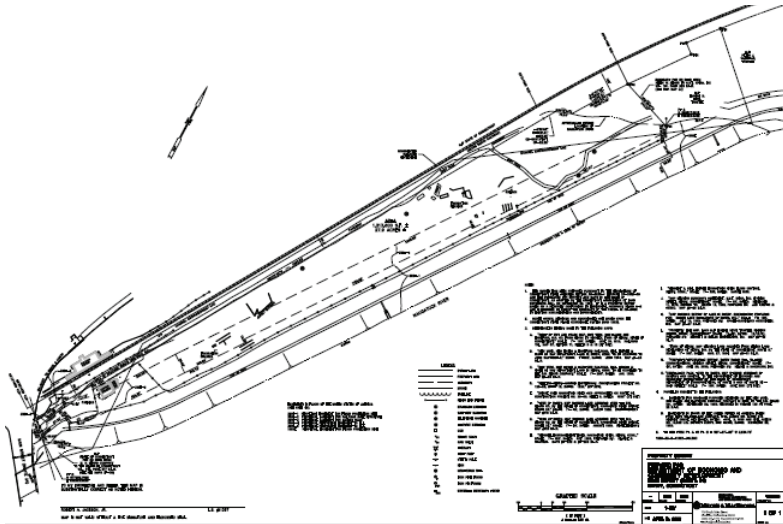


DOT Site



Town: Derby
Zip Code: 06418
Address: Division Street
Property Type: Undeveloped Land
Acres: 19
Sale: Available by parcel or in whole.

Land

Previous Use: DOT easement
Environmental Assessment: Yes
Property Tax Rate: 26.40 mills
Special Taxing Zone: Enterprise Zone
Zoning: Commercial, Light Industrial, Retail
Adjacent Acres for Expansion: None
Topography: Flat, Rolling hill
Largest Tract: 19
Preliminary Engineering: Yes

Utilities

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

Transportation

Distance to Highway: .5 miles to Rte. 8
Access Roads: Division Street
Freight Rail Service: Adjacent to rail, needs spur
Distance to Port: 15 miles
Distance to Airport: 15 miles, Tweed New Haven
Distance to Commuter Rail: .25 miles

Notes

State and Federal money has been approved for an access road on the site. Should be completed in 2010.

Contact:

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