

# Fountain Lake Industrial Park



Town: Ansonia and Derby  
Zip Code: 06401  
Address: Fountain Lake Road  
Property Type: Undeveloped Land  
Acres: 78  
Minimum: 4.8 acres  
Sale: Build-to-suit leases available

## Land

Previous Use: Greenfield  
Environmental Assessment: NA  
Property Tax Rate: 25.25  
Special Taxing Zone: Enterprise Zone  
Zoning: Industrial  
Adjacent Acres for Expansion: No  
Topography: Rolling with some rocky areas  
Largest Tract: NA  
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:

## Transportation

Distance to Highway: 1/2 mile to Rte. 8  
Access Roads: Fountain Lake Road  
Freight Rail Service: No  
Distance to Port: 12 miles  
Distance to Airport: 15 miles  
Distance to Commuter Rail: 1.5 miles

## Notes

## Contact:

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